

# CITY OF KINGSTON

## Office of Housing Initiatives



Bartek Starodaj, Director

Steven T. Noble, Mayor

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### **Fact Sheet – Emergency Tenant Protection Act in Kingston, New York**

On July 28, 2022, the Common Council of the City of Kingston passed Resolution 144 of 2022 to declare a housing emergency. That Resolution, based on a careful study of local housing conditions, allows Kingston to opt into the Emergency Tenant Protection Act (ETPA). Mayor Steve Noble signed the legislation on July 29, 2022. The effective date of this legislation is August 1, 2022.

The ETPA is a State law that balances the needs of tenants and property owners by controlling rents in select properties. In Kingston, the ETPA will stabilize rents in buildings constructed before 1974 that have six or more units. In addition to regulating rent increases, ETPA ensures that the residents in covered buildings receive essential services and protection from eviction, except on specified grounds.

### **What Happens Next?**

The New York State Division of Housing and Community Renewal (DHCR) will contact property owners covered under the ETPA to provide information on property owners' rights and obligations under the law. Property owners must register all their covered units with that State agency.

DHCR will appoint members of a new Rent Guidelines Board that, for now, will consist of Kingston residents. This Board will review data, including material submitted by covered property owners, to set an initial fair market rent for registered units and determine annual rent increases in covered buildings.

The Rent Guidelines Board was appointed in September 2022. Once the Rent Guidelines Board makes initial determinations, tenants will also be able to challenge their initial rents by filing a Fair Market Rent Appeal. Tenants of properties covered by ETPA have the right to a lease renewal and are protected from eviction except on grounds allowed by law.

The Rent Guidelines Board made initial determinations on November 9th, 2022. A lawsuit challenged the November 9th decision of the Rent Guidelines Board and the State Supreme Court put the rent adjustment on hold. However, ETPA remains in effect in the City of Kingston. This means that the rent freeze that went into effect on August 1 remains in place for ETPA tenants.

### **What if I have questions or need help?**

For additional information about the implementation process, including resources in Spanish, see <https://hcr.ny.gov/city-of-kingston-adopts-etpa>. For additional questions, contact the City of Kingston Office of Housing Initiatives at (845) 334-3928 or the White Plains Division of DHCR at (914) 948-4434. Tenant and owner forms can be found here: <https://rent.hcr.ny.gov/>

### **Which buildings will be covered by ETPA?**

64 buildings covering approximately 1,200 units are covered by ETPA. This list is as follows:

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Property Address	Parcel ID	Property Address	Parcel ID
50 Abeel St	56.43-5-12	31 Green St	56.91-1-18
16 Abeel St	56.43-5-19	121 Green St	48.330-4-12
111 Abeel St	56.43-2-28	147 Henry St	56.108-3-26
277 Albany Ave	48.317-1-3	91-95 Hunter St	56.42-9-9
231 Albany Ave	48.317-1-11	305 and 389-429 Hurley Ave	48.70-1-2 and 48.70-1-1
208 Albany Ave	48.333-3-2	189 Hurley Ave	48.70-1-17
131 Albany Ave	48.80-2-5	184 Hurley Ave	48.312-3-1
753-755 Broadway	56.92-2-3.100	23 John St	48.331-3-12
672 Broadway	56.25-1-18	2 John St	48.331-4-4.210
620 Broadway	56.25-3-6	124 Lucas Ave	56.89-2-1
609 Broadway	56.109-3-17	52 Maiden Lc	56.91-5-18.100
585 Broadway	56.109-3-22	22-24 Maiden Ln	56.92-1-6
578 Broadway	56.25-4-14	106 Maiden Ln	56.91-4-2
357 Broadway	56.34-4-1	91-97 Main St	56.90-4-12
11 Broadway	56.43-5-27	1 Millers Lc	56.89-2-56
1 Broadway	56.43-5-40	127 Murray St	56.35-7-14.100
55 Cedar St	56.109-3-26	18 Pearl St	48.331-5-15
279 Clinton Ave	48.331-4-8	86-90 Pine St	56.108-3-1
17-19 Downs St	56.25-1-24	7 Russell St	56.42-11-20
18-24 East St James St	56.92-2-5	124 Smith Ave	48.82-1-4
82 Fair St	56.108-2-27	76-88 Spring St	56.42-10-8
58 Fair St	56.108-2-14	58 St James St	56.92-4-8
203 Fair St	56.91-3-12	142-144 St James St	56.91-4-12
177 Fair St	56.91-4-7	137 St James St	56.91-4-10
90 Fairview Ave	48.328-2-22	130 St James St	56.91-4-15
319 Foxhall Ave	48.318-8-10	22 Stuyvesant St	56.35-3-10
79 Franklin St	56.92-3-35	166 W. Chestnut St	56.42-4-1
53 Garden St	56.26-8-22	500 Washington Ave	48.71-1-3
95 Green St	56.90-4-11	173-177 Washington Ave	56.107-1-11
87 Green St	56.90-4-13	84 Wilbur Ave	56.49-2-19
79-83 Green St	56.90-4-14	152 Wilbur Ave	56.49-2-10.100
55-57 Green St	56.91-1-11		