Demographics of Research Sample

57%

More than half of respondents have lived in their current apartment for 11 or more years.

The vast majority of respondents were people of color with over half identifying as LATINO/A (51%) and 22% AFRICAN AMERICAN and 18% WHITE.

60%

Women make up the majority of respondents

44%

44% of respondents report SPANISH as a language they are most comfortable speaking; 63% speak ENGLISH; 3% speak CHINESE; and 4% speak BANGLA.

Almost half of respondents report an annual household income of $24,999 or less.
Map of Where People Took Surveys

THE BRONX

MANHATTAN

QUEENS

BROOKLYN
“It was a great building; we had great landlords; the person who owned the building died, and his son took over and then he started this chain of sales to slumlord after slumlord. The buildings haven’t had heat, haven’t had gas. The building is almost empty now. There’s like five of us left in a twenty-unit apartment building; and it’s kind of horrible because it feels so barren and desolate.”

MANHATTAN FOCUS GROUP PARTICIPANT
Tenants Living in Predatory Equity Buildings Report the Following Repair Issues in Their Buildings

% of Tenants Reporting

Types of Repair Issues
Tenants Living in Predatory Equity Buildings Report the Following Repair Issues in Their Buildings

Leaks
Fugas
漏水
ফ্যাটে / ছিয়া

Building is not cleaned
El edificio no se limpia
楼房没有被打扫
আপারিশায়ের বিস্তিত

Doors to building left open or unlocked
De pintura o paredes agrietadas
楼房的大门大开或者没有锁上
দরজার লকের সময়া

Mice, roaches, or bed bugs
Ratones, cucarachas o chinches
老鼠,蟑螂,或者床
ইঁদুর / ছাড়লে ফাউলস

Peeling paint or cracked walls
De pintura o paredes agrietadas
墙漆脱落，墙上有缝
বিবর্ধ কাঁড় / দেখালে ফাউনল

Mold
Molde
长霉
ফুটি

Construction debris in the hallway
Residuos de construcción a la izquierda
装潢垃圾留在楼道里
দলন নির্মাণ পরবর্তী আঁধারের হাঁঝুড়ে থেকেল রাখা
“The hidden costs of being a rent stabilized tenant that people don’t seem to factor in, you’ve got reasonable rent, but then you have to factor in the inconveniences, the money you need to spend on extra heating, the court costs, constant disruptions and lost work, all of this is very expensive, but the problem is and I realize this after the fact, it would have been much better for me to get out in the beginning and pay a lot more for rent... at this point in time there’s nowhere to go.”
"[Organizer from community organization] came to my building and asked, "Who is the leader here that wants this building to start working and do things as they should be done?"

"That’s me, I’m the leader," I said. And when this man arrived, I thought, here is my guardian angel, let’s get to work! And we began the work, brother. Then you saw how they began fixing everything... and I just laughed inside because I have always said, when you do things by the law, and you are firmly stepping on the grounds of what is just, you need to fight."

QUEENS FOCUS GROUP PARTICIPANT, TRANSLATED FROM SPANISH

60% of respondents report that they are members of their building’s tenant association
“The owner sent me an eviction notice to leave the apartment. For my daughter, it put her in a depression, because she thought we were going to a shelter. And yes, it affected me emotionally. Not just me, but my kids were suffering, they were depressed. It affected me...my emotions and my health. They called me, like she said, but from a private telephone and I answered and they said, ‘You have to go’... the police were coming.”
“Harassment? Well if you wanna consider **not getting any work done** in your apartment because you’re forming a tenants’ association in your building [as] harassment then I guess maybe that might be considered harassment; cause I do feel in some way that that’s harassment to me because they **started painting my apartment** and then **they didn’t finish** and I never saw them again. This has been like two to three months and because I’ve been going around informing my neighbors that we’re having a **tenants’ meeting** in the building and I feel that could be a part of why I’m not getting the **adequate services that I deserve.**”
Buildings that meet the threshold of predatory equity must meet at least 1 of the 5 following factors:

- **A high purchase price and/or debt-to-income ratio**
  meaning that the building was purchased and/or financed for a higher price than what it is actually worth based on the current rental income

- **High levels of turnover**
  as tenants are pushed out of their homes in order to deregulate units and raise the rent

- **Poor physical conditions**
  caused by neglecting building maintenance and/or shoddy repair work

- **Affordable housing becomes unaffordable**
  as landlords tack on illegal fees and tenants experience a loss of rent stabilization

- **Significant percentage of tenants complaining of harassment**
  Includes but not limited to repeatedly being taken to housing court and repeated interruptions of basic services such as heat and hot water
Predatory Equity Tenants Report Aggressive Tactics

53% lived without basic services
53% 的受访者没有基础的服务

17% received notices in a language they don’t understand
17% 收到他们不理解的语言的通知

20% have been taken to court by landlord
20% 的受访者被房东起诉。

58% had problems getting repairs
58% 的受访者表示维修服务有困难

19% were verbally or otherwise harassed by landlord or agents/employees of the landlord
19% 乌尔善达拉巴 hindi में लोग को फालनक या इसके अन्य ग्रामीणों द्वारा व्यक्ति निष्ठाग्री हो रहे हैं।
Rent Manipulation and Rent Fees

More than half of rent-stabilized respondents have had their rent increase in the past two years, despite a City-wide rent freeze for rent stabilized tenants during that time.

A más de la mitad de los encuestados que tienen renta estabilizada (57%) se les ha incrementado la renta en los últimos dos años, a pesar del decreto de congelamiento para toda la ciudad durante ese tiempo.

超过一半的租金稳定的租客在过去的两年中被涨过房租，尽管这段时间内全市要求禁止租金稳定的租客被涨房租。

57% of respondents report that they have been confused about how much rent they are supposed to pay.

27% of respondents report that they have been confused about how much rent they are supposed to pay.

23% of respondents report being charged for Major Capital Improvements.

17% of respondents report being charged air conditioning fees.

38% of respondents report being charged late fees.

27% de personas encuestadas reportan que tienen confusión sobre cuánta renta tienen que pagar.

de personas encuestadas reportan que se les cobra cargas de pago atrasado.

de personas encuestadas reportan que se les ha cobrado por Mejoras de Inversión de Capital Mayor (MCIs).

de personas encuestadas reportan que se les cobran tarifas de aire acondicionado.

de personas encuestadas reportan que se les ha cobrado según el "importo de reparación".