



**DRAFT**

March 30, 2020

Hon. Andrew M. Cuomo  
Governor of New York State  
NY State Capitol Building  
Albany, NY 12224

Hon. Andrea Stewart-Cousins  
Temporary President and Majority Leader  
NY State Senate  
28 Wells Ave. Building #3  
Yonkers, NY 10701

Hon. Carl E. Heastie  
Speaker, NY State Assembly  
1446 East Gun Hill Road  
Bronx, NY 10469

Dear Governor Cuomo, Majority Leader Stewart-Cousins and Speaker Heastie:

Enclosed please find Downtown Independent Democrats March 30, 2020 resolution in support of *Immediate Rent Relief for Residential Renters and Small Business Tenants and Support for Impacted Small Landlords*.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Corman', written in a cursive style.

Richard Corman  
President

enclosure

c: Hon. Chuck Schumer, U.S. Senator  
Hon. Kirsten Gillibrand, U.S. Senator  
Hon. Jerrold L. Nadler, Congressman  
Hon. Carolyn Maloney, Congressman  
Hon. Nydia Velázquez, Congressman  
Hon. Brad Hoylman, NY State Senator  
Hon. Brian Kavanagh, NY State Senator  
Hon. Harvey Epstein, NY State Senator  
Hon. Deborah J. Glick Assemblymember  
Hon. Yuh-Line Niou, Assemblymember  
Hon. Scott M. Stringer, NYC Comptroller  
Hon. Jumaane Williams, Public Advocate  
Hon. Gale Brewer, Manhattan Borough President  
Hon. Corey Johnson, Speaker, New York City Council  
Hon. Margaret Chin, Council Member  
Hon. Carlina Rivera, Council Member



**DRAFT**

**Downtown Independent Democrats Resolution in Support of Immediate Rent Relief for Residential Renters and Small Business Tenants and Support for Impacted Small Landlords**

**Whereas:**

1. State Senate bill [S8125A](#) and State Assembly bill [A10224A](#) provide relief to residential and small business tenants by permanently suspending rent payments and certain mortgage payments for landlords of such tenants for 90 days for those who have lost employment due to the coronavirus pandemic;
2. On March 19, 2020, Governor Cuomo signed an executive order offering 90-day relief on mortgage payments for those who have lost employment due to the coronavirus pandemic<sup>1</sup>;
3. The urgency of providing rent relief to impacted tenants and small businesses cannot be overestimated;
  - a. In NY City, approximately 67% of housing units are rented<sup>2</sup> and 59% of NYC frontline workers are renters<sup>3</sup>; and, more than half of NY City renter households are rent burdened paying at least 30% of their income toward housing costs, including one third of renter households who are severely burdened and pay more than 50% of their income toward housing costs<sup>4</sup>; and,
  - b. Downtown Independent Democrats represents Assembly District 65 Parts B and C and Assembly District 66 Part B, which includes Manhattan Community Boards 1, 2 and 3, which, based on U.S. Census data, are substantially rent burdened, 38% for CB 1 and 2 combined and 48% for CB 3<sup>5</sup>;
4. According to NY Department of Housing and Urban Development and the U.S. Census Bureau, mom-and-pop investors, those who own two to four rental units, own nearly three quarters (74%) of all apartment properties<sup>6</sup>; and
5. The consequences for not providing additional relief to small property owners could quickly fall back to the tenants in those buildings if owners cannot pay their bills or provide the necessary services to their buildings.

**Therefore, be it resolved that Downtown Independent Democrats supports:**

1. An immediate and permanent rent relief for residential renters and small business tenants and certain mortgage payments for landlords of such tenants for 90 days who have lost employment due to the coronavirus pandemic;
2. The issuance of an executive order by Governor Cuomo to ensure that this waiver is enacted as soon as feasible; and,
3. Consideration of the set-aside of state funds for landlords of 50 units or less to access once they are able to prove loss of commercial and residential income up to 90 days in excess of the mortgage relief already received due to the coronavirus pandemic rent relief.

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1. <https://www.governor.ny.gov/news/video-audio-photos-rush-transcript-governor-cuomo-signs-executive-order-mandating-businesses>, March 19, 2020.
  2. <https://www.valuepenguin.com/new-york-city-renters-statistics>, January 28, 2020.
  3. New York City Comptroller Scott M. Stringer, *New York City's Frontline Workers*, Chart 8. (March 26, 2020) available at <https://comptroller.nyc.gov/reports/new-york-citys-frontline-workers/>.
  4. The City of New York, Mayor Bill de Blasio, Vicki Been, Deputy Mayor for Housing and Economic Development. (January 7, 2020), *Where we Live NYC, Draft*, page 139, available at <https://wherewelive.cityofnewyork.us/wp-content/uploads/2020/01/Where-We-Live-NYC-Draft-Plan.pdf>.
  5. Association for Neighborhood & Housing Development, *How is Affordable Housing Threatened in Your Neighborhood?* (2019), available at [https://anhd.org/sites/default/files/2019\\_risk\\_chart\\_final.pdf](https://anhd.org/sites/default/files/2019_risk_chart_final.pdf). Please note that the U.S. Census Bureau uses Public Use Microdata Areas (PUMAs) to approximate community district boundaries. CB 1 and CB 2 are combined into one PUMA.
  6. Capps, Kriston. "Do Landlords Deserve a Coronavirus Bailout, Too?" *City Lab*. (March 26, 2020) available at <https://www.citylab.com/equity/2020/03/coronavirus-stimulus-bill-rent-due-landlords-property-owners/608353/>.