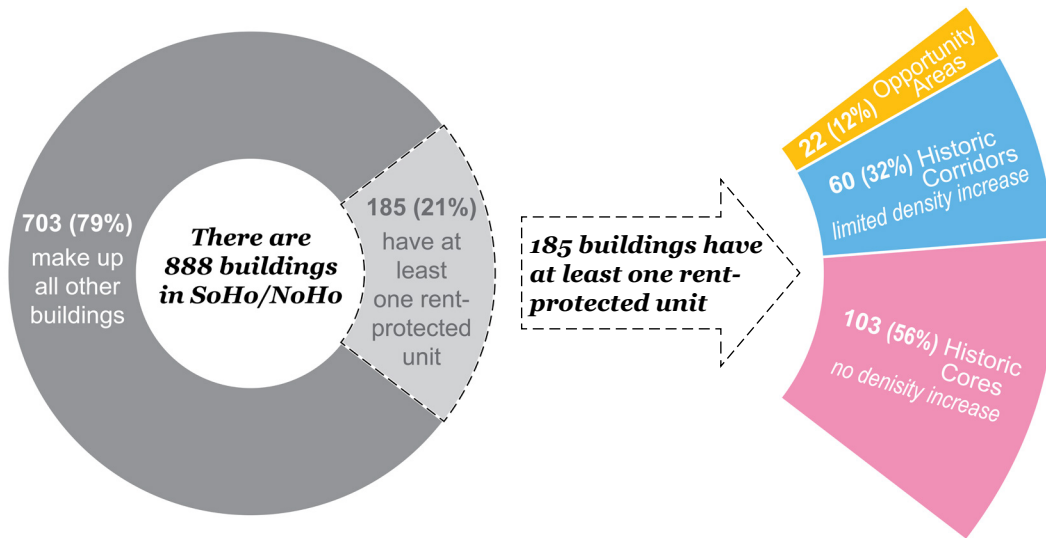


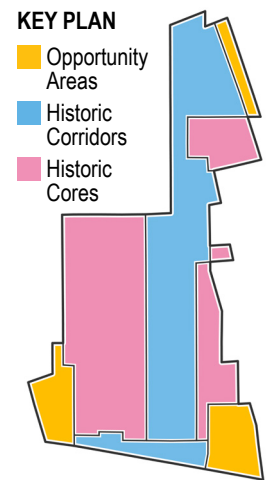
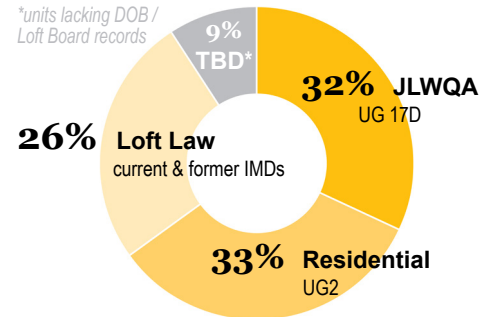
SoHo/NoHo Housing Stock Summary

- ▶ SoHo/NoHo has **no income-restricted affordable housing**
- ▶ **Close to half of occupied homes in SoHo/NoHo are owner-occupied** (2010 Census)
- ▶ **Rent protected housing stock**
 - 185 out of 888 buildings in SoHo/NoHo may contain 1 or more rent protected units through two mechanisms that would **remain unchanged with the rezoning**:
 - » 153 buildings have at least 1 rent-regulated unit as a result of the Loft Law
 - » 32 additional buildings may include at least 1 rent-stabilized units
- ▶ **A large majority (94%) of buildings with rent-protected units would not be significantly underbuilt** under the new zoning (i.e. built to less than 50% of permitted density)
- ▶ **A large majority (88%) of buildings with rent-protected units are located within historic districts**, where the proposed **density increase is either none** (in historic cores) **or limited** (in historic corridors)



SoHo/NoHo Unit Types

Housing units in SoHo/NoHo include Joint Living Work Quarters for Artist (JLWQA), units governed by the Loft Law, and other residential units that are pre-existing or converted pursuant to CPC or BSA approvals.



NY Tenant Protection Act of 2019

Housing Stability and Tenant Protection Act (HSTPA) passed by the State in 2019 provides additional protections for rent-regulated rents

Prior Regulation	Current Regulations
Expiration of Rent Regulation Laws	Laws are now permanent
“Vacancy Bonus”	Eliminated: Owners can no longer increase rent by 20% when a tenant moves out
High Rent Vacancy & High Income Deregulation	Eliminated: Owners can no longer deregulate apartments due to high-rent and -income thresholds
Preferential Rents (i.e. a rent lower than the legal regulated rent)	Tenants now keep their preferential rent for as long as they reside in their apartment
Rent Increases Due to Renovations	New limitations on permitted rent increases through Major Capital Improvements (MCIs) & Individual Apartment Improvements (IAIs)

HPD and other agencies provide a robust set of resources for tenant protection, education, and anti-harassment strategies, including:

- ▶ Mayor’s Office to Protect Tenants
- ▶ HPD’s Tenant Anti-Harassment Unit (TAHU)
- ▶ State Tenant Harassment Task Force
- ▶ City Tenant Harassment Task Force
- ▶ DOB Office of the Tenant Advocate
- ▶ Expanded Right to Counsel Law
- ▶ Tenant Helpline
- ▶ Eviction Prevention Brochure
- ▶ ACCESS NYC
- ▶ Homebase
- ▶ NYC Housing Resource Portal
- ▶ Loft Board
- ▶ Division of Housing and Community Renewal (DHCR)

If you are a tenant in a rent-regulated unit you can receive free assistance including legal guidance by reaching out to the City’s Tenant Helpline. Call 311 and ask for the Tenant Helpline or visit nyc.gov/tenant-protection to get help now!

Sources: US Census Bureau, PLUTO, DOB, Loft Board, HPD Information