The City of New York

Community Board 12 - Manhattan
Washington Heights & Inwood

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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

June 8, 2015

Hon. Keith L.T. Wright - Chair
Committee on Housing – NYS Assembly
163 W 125th Street
New York, NY 10027

Hon. Carl B. Heastie - Speaker
NYS Assembly
Legislative Office Building-room 932
Albany, NY 12248

Hon. Catherine Young
Chair - Committee on Housing - NY State Senate
Legislative Office Building – Room 307
Albany, NY 12247

Hon. John Flanagan - Majority Leader
NYS Senate
Legislative Office Building - Room 805
Albany, NY 12247

Dear Elected Officials:

At the General Meeting on Tuesday, May 26, 2015, Community Board 12, Manhattan passed the following resolution with a vote of (30) In Favor, (0) Opposed, (0) Abstain supporting the extension and strengthening of the rent regulation laws with all the reforms listed in this resolution.

Whereas, The NYS Emergency Tenant Protection Act (a/k/a/ the rent regulation laws) will expire or sunset on June 15th, 2015 unless renewed; and

Whereas, Tenant organizations, housing advocates, elected officials, unions, and many rent regulated tenants themselves have called for the extension, reform and strengthening of these rent-regulation laws with rallies, marches, publications, and speeches; and

Whereas, The latest US Census Housing Vacancy Report released in March 2015 determined that the rental vacancy rate was 3.45% or less than the 5% threshold that would have signaled a non-emergency for the need of tenant rent protections and was certified by the City Council and the Mayor as required by law; and

Whereas, There are over one million rent regulated units in NYC (1,029, 918 rent stabilized units and 27,089 rent control units) that account for 48.7% or all NYC rentals and Community Board 12, Manhattan ranks #1 in Manhattan and #2 in the city with highest number of these units, according to the Furman Center's 2014 Statement of the City and Neighborhood Report, released in May 2015; and

Whereas, The NYC City Council has passed nonbinding legislation in support of rent regulation restructuring that has in common elements of the tenant movement's agenda and the following reforms:

- *Ending Vacancy Decontrol, all vacancy allowance increases and the $2,500 monthly threshold for de-controlling rent regulated units.*

- *Ending tying Individual Apartment Improvements (IAI) as a permanent part of the monthly rent and instead making it a separate charge that ends when paid off, greater accountability to prevent fraudulent costs related to IAI's on vacant apartments, and preferential leases renewals be offered based on the lower rate; not the legal rent.*
- *End tying all Major Capital Improvement (MCI) as a permanent part of the monthly rent that is compounded with rent guidelines board increases and instead making it a separate charge that ends when paid off and is not compounded on lease renewals and keeping the current 6% maximum rate of annual pay off charges.*
- *Ending the surcharges on apartment air conditioners, washing machines and dryers.*
- *Making ordinary repairs or agency validated housing maintenance code violations not subject to a major capital improvement.*
- *Placing the remaining and approximately 30,000 rent control units under the jurisdiction of the rent guidelines board for all rent adjustments as are rent-stabilized units and the elimination of the maximum base rent (MBR) and fuel cost adjustment (FCA) increases.*
- *Disallow 'double dipping' in state and federal tax credits for MCI depreciation for the same item or the item replaced.*
- *Extending the ETPA for more than a three year period.*

Whereas, There is a significant loss of over 200,000 rent-regulated units in NYC that it is believed to have contributed to the current affordable housing crisis, higher rents, high eviction rates and homelessness and a loss of these units that is still continuing; **now therefore be it**

Resolved Community Board 12, Manhattan supports the extension and strengthening of the rent regulation laws with all the reforms listed in this resolution.

Sincerely,

George Fernandez, Jr.
Chair - Community Board 12M

cc: Governor Andrew M. Cuomo
Mayor Bill de Blasio
Commissioner - Vicki Been - HPD
Commissioner Darryl C. Towns – DHCR
Deputy Commissioner Richard R. White – TPU
Thomas P. DiNapoli - NYS Comptroller
Hon. Letitia A. James - Public Advocate
Hon. Gale A. Brewer - Manhattan Borough President
Hon. Scott M. Stringer – NYC Comptroller
Senator Adriano Espaillat
Senator Bill Perkins
Senator John A. DeFrancisco
Assembly Member Herman D. Farrell, Jr
Assembly Member Guillermo Linares
Assembly Member Sandy Galef
Council Member Mark Levine
Council Member Ydanis Rodriguez
Council Member Jumaane D. Williams