

# Demographics of Research Sample

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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**.



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

60%

**Women** make up the majority of respondents

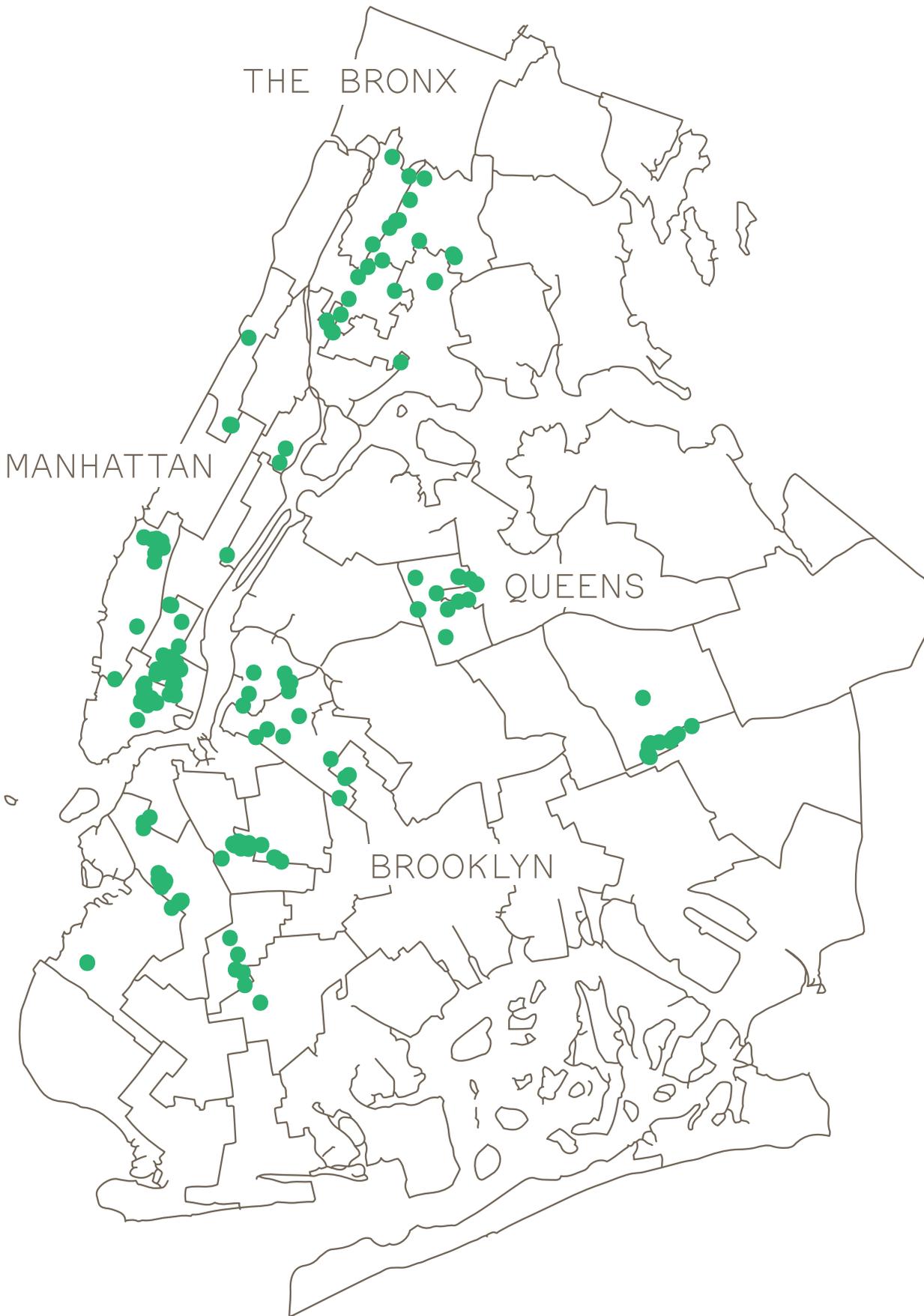


About two-thirds of respondents **are receiving some type of safety net benefit.**

46%

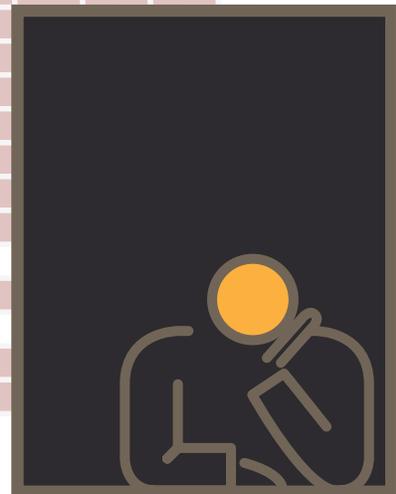
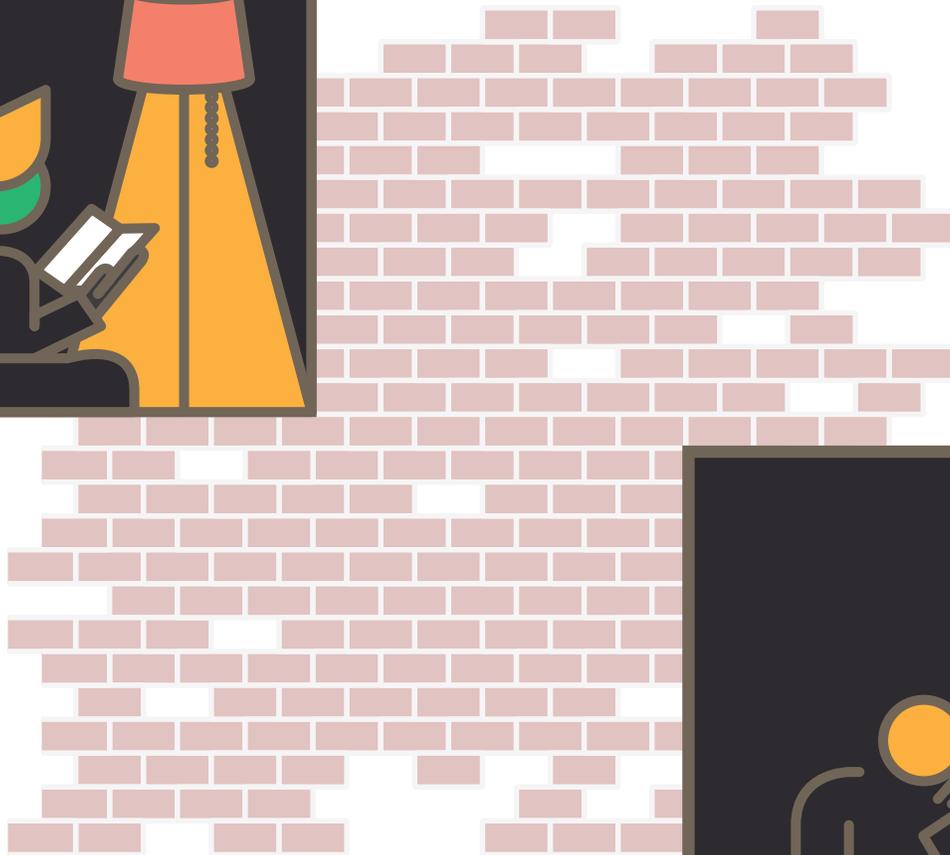
Almost half of respondents **report an annual household income of \$24,999 or less.**

# Map of Where People Took Surveys



**“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



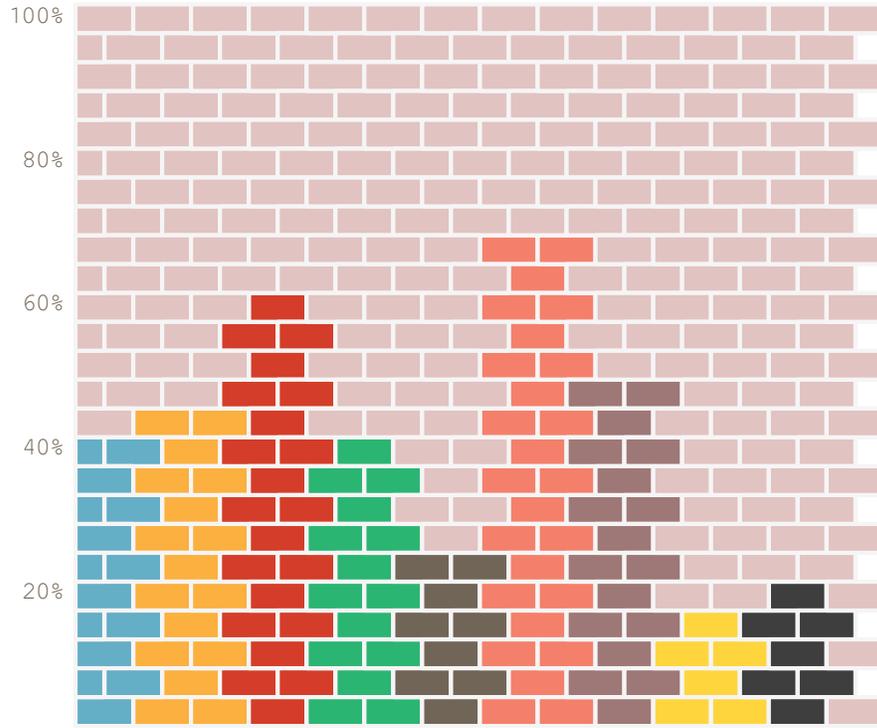
# Tenants Living in Predatory Equity Buildings Report the Following Repair Issues in Their Buildings

*Inquilinos viviendo en propiedades de capital predatorio reportan problemas de reparaciones en sus edificios*

掠夺性资产的住户反应他们楼里存在以下的维修问题

Predatory Equity এর বিন্ডিংগুলিতে বসবাসকারী ভাড়াটিয়ারা তাদের বিন্ডিংগুলির সংস্কারের সমস্যাগুলি নিয়ে প্রতিবেদন করে

## % of Tenants Reporting



## Types of Repair Issues

- Leaks / Fugas / ফুটা / ছিদ্র
- Peeling paint or cracked walls / De pintura o paredes agrietadas / 墙漆脱落, 墙上有缝 / বিবর্ণ রঙ / দেয়ালে ফাটন
- Doors to building left open or unlocked / De pintura o paredes agrietadas / 楼房的门大开或者没有锁上 / দরজার লকের সমস্যা
- Construction debris in the hallway / Residuos de construcción a la izquierda / 装潢垃圾留在楼道里 / নিম্ন গ পরবর্তী ধংসাবশেষ হালওয়াতে ফেলে রাখা
- Mold / Molde / ছিচ
- Mice, roaches, or bed bugs / Ratones, cucarachas o chinches / 老鼠, 蟑螂, 或者床虱 / ইঁদুর / ছাড়াপোকা
- Building is not cleaned / El edificio no se limpia / 楼房没有被打扫 / অপরিষ্কার বিন্ডিং
- Facilities are out of order / las utilidades no funcionan / 洗衣机等设施无法使用 / নিদেশনা অনুযায়ী সুবিধা নষ্ট থাকা সমূহ
- Other / Otro / অন্যান্য

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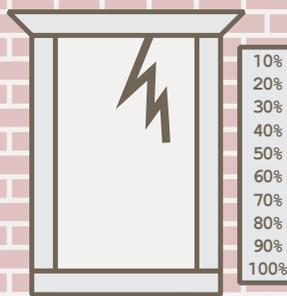
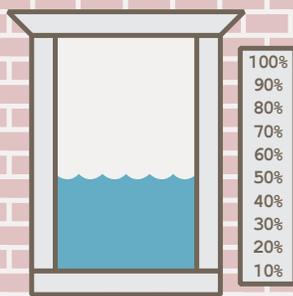
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## Leaks

*Fugas*

漏水

ফুটো / ছিদ্র



## Peeling paint or cracked walls

*De pintura o paredes agrietadas*

墙漆脱落，墙上有缝

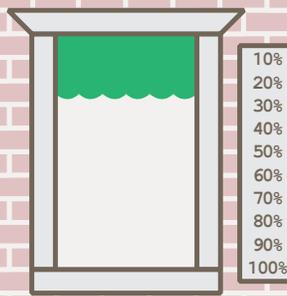
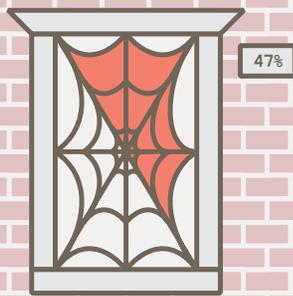
বিবর্ণ রঙ / দেয়ালে ফাটল

## Building is not cleaned

*El edificio no se limpia*

楼房没有被打扫

অপরিষ্কার বিন্দিং



## Mold

*Molde*

长霉

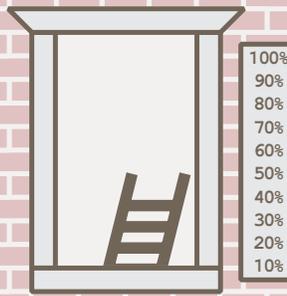
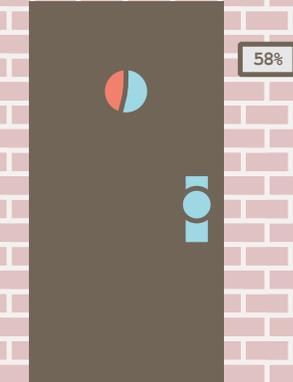
ছাঁচ

## 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 সমস্যা



## Construction debris in the hallway

*Residuos de construcción a la izquierda*

装潢垃圾留在楼道里

দালান নির্মাণ পরবর্তী ধ্বংসাবশেষ হালওয়াতে ফেলে রাখা

## Mice, roaches, or bed bugs

*Ratones, cucarachas o chinches*

老鼠，蟑螂，或者床

ইদুর / ছাড়পোকাক



# 37%

of respondents  
have spent  
money out of  
their own pocket  
to complete  
repairs in their  
apartment.

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“**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.**”

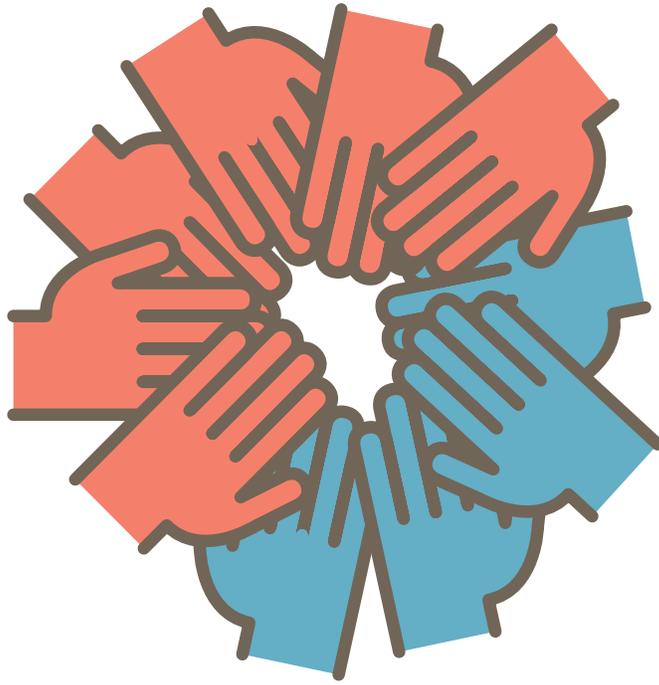
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MANHATTAN FOCUS  
GROUP PARTICIPANT

SNYC 2017

# 60%

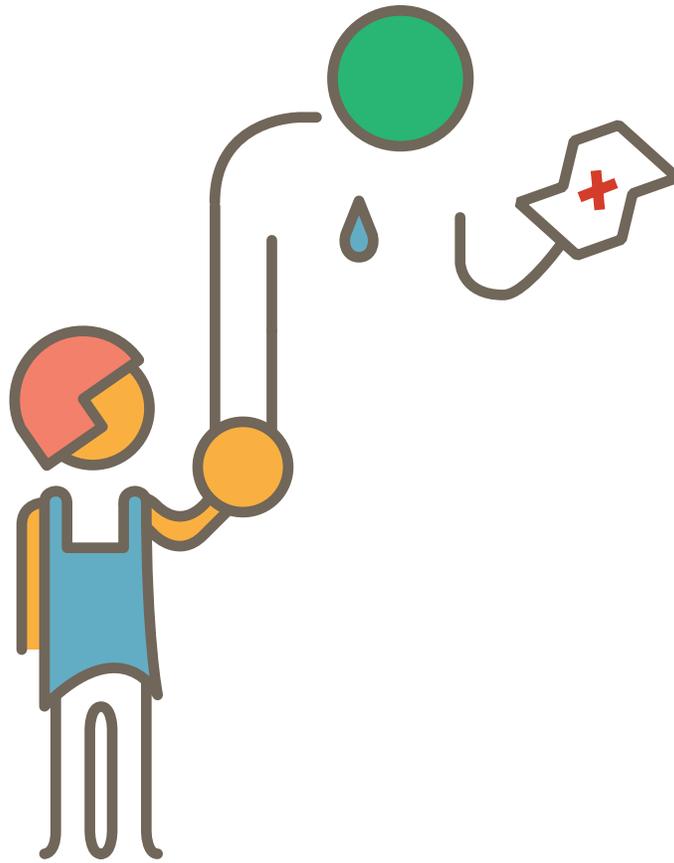
of respondents report that they are members of their building's tenant association



“[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



“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.”

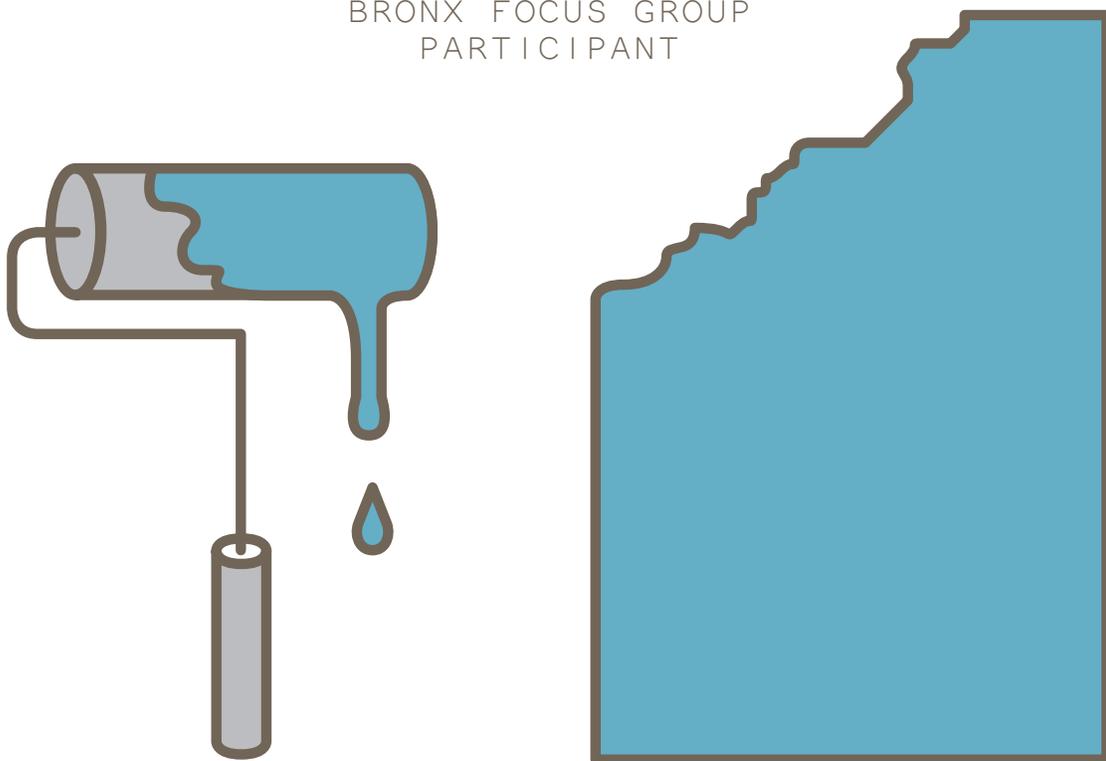
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BROOKLYN FOCUS GROUP  
PARTICIPANT, TRANSLATED  
FROM SPANISH

**“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.”**



BRONX FOCUS GROUP  
PARTICIPANT

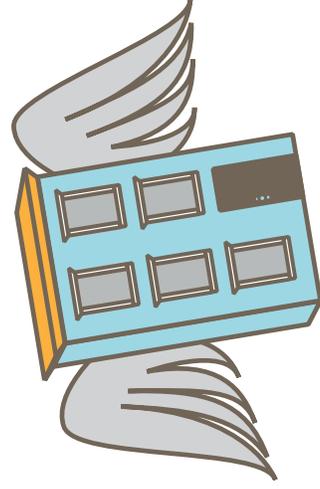
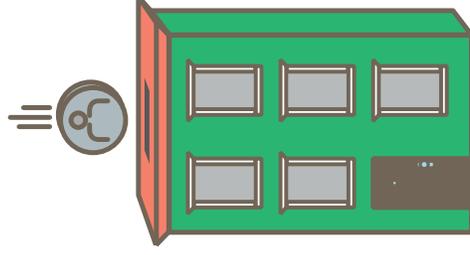


# Buildings that meet the threshold of predatory equity must meet at least 1 of the 5 following factors:

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- **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

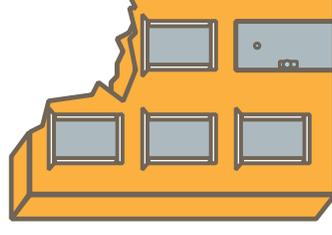
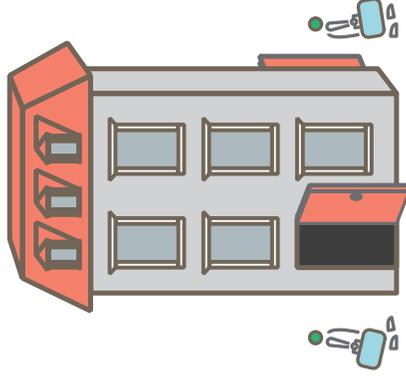


- **Affordable housing becomes unaffordable**

as landlords tack on illegal fees and tenants experience a loss of rent stabilization

- **High levels of turnover**

as tenants are pushed out of their homes in order to deregulate units and raise the rent

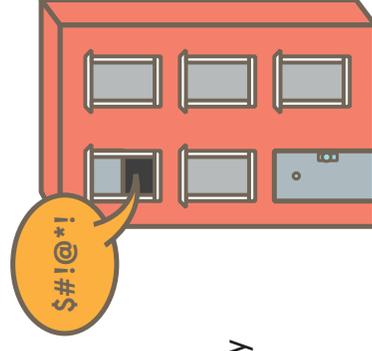


- **Poor physical conditions**

caused by neglecting building maintenance and/or shoddy repair work

- **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

*Inquilinos en propiedades de capital predatorio reportan tácticas agresivas*

掠奪性資產的住戶反映侵犯性的手段

১৯% উত্তরদাতা বাড়িওয়ালা/তার কর্মচারী  
দ্বারা মৌখিকভাবে বাড়াবাড়ি/অসম্মানিত হয়েছে।

19%

were verbally or otherwise harassed by landlord or agents/employees of the landlord

*fueron verbalmente o de otro modo acosados por el propietario o los agentes/empleados del propietario*

的受訪者被房東，中介或房東的其他僱傭人員用語言或者其他方式騷擾。

১৯% উত্তরদাতা বাড়িওয়ালা / তার কর্মচারী দ্বারা মৌখিকভাবে বাড়াবাড়ি/অসম্মানিত হয়েছে।

53%

lived without basic services  
*vivido sin servicios básicos*

的受訪者沒有基礎的服務

৫৩% উত্তরদাতা মৌলিক সুবিধা ছাড়াই বসবাস করছেন।

17%

received notices in a language they don't understand

*Notificaciones recibidas en un idioma que no entienden*

收到他們不理解的語言的通知

১৭% উত্তরদাতাকে দুর্বোধ্য ভাষায় নোটিশ পাঠানো হয়।

20%

have been taken to court by landlord

*Se han tomado a la corte por propietario*

的受訪者被房東起訴。

২০% উত্তরদাতা বাড়ি মালিক দ্বারা আদালতে গৃহীত হয়েছে।

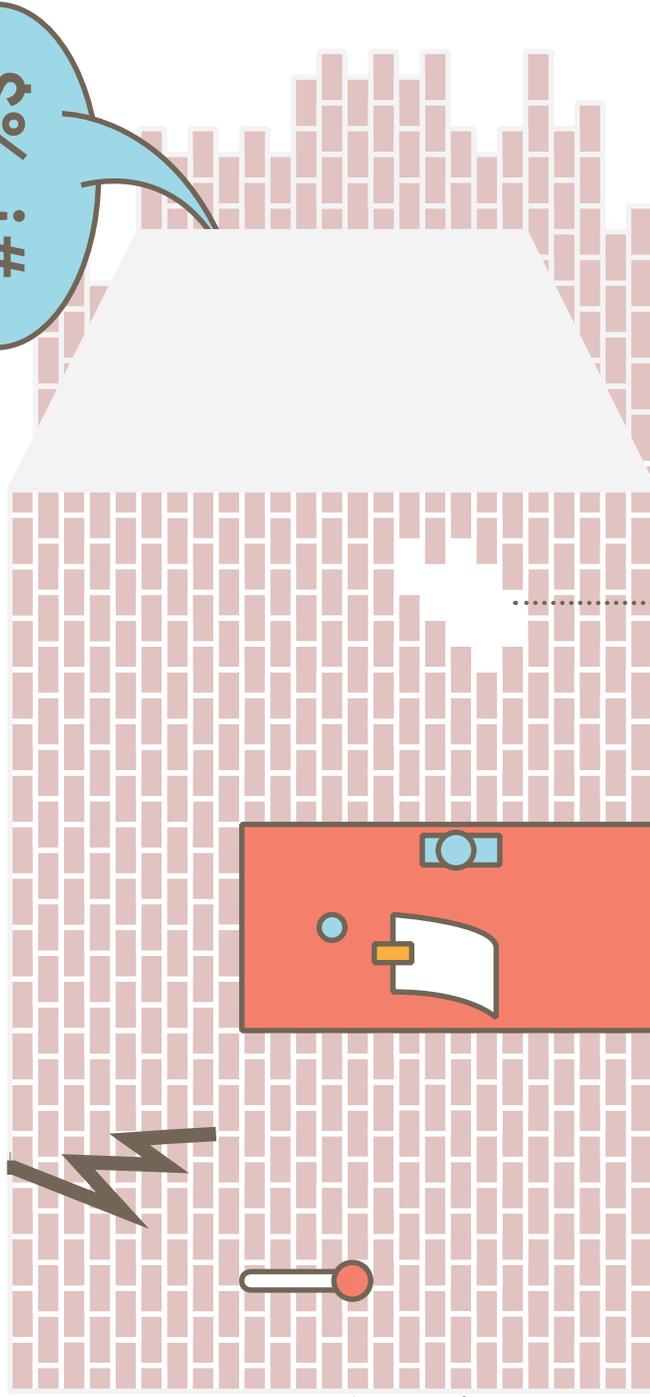
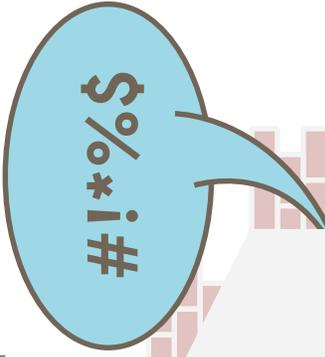
58%

had problems getting repairs

*tuve problemas para conseguir reparaciones*

的受訪者表示維修服務有困難

৫৮% উত্তরদাতার বাড়িতে মেরামত সমস্যা।



# Rent Manipulation and Rent Fees

Manipulación de tarifas y renta

租金操控和額外租賃費用

কৌশলে ভাড়া ও ফি সমূহ পরিবর্তন

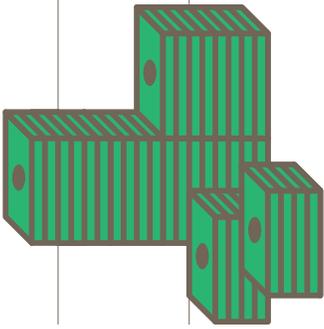
100%

75%

50%

25%

0



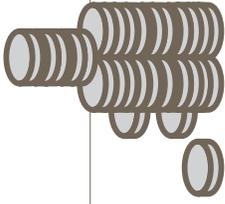
**57%**

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。

৫৭% উত্তরদাতা জরিপে জানিয়েছেন, বিগত ২ বছরে মোট বাড়ি ভাড়ার অর্ধেক পর্ষন্ত বাড়ানো হয়েছে। যেখানে শহরের অন্যান্য স্থানে তা স্থিতিশীল ছিল।



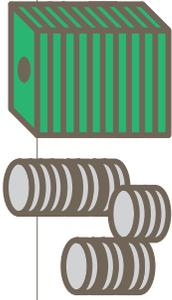
**38%**

of respondents report being charged late fees

*de personas encuestadas reportan que se les cobra cargos de pago atrasado*

的受访者反应他们被收过迟交房租的罚款。

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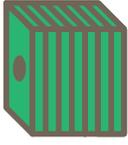
**27%**

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

*de personas encuestadas reportan que tienen confusión sobre cuánto renta tienen que pagar.*

的受访者反应他们不是很清楚到底应该付多少房租。

২৭% উত্তরদাতা জরিপে জানিয়েছেন, ভাড়া কত দিতে হবে এ ব্যাপারে তারা বিভ্রান্ত ছিল।



**23%**

of respondents report being charged for Major Capital Improvements

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

的受访者表示被以“重大设施改善”的理由被加租金。

২৩% উত্তরদাতা জরিপে জানিয়েছেন, ভাড়া কত দিতে হবে এ ব্যাপারে তারা বিভ্রান্ত ছিল।



**17%**

of respondents report being charged air conditioning fees

*de personas encuestadas reportan que se les cobra tarifas de aire acondicionado*

的受访者表示被价收了空调的费用。

১৭% উত্তরদাতা জরিপে জানিয়েছেন, ভাড়া কত দিতে হবে এ ব্যাপারে তারা বিভ্রান্ত ছিল।