



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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CICELY HARRIS
Chairperson

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District Manager

September 28, 2022

Hon. Adolfo Carrion, Jr.
Commissioner
New York City
Department of Housing Preservation and Development
100 Gold Street
New York, New York 10038

Re: Letter of Support
206 West 120th Street, NY, NY

Dear Commissioner Carrion:

In a correspondence dated October 6, 2021, Manhattan Community Board 10 (CB 10), through its Chair, Cicely Harris and Chair of its Housing Committee, Charles Powell, sent a letter of support to then Commissioner Louise Carroll requesting reconsideration of the determination of HPD to terminate 206 West 120th Street from the City's Tenant Interim Lease (TIL) program. For the reasons stated below, CB 10 now reaffirms and restates its support for our constituents at this building within our District.

As you are aware, the property at 206 West 120th Street was in the TIL co-op conversion program - a program that would create the type of affordable housing property this borough and City needs. Due to issues with the TIL program and challenges the building faced, HPD terminated the building from the TIL program and after the tenants filed a lawsuit challenging the termination, later placed them on probation subject to a court settlement agreement. HPD has once again terminated this building due to the financial reporting and other requirements in the settlement agreement.

The Legal Aid Society commenced an Article 78 proceeding against HPD months ago to challenge this decision, and HPD thus far has, according to the residents of 206 West 120th Street and Legal Aid, failed to negotiate in good faith with the tenants or even respond to their informal reinstatement request. We now ask that HPD continue to negotiate with the residents and their legal counsel to bring about the fairest and most equitable result we all desire.

CB 10 has been advised that almost all the documents that HPD cites as missing in its letter to the tenants terminating the building from the TIL program, either do not exist, are very difficult to obtain, and are duplicative of other records already in HPD's possession. HPD's decision to terminate the tenants from the TIL program is inappropriate given the substantial compliance by the tenants and the history of HPD having delayed this matter for over a decade.

The residents, through its Tenant's Association (TA), has completed almost every single requirement set forth in the stipulation and provided all documentation to the best of their ability. These tenants have been a part of the TIL program from at least 2004 and have proven their dedication to the co-op conversion process. Removing this property from the TIL program would be damaging to low-income and working-class communities that need protection and support. It is these very tenants that have been a stabilizing force in our community and have made Harlem the place that it is today. At a time when the face of traditionally low-income and working-class neighborhoods across the city are being transformed radically due to rapid gentrification, a recommitment to programs like TIL is of the utmost importance.

For these reasons, 206 West 120th Street should be reinstated into the TIL program under conditions that will support, rather than undermine, the process of conversion. CB 10 welcomes any questions or thoughts you may have on this matter and thank you in advance for your consideration.

Respectfully yours,



Hon. Charles Powell
Chairman, Housing Committee
Manhattan Community Board 10



Hon. Cicely Harris
Board Chair
Manhattan Community Board 10