



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

424 West West 33 Street, Suite #580
New York, NY 10001
tel: 212-736-4536
www.nyc.gov/mcb4

JEFFREY LEFRANCOIS
Chair

JESSE R. BODINE
District Manager

February 15, 2023

Leslie Thrope
Executive Director
Housing Conservation Coordinators
777 10th Ave #1, New York, NY 10019

**Re: Housing Conservation Coordinators (HCC) -
Proposal for Funding for Legal/Organizing Work in Clinton Special District**

Dear Ms. Thrope,

Thank you for your letter requesting support in seeking funding from both the City and State to fund HCC’s legal/organizing work in the Clinton Special District. Manhattan Community Board 4 (MCB4) commends HCC’s work as a community-based not-for-profit in providing support to buildings that have been targeted for displacement by landlords.

MCB4 understands that in the last 5 to 7 years, HCC’s funding sources have new eligibility requirements related to tenant income. Whereas in previous years HCC could provide legal services to tenants irrespective of income, today City funding limits HCC’s provision of legal representation and advice only to those with incomes restricted to generally between 125% to 400% of the Federal Poverty Guidelines¹.

¹ Household Income Eligibility--% of Federal Poverty Guidelines

Household Size	125%	200%	400%
1	\$16,988	\$27,180	\$54,360
2	\$22,888	\$36,620	\$73,240
4	\$34,688	\$55,500	\$111,000

MCB4’s recommendation is based on a vote taken at its December 7, 2022 full board meeting, with 33 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 3 present but not eligible.

Further, as a service provider in New York City’s Right to Counsel program in Manhattan Housing Court, HCC must prioritize those tenants whose income qualify (200% of the Federal Poverty Guidelines) and are being evicted from their homes. Since the eviction moratorium ended in January of 2022, HCC’s capacity has been limited given the number of pre-pandemic cases and the high number of newly filed eviction cases in New York City. HCC’s tenant organizing component is also restricted by the lack of sufficient funding and met with similar capacity issues.

MCB4 welcomes the opportunity for HCC to provide legal and organizing support to the tenants/buildings regardless of income level. The majority of buildings today in Hell’s Kitchen and Chelsea are occupied by tenants with a broad range of incomes. Representing mixed-income buildings is an important means of achieving the community’s core value of preserving affordable and rent stabilized housing stock for all members of our community. The Board supports HCC’s proposed budget request to seek funding, unrestricted by an income test. Without that limitation, HCC can continue to on housing preservation with number of buildings that landlords serving the greatest number of tenants. Especially those building which owners continue to target for neglect, harassment and warehousing of vacant units.

Proposed Budget

MCB4 supports HCC’s proposed budget to hire a staff attorney with at least 3 years of prior housing experience as well as a tenant organizer with at least 2 years of experience.

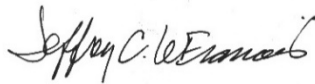
Position	Salary	Fringe	Total Cost
Staff Attorney	\$78,000	\$24,750	\$102,750
Tenant Organizer	\$55,000	\$18,150	\$73,150

In addition, OTPS (non-personnel) expenses would incur an additional 10% (\$17,590) for an annual budget in the first year totaling \$193,490.

MCB4 commends and supports HCC’s work in tenant protection and organizing in the Hell’s Kitchen/Clinton neighborhood and will include the proposed budget request in MCB4’s FY 2023 Statement of District Needs and Budget Requests.

Sincerely,

MCB4’s recommendation is based on a vote taken at its December 7, 2022 full board meeting, with 33 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 3 present but not eligible.



Jeffrey LeFrancois
Chair
Manhattan Community Board 4



Joe Restuccia
Co-chair
Housing Health & Human Services
Committee



Maria Ortiz
Co-chair
Housing Health & Human Services
Committee

Cc: Hon. Eric Adams, New York City Mayor
Hon. Adrienne Adams, New York City Council Speaker
Hon. Mark Levine, Manhattan Borough President
Hon. Erik Bottcher, New York City Council
Hon. Brad Hoylman, State Senator
Hon. Tony Simone State Senator
Hon. Linda Rosenthal, Assemblymember
Hon. Richard Gottfried, Assemblymember

MCB4's recommendation is based on a vote taken at its December 7, 2022 full board meeting, with 33 members voting in favor of the recommendation, 0 members opposed, 0 members abstaining and 3 present but not eligible.