



*A united effort of housing justice groups,  
the NYC Central Labor Council and the Working Families Party*

## **THE CAMPAIGN TO REPEAL VACANCY DECONTROL & PROTECT RENT-STABILIZED HOUSING!**

*We are fighting to repeal **vacancy decontrol**, New York's biggest  
threat to rent-regulated apartments.*

### **What is Vacancy Decontrol?**

- Vacancy decontrol is a State law, enacted by the State Senate and State Assembly in 1997. It eliminates *rent regulated apartments*.
- With vacancy decontrol, landlords can take a vacant apartment out of rent regulation when the rent reaches \$2000.

### **The Impact of Vacancy Decontrol**

- Vacancy decontrol impacts working class and poor people and people of color in New York. Whole neighborhoods face skyrocketing rents. Through vacancy decontrol, landlords drive out tenants from the neighborhoods where we have spent our lives.
- **Vacancy Decontrol will eventually lead to the total loss of rent regulation in NY**
  - More than 50,000 rent-regulated apartments were lost between 2005 and 2008
  - 100,000 additional apartments are on the verge of de-regulation.
- Vacancy Decontrol encourages landlords in regulated buildings to do everything possible to make tenants move out and raise rents.
  - Landlords harass tenants and neglect needed repairs, pushing tenants moving out and allowing landlords to further increase the rent.
  - Landlords take advantage of every loophole to raise rents, including doing real and fake major capital improvements (MCIs) and individual apartment improvements (IAI's or 1/40ths) to raise apartment rents to hit the \$2,000 vacancy decontrol threshold.

### **Our Campaign to Repeal Vacancy Decontrol**

- The repeal of vacancy decontrol passed in the Assembly on February 2, 2009 as A2005. Senator Andrea Stewart-Cousins has introduced the bill in the Senate as S2237-A. The bill has 24 Senators co-sponsoring. We need 8 more votes to win.
- Housing Here and Now and housing justice organizations throughout the city have been leading a campaign to repeal vacancy decontrol. Last Spring, we organized rallies across New York City's boroughs. In December of 2008, we held a 1000 person Rally to call for full repeal of vacancy decontrol.
- We are doing everything we can to push, inspire, motivate and lead eight more Senators to co-sponsor the bill! We need your help! Check out <http://newyorkisourhome.blogspot.com/> for upcoming actions.