



News and Update Early July 2023

Westchester Rent Control Guidelines Board (WRBG)

Good News !!! The WRGB met last week to pass the rent adjustment for next year (for leases that begin between 10/1/23 – 9/30/24.) The guidelines for Westchester Rent-Stabilized Tenants are 1% increase for a one (1) year renewal, or 2% for a two (2) year renewal. This was despite the landlords' requesting guideline increases of 6% and 10%! After the full WRGB passed the 1% and 2% guidelines the two (2) landlord representatives got up and walked out of the meeting in protest! Did you say "Isn't that like a little kid taking his baseball home to stop the game when he didn't like the way the game was going?" Yes, the two (2) landlord representatives are adults – go figure!

Special thanks to the two tenant representatives who did such a powerful job for us, MVUT's own Tamara Stewart, and Sylvia Hamer of New Rochelle. Their compelling presentations were invaluable to the public members. Likewise Genevieve Roche of MVUT destroyed much of the landlords' arguments in her presentation and analysis of their claims. Thanks to all three (3) ladies!

Right to Counsel

MVUT has played a leading role in the effort to get "Right to Counsel" protection for tenants here in Westchester for years! We're starting to see favorable results:

- On May 15 the Westchester County Board of Legislators (W-BOL) **unanimously** passed an "Access to Counsel" bill which will be phased in over a six (6) month period (see enclosed copy of a May 21, 2023 Sunday Journal News Article "Westchester Aims to Give Tenants Attorneys in Eviction Cases."

On the state level the "Right to Counsel" bill that we were working on in coalition with others throughout Westchester and New York State did not come up for a vote (nor did a number of other housing bills that we were supporting.) However we'll be gearing up for a strong campaign for passage next year. Already, the statewide coalition that has
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Westchester aims to give tenants attorneys in eviction cases

Eduardo Cuevas

Rockland/Westchester Journal News
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Compared with landlords, renters are drastically underrepresented by attorneys in eviction cases. But they could soon access free legal representation in Westchester County under a bill that lawmakers have moved forward.

On Monday, the county Board of Legislators unanimously passed an "Access to Counsel" bill to guarantee legal representation to low-income households facing eviction. More than nine in 10 landlords in eviction proceedings have attorneys, whereas less than 10% of renters have legal representation, ac-

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