

We Can Bring Strong Good Cause Eviction Protections to Rochester

The Good Cause Legislation introduced by the Rochester City Council, Intro. 251, as it stands is the weakest opt-in legislation introduced yet. The Rochester legislation, if passed, would exclude over 17,000 eligible units from Good Cause eviction protections. This would exclude over eligible 37,000 tenants of Good Cause eviction protections who are eligible under the State Law. We need the Rochester City Council to pass the full version of Good Cause Eviction Protections that covers all eligible tenants like Albany, Ithaca, Kingston and Poughkeepsie did earlier this summer covering over an estimated 127,000 tenants.

Comparison of the Good Cause Eviction Local Opt-in Legislation

	Albany	Newburgh	Ithaca	Kingston	Poughkeepsie	Beacon	Rochester Intro 251
Small Landlord Exemption (units owned in NYS)	1	1	1	1	1	1	10
High Rent Exemption (units exceeding Fair Market rent by a certain %)	345%	345%	345%	300%	345%	345%	245%
Current Status of Legislation	Passed Common Council on June 2	Passed on September 9	Passed on July 10	Passed on July 2	Passed on July 9	Passed on August 19	Intro 251 introduced in Neighbor, Jobs, and Housing Committee on June 4

Rental Unit Coverage Estimates related to a Good Cause Eviction Local Law using the City of Rochester's Building Blocks Program

Intro. 251 Tenants Covered

- 11+ rental units owned (built before 2009): up to [9,990 properties](#) (up to [40,420 units](#) or ~88,924 tenants)

Intro. 251 Tenants Local Discretionary Exemptions

- 2-10 Rental units owned (built before 2009): [10,001 properties](#) ([17,587 units](#) or ~38,691 tenants)

Tenants Covered in an Amended Rochester Good Cause Law modeled after the other 6 cities (potentially covering all eligible units)

- All but the State exemption of 1 Rental Unit Owned and/or before 2009: 19,991 properties (up to 58,007 units or ~127,615 tenants)

Rochester's Rents and Evictions are Skyrocketing

The City of Rochester Pass Tenant Protections Keep Families in their Home

Evictions in Rochester Are Rising Fast

Rochester is on pace to have 3,343 eviction warrants issued in 2024, the highest number of warrants of eviction in recent memory. Despite the Mayor's pledge to reduce evictions in his [Compact with Community](#) and City Council's pledges to increase housing stability, we are on pace for a 15% increase in evictions from both last year and pre-pandemic levels in 2019.

Eviction Warrants Issued in Rochester City Court

	2024 % Increase*	2024 Estimate**	2023	2019	2024 Mid-year***
Total Eviction Warrants	15%	3,343	2,895	2,885	1,736
Non-payment warrants	16%	2,708	2,330	2,587	1,406
Holdover Warrants	13%	636	565	298	330

*% increase of 2024 estimate from 2023 totals

**2024 end of year estimate is based on year to date totals

***2024 mid-year totals from are 7/8/2024 year to date totals form [NYS Eviction Dashboard](#)

Source: [New York State Office of Court Administration Eviction Dashboard](#)



Rents in Rochester are Rising Faster Than Incomes

Many defenders of the status quo on housing in “We say that Rochester doesn’t have a rent problem. We have an income problem.”¹ Rochester doesn’t have a housing affordability problem, it has an income problem.” However, if that were true, when incomes go up we would consistently see a decrease in evictions and an increase in affordability. Instead, we see the opposite.

As income goes up

- Rent goes up faster than incomes decreasing affordability
 - From 2021 to 2022 incomes when up 11%, while rents went up 15%
 - Source: American Community Survey 5 year estimates for 2021 and 2022
- Evictions continue to increase
 - While incomes have gone up every year since 2021, we are seeing record increase in eviction in 2024, 15% increases from both 2023 and pre-pandemic levels in 2019

¹ <https://www.rochesterfirst.com/news/finance/study-rochester-has-one-of-the-largest-gaps-in-rent-and-wage-increases/>

<https://www.cityandstateny.com/policy/2024/07/which-upstate-cities-are-adopting-good-cause-eviction-and-rent-control/398404/>

Beacon, newburgh sept 12, and Nyack

Thinking: syracuse

Ballot measure thinking: Troy

See also

- State Law: [Good Cause Eviction Law](#)
- Rochester: [Intro. 251 Good Cause Eviction Protections](#)
- [Albany Local Law E of 2024](#)
- [Ithaca Good Cause Law](#)
- [Kingston Good Cause Local Law](#)
- [Poughkeepsie Good Cause Local Law](#)
- [Newburgh good cause proposal - page 8](#)
- <https://www.timesunion.com/hudsonvalley/news/article/beacon-adopts-good-cause-eviction-law-19707649.php>
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[Example Local GCE Laws](#)

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