



Community Board 12M

Washington Heights & Inwood

711 West 168th Street – New York, NY 10032

Phone (212) 568-8500 Fax (212) 740-8197

Emails: – manh12@verizon.esg.net

Website: www.cb12m.org

May 26, 2005

Hon. Marvin Markus
Chair
Rent Guidelines Board
51 Chambers Street, Room 202
New York, NY 10007

Dear Chairman Markus:

Manhattan Community Board 12 passed the following resolution by a vote of 28-2-2 at our General Meeting on May 24, 2005:

- Whereas:** The housing crisis in New York City affects countless tenants, including the middle class and the working poor, as well as the homeless; and
- Whereas:** There were 1,013,954 rent-stabilized apartments in New York City, 56,444 of which were in Washington Heights-Inwood, as of 2002, according to the most recent Housing and Vacancy Survey conducted by the U.S. Census Bureau; and
- Whereas:** The Rent Guidelines Board (RGB) annually approves rent increases for rent-stabilized tenants to be paid upon lease renewals, and these rent increases are usually higher than the increases its staff finds in landlords' operating costs; and
- Whereas:** The RGB voted on May 3 to approve preliminary guidelines between 2-4.5% for one-year lease renewals and between 4-7% for two-year renewals; and
- Whereas:** According to the RGB's latest Income and Affordability Study, tenants' income in real economic terms has been declining steadily, by 5% in 2002 and by another 1.5% in 2003 (the most recent data available), and the Community Service Society found that low-income New Yorkers are paying an average 57% of their income for rent; and
- Whereas:** Landlords' average net operating income (the portion of revenue from rent remaining after all operating and maintenance expenses are paid) was a very healthy 38% last year as determined by the RGB, which demonstrates that owning multiple buildings is not a high-risk business in the current real estate market; now therefore

Resolution Rent Guidelines Board

Be It Resolved

That Community Board 12-Manhattan urges the Rent Guidelines Board to show fairness towards tenants this year, after years of overcompensating landlords, by not authorizing any additional rent increases for rent-stabilized tenants whose leases expire between October 1, 2005 and September 30, 2006; and

Be It Further

Resolved That Community Board 12-Manhattan encourages the residents and the elected officials of this community to attend and testify at the upcoming hearings of the Rent Guidelines Board on June 14 and 16 as well as attend the meeting on June 21 when the final vote will be taken on the authorized rent increases for 2005-06.

We would appreciate your response to this resolution at your earliest possible convenience. Thank you for your attention to this matter.

Sincerely,



Martin Collins
Chairman

c: Hon. Michael R. Bloomberg, Mayor
Hon. William Thompson, Comptroller
Hon. Betsy Gotbaum, Public Advocate
Hon. C. Virginia Fields, Manhattan Borough President
Hon. Charles Rangel, Congressman, District 15
Hon. Eric Schneiderman, State Senator, District 30
Hon. David A. Paterson, State Senator, District 29
Hon. Adriano Espaillat, Assemblymember, District 72
Hon. Herman D. Farrell, Jr., Assemblymember, District 71
Hon. Robert Jackson, Councilmember, District 7
Hon. Miguel Martinez, Councilmember, District 10
Betty Phillips Adams, RGB
Gale D. Kaufman, RGB
Elizabeth Lusskin, RGB
Martin A. Zelnik, RGB
Harold A. Lubell, RGB
Steven J. Schleider, RGB
David D. Pagan, RGB
Adriene Holder, RGB



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May 27, 2005

Honorable Gifford Miller
Speaker
New York City Council
City Hall
New York, NY 10007

Dear Speaker Miller:

The following resolution was passed by majority vote by Community Board 12, Manhattan, at its General Meeting on Tuesday, May 24, 2005:

Whereas: Community Board 12, Manhattan, has been petitioned by the family and friends of the late Joseph Kellett to have his name added to the southeast corner of West 217th Street and Park Terrace West; and

Whereas: Joseph Kellett lost his life during the September 11, 2001 terrorist attack at the World Trade Center. In memory of his short lived life, family and friends acknowledged his exemplary contributions to this community, as noted in his enclosed biography; and

Whereas: It is New York City policy to add the name of such heroes to the street where they grew up; therefore

Be It

Resolved: That Community Board 12, Manhattan, requests that the City Council add the name "Joseph Kellett Way" to the southeast corner of West 217th Street and Park Terrace West.

Sincerely,

Martin Collins
Chair

Cc: Honorable Michael Bloomberg, Mayor
Honorable C. Virginia Fields, Manhattan Borough President
Honorable Eric Schneiderman, State Senator, 30th District
Honorable Adriano Espaillat, State Assemblyman, 72nd District
Honorable Herman D. Farrell Jr., State Assemblyman, 71st District
Honorable Robert Jackson, NYC Councilman, 7th District
Honorable Miguel Martinez, NYC Councilman, 10th District

Enc.