

BOLD POLICIES TO PROTECT TENANTS

In one of the toughest residential rental markets in the world, the de Blasio Administration has made protecting tenants a core part of its strategy to confront the affordable housing crisis. The de Blasio administration is introducing new tools to stop tenant harassment before it starts and hold bad landlords accountable.

1. **Take steps to annually seize upwards of 40 of the most distressed multiple dwelling buildings** and transition them to responsible, mission-driven ownership. Local Law required to give City broad authority to transfer these buildings.
 - Buildings that fail to correct violations and pay dollars owed to the City within reasonable timeframe will go through process that includes Council approval prior to being transitioned into responsible, mission-driven ownership.
2. Advocate for **dramatically increased financial penalties against landlords** – quintupling certain City penalties (including false certifications of repairs) through Local Law and pushing for State Law that auto-converts judgments into liens after one year – forcing landlords to make repairs to avoid losing buildings through tax lien sales.
3. **Launch the Mayor’s Office to Protect Tenants** – modeled after the Mayor's Office of Special Enforcement – a single point of contact for tenant advocates to coordinate across City government and use full force of the Mayor’s Office to deliver results from City agencies.

Core Responsibilities of the Mayor’s Office to Protect Tenants:

- **Prominent Central Point of Contact in the Administration for Tenant Advocates:**
 - Serve as central resource for advocacy groups to raise issues and get results from agencies
 - Elevate building- or landlord-specific concerns or challenges to relevant agencies
 - Bring government and advocate task forces together to address issues – targeting neighborhoods with most harassment issues.
- **Lead Comprehensive Tenant Outreach and Education on Anti-Harassment Initiatives:**
 - Convene and coordinate activities of key City agencies: Department of Housing Preservation and Development, Department of Buildings, Human Resources Administration, Department of Consumer and Worker Protection, Law Department, Department of Finance, Mayor's Office of Special Enforcement, NYC Commission on Human Rights, Mayor's Office of Data Analytics
 - Lead and strengthen the Tenant Harassment Prevention Task Force
 - Work with agencies to further develop data tools & strategies to better target buildings/owners
 - Track outreach efforts across all agencies and metrics at a building / neighborhood level