



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**JOHN WEIS**  
Chair

**ROBERT J. BENFATTO, JR., ESQ.**  
District Manager

May 4, 2011

Governor Cuomo  
Assembly Speaker Silver  
Majority Leader Skelos

Manhattan Community Board 4 (CB4) at its May 4<sup>th</sup>, 2011 Full Board meeting voted to request that the NYS Assembly, NYS Senate and the Governor Cuomo work together to renew and strengthen the New York State Rent Laws in anticipation of their sunset on June 15, 2011.

The NYS Assembly has proposed a bill that would extend rent regulations until 2016. The proposed bill eliminates vacancy decontrol, which lets landlords deregulate apartments that become vacant with legal rents exceeding \$2,000 per month. It would alter luxury decontrol, which lets owners deregulate apartments when the tenants' income exceeds \$175,000 and the rent is at least \$2,000. Those limits would rise to \$300,000 and \$3,000. The bill would also limit rent increases for new tenants to 10 percent, down from 20 percent.

CB4 supports the passage of the NYS Assembly bill. Like many communities in New York City, our community district relies heavily on rent regulation to provide reasonable cost housing in our community. We have felt the loss of affordable rent regulated units, most through vacancy decontrol. CB4 celebrates its economic diversity and vibrant community; such diversity would not be possible without the renewal of rent regulations.

A recent analysis by the Citizens Budget Commission concluded that 49.2 percent of Manhattan residents living in rent-regulated units would experience rent increases of fifty percent or more if rent regulation is allowed to expire. This is unacceptable. Middle-class New Yorkers and especially rent-regulated tenants have been hard hit by the 2008 recession and its continuing aftermath. New Yorkers should never have to suffer housing discrimination, harassment, or unsafe living conditions and New York City resident on fixed incomes should be able to continue to live in their communities.

The expiration of the New York State Rent Regulation Laws on June 15, 2011 without extension would be a disaster for millions of New York City residents. They should be renewed and strengthened.

Sincerely,



John Weis, Chair  
Manhattan Community Board 4



Sarah Desmond, Co-Chair  
Housing, Health & Human Services Committee

[signed 4/7/11]

Barbara Davis, Co- Chair  
Housing, Health & Human Services Committee

cc: NYC Council Speaker Christine Quinn  
NYS Senator Thomas K. Duane  
NYS Assemblyman Richard Gottfried  
Congressman Jerrold Nadler  
Manhattan Borough President Scott Stringer