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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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April 27, 2022

Hon. Brian Kavanagh
NYS Senate
Legislative Office Building
Room 512
Albany, NY 12247

Hon. Deborah Glick
NYS Assembly
Legislative Office Building
Room 717
Albany, NY 12248

Dear Senator Kavanagh and Assemblymember Glick:

At its Full Board meeting on April 26, 2022, CB#2, Manhattan (CB2, Man.), adopted the following resolution:

NY State Assembly Bill Number [A9675](#) (NY State Senate Bill Number [S8793](#)), an act to amend the Multiple Dwelling law in relation to occupancy of joint living-work quarters for artists.

1. The purpose of the bill is to permit residents who live in JLWQA units and were in residence prior to December 31, 2021 to continue to occupy such units regardless of their status as certified artists.
2. It would amend Article 7B of the Multiple Dwelling Law regarding Joint Live-Work Quarters for Artists (JLWQA), not to be confused with the New York State Loft Law, which created New York City's Loft Board.
3. The bill was introduced to the NYS Assembly by Assemblymember Deborah Glick on March 28, 2022 and it would be effective immediately upon passage. It is co-sponsored in the NYS Senate by Senator Brian Kavanagh (S8793).
4. The bill would cover units in manufacturing buildings converted to JLWQA that have either a temporary or permanent Certificate of Occupancy (C of O) or who have applied for a JLWQA C of O as of December 31, 2021.
5. Charlie Anderson, Assemblymember Glick's director of community affairs and Charles LeDuc, her legislative director, made a presentation regarding the intent and process of the bill.

6. More than 150 people registered for the meeting and no one spoke against this bill. Speakers urged CB2 to approve it quickly and they addressed the following concerns:

- How further modifications not covered in the proposed bill will be handled in future legislation and the need to differentiate between what is within the purview of New York State v. New York City
- Plans to protect the artists and the artistic character of the neighborhood
- Issues of inheritance
- The need to update the definition of artist and reinvigorate the artist certification process
- Preservation of JMWQA units as a form of affordable housing
- The ramifications of this bill for coop and condo owners
- Reconciling the difference in code requirements to obtain a Certificate of Occupancy between JMWQA and residential units in the same building
- How occupancy of JMWQA units after Dec. 31, 2021 will be handled
- Responsibility for conversion costs
- The role of the NYC Arts Fund

Therefore, be it resolved that CB2M wholeheartedly recommends approval of this bill and applauds Assemblymember Deborah Glick for taking the first step on a matter of utmost concern to our community.

Be it further resolved that CB2M urges the New York State Senate and the New York State Assembly to advance this bill to the floor of both houses as quickly as possible so it can be passed during this legislative session.


Vote: Passed with 37 Board members in favor and two abstentions (J. Liff, R. Sanz)

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Jeannine Kiely, Chair
Community Board #2, Manhattan



Frederica Sigel, Chair
Community Board #2, Manhattan
Land Use & Housing Committee

JK/jt

c: Hon. Jerrold Nadler, U.S. Representative
Hon. Carolyn Maloney, U.S. Representative

Hon. Brad Hoylman, NYS Senator
Hon. Yuh-Line Niou, NYS Assemblymember
Hon. Hon. Mark Levine, Manhattan Borough President
Hon. Christopher Marte, NYC Councilmember
Hon. Erik Bottcher, NYC Councilmember
Hon. Carlina Rivera, NYC Councilmember