



COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN
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Nilsa Orama
Chair

Angel D. Mescaín
District Manager

RESOLUTION

Date: April 16, 2019
Committee: Housing
Board Vote: 27 in favor, 0 opposed, 0 abstaining
RE: Resolution Regarding Rent Regulation Laws

WHEREAS Manhattan Community Board 11 (hereinafter "CB11"), whose primary mission is to advise elected officials and government agencies on matters affecting the social welfare of the district encompassing East Harlem, Randall's Island, and Ward's Island, considers affordable housing to be among the three most pressing issues affecting residents of Manhattan Community District 11;

WHEREAS CB11's Statement of District Needs for Fiscal Year 2020 recognizes that expiring affordability programs will result in a projected loss of 4,230 subsidized and/or regulated units over the next 15 years;

WHEREAS East Harlem was rezoned in 2017 to allow for the development of increased density;

WHEREAS CB11 recognizes that the rezoning of lower-income communities like East Harlem historically incentivizes and results in the accelerated displacement of low- and moderate-income tenants;

WHEREAS the City of New York's proposal to rezone East Harlem, while containing some protections for current and future tenants, did not go nearly far enough to address the widespread need for the protection, preservation, and creation of housing that is truly affordable to East Harlem residents, and therefore resulted in CB11's disapproval of the rezoning proposal unless a number of conditions were met;

WHEREAS the rent-stabilization legal framework, which is the largest affordable housing program, protects approximately 2.5 million tenants, with a median household income of \$40,600 per year;

WHEREAS 78% of CB11's housing stock is rent-regulated and/or subsidized, and the vast majority of CB11 residents live in moderate-, low-, and very low-income households;

WHEREAS current rent laws allow for certain practices that are detrimental to the goals of affordable housing preservation, including high-rent vacancy deregulation, vacancy bonus, preferential rent revocation, individual apartment improvements, and major capital increases; and

WHEREAS current rent laws are set to expire on June 15, 2019; now

THEREFORE, BE IT

RESOLVED that CB11 calls on the New York State Legislature to:

1. Strengthen and renew the rent laws;
2. Eliminate the high-rent vacancy deregulation;
3. End the vacancy bonus;
4. Prevent landlords from being able to take away a preferential rent upon lease renewal; and
5. Eliminate increases for individual apartment improvements and major capital improvements.



Nilsa Orama
Chair

cc: Hon. Robert J. Rodriguez, New York State Assembly
Hon. Inez Dickens, New York State Assembly
Hon. Brian Benjamin, New York State Senate
Hon. Jose Serrano, New York State Senate
Hon. Gale A. Brewer, Manhattan Borough President (via email)
Hon. Diana Ayala, New York City Council (via email)
Hon. Bill Perkins, New York City Council (via email)
Hon. Ben Kallos, New York City Council (via email)
Hon. Keith Powers, New York City Council (via email)
Judith Febbraro, Manhattan Community Board 11 (via email)
Jeremiah Schlotman, Manhattan Community Board 11 (via email)

cc: Hon. Bill De Blasio, Mayor, City of New York
Hon. Corey Johnson, Speaker, New York City Council
Hon. Diana Ayala, New York City Council (via email)
Hon. Bill Perkins, New York City Council (via email)
Hon. Ben Kallos, New York City Council (via email)
Hon. Keith Powers, New York City Council (via email)
Hon. Gale A. Brewer, Manhattan Borough President (via email)
Lucian Reynolds, Manhattan Community Board 1 (via email)
Bob Gormley, Manhattan Community Board 2 (via email)
Susan Stetzer, Manhattan Community Board 3 (via email)
Jesse Bodine, Manhattan Community Board 4 (via email)
Wally Rubin, Manhattan Community Board 5 (via email)
Jesus Perez, Manhattan Community Board 6 (via email)
Penny Ryan, Manhattan Community Board 7 (via email)
Will Brightbill, Manhattan Community Board 8 (via email)
Eutha Prince, Manhattan Community Board 9 (via email)
Andrew Lassalle, Manhattan Community Board 10 (via email)
Ebenezer Smith, Manhattan Community Board 12 (via email)
Alex Kohen, Manhattan Community Board 11 (via email)
Jeremiah Schlotman, Community Board 11 (via email)