

**COMPARISON:  
Linda Rosenthal's and Keith Wright's Mitchell-Lama Bills**

TOPIC	Linda Rosenthal A698	Keith Wright A6570
Type of building given coverage of rent stabilization	Current or former Mitchell-Lamas and current or former project-based Section 8 buildings, completed on or after January 1, 1974, that leave or have left those programs. (Pre-1974 buildings are already subject to rent stabilization if they leave government programs.)	Current post-1973 Mitchell-Lamas only that leave Mitchell-Lama in future; no protection for tenants whose buildings are already out of Mitchell-Lama. Does not cover project-based Section 8 buildings.
Give-backs to landlords for buildings that remain in Mitchell-Lama	None.	(1) Landlords' return on investment no longer capped at 6 percent.  (2) Instead of requiring landlords to apply to supervisory agency for a rent increase, rents are adjusted with each lease renewal same as RGB guidelines. No supervisory agency approval needed.
Section 8 enhanced vouchers in certain buildings whose landlords buy out of Mitchell-Lama	Does not require tenants to apply for enhanced vouchers.	Requires all tenants, even those who are not eligible, to apply for Section 8 enhanced vouchers.  Punishes tenants who fail to apply, even if they know they're not eligible, and punishes voucher tenants who fail to recertify, by raising their rents to market. Upon vacancy, the apartment returns to rent stabilization.
Landlord Assistance Plan agreements	Not applicable	Conflicts with HUD regulation excluding LAPs from voucher eligibility calculations for the whole building. Under this bill a building with a LAP agreement does not become rent-stabilized, even if a landlord-sponsored tenant association negotiates the LAP.
Protection from "unique or peculiar circumstances" rent increases	Applies to all buildings that leave Mitchell-Lama or Section 8, whenever built, whether pre-January 1, 1974 or post-December 31, 1973.	Applies only to post-1973 buildings. Does not protect pre-1974 buildings.
Retroactivity	Retroactive and prospective. Bill puts post-1973 buildings that have already left M-L or Section 8 under rent stabilization (at January 2007 rents), plus any buildings that leave in future.	<u>Not</u> retroactive: Only helps tenants in the small and ever-decreasing number of buildings that have not yet left Mitchell-Lama. Does not protect tenants in buildings that have already left M-L.
Where applicable	Applicable to NYC and to municipalities in the suburban counties of Nassau, Rockland and Westchester that opt in.	Applicable solely to New York City.
Legislative history, co-sponsors	Drafted by Senator Andrea Stewart-Cousins in 2007. Assembly co-sponsors: O'Donnell, Kavanagh, Gottfried. [Assembly & Senate (S1169) bills are not "same as" at the moment.]	Drafted by Mayor Bloomberg in 2003. Assembly co-sponsors: Mosley, Rosenthal, Brook-Krasny, Farrell. No Senate "same as".