



HARVEY EPSTEIN
ASSEMBLY MEMBER, 74TH DISTRICT



KEITH POWERS
COUNCIL MEMBER, 4TH DISTRICT



BRAD HOYLMAN
STATE SENATOR, 27TH DISTRICT

Stuyvesant Town and Peter Cooper Village *Roberts Tenants and Rent Stabilization*

Frequently Asked Questions

Background

Recently, Blackstone has made clear its intention to illegally deregulate thousands of units within the historically rent-stabilized housing complexes. This proposed violation would remove more than 6,200 apartments from rent regulation.

The Stuyvesant Town–Peter Cooper Village Tenants Association, City Council Member Keith Powers, State Senator Brad Hoylman, and Assembly Member Harvey Epstein are working together to ensure that all tenants continue to have the legal protections they are entitled to under the Housing Stability and Protection Act (HSTPA).

- **Who is a “Roberts Tenant”?**

In the 1990s and early 2000s, former owners of Stuyvesant Town and Peter Cooper Village were deregulating rent-stabilized apartments while receiving tax benefits designated for landlords of rent-stabilized buildings. Tenants successfully sued their landlord as part of the *Amy Roberts, et al. v. Tishman Speyer* case challenging the deregulation based on the J-51 tax benefits. Any tenant whose apartment had been deregulated was then known as a “Roberts Tenant,” referring to the lead plaintiff in the case. The court ruled no apartment in a rent-stabilized building can be deregulated while the landlord continues to receive that tax benefit. All of the tenants who were subsequently re-regulated as a result of the settlement are the “Roberts Tenants.”

- **How do I know if I am a “Roberts Tenant”?**

Many Roberts Tenants will be aware of their status from the 2009 court case and subsequent settlement in 2012. If you are uncertain if you are a Roberts Tenant, please contact the STPCV Tenants Association at (866) 290-9036.

- **When does the J-51 tax benefit expire?**

The J-51 tax benefit for Stuyvesant Town and Peter Cooper Village is scheduled to expire on June 30, 2020.

- **Which tenants are threatened by Blackstone’s proposed actions?**

Roberts Tenants, those tenants whose apartments were illegally deregulated prior to the *Roberts v. Tishman Speyer* decision and were involved in the subsequent settlement are primarily targeted right now. Blackstone has also indicated that they believe tenants who have moved into apartments since the Roberts settlement may be deregulated in the future.



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• **Whom does this affect?**

If you are not a Roberts Tenant but have moved to Stuyvesant Town and Peter Cooper Village since the Roberts Settlement of 2012, Blackstone has indicated their belief that they may deregulate your apartment upon lease renewal.

• **I'm a lottery tenant. Am I affected?**

If you live in an apartment obtained through the affordable housing lottery, this does not apply to you.

• **What do I do if I am affected?**

Please follow the advice of the Tenants Association's legal counsel as this process moves forward. Blackstone has committed to not raising rents beyond the Rent Guidelines Board thresholds until this legal matter has been decided by the courts.

• **What is being done to challenge the decision?**

The Tenants Association has filed an action for declaratory judgment in New York State Supreme Court. The legal battle will likely be lengthy, but updates will be provided when they become available. Elected officials have been fighting alongside tenants and the TA to preserve rent stabilization as well. The HSTPA puts into place that any apartment that was rent regulated when the law passed on June 14, 2019 would remain rent regulated.

• **What is the basis for deregulating apartments?**

Blackstone is arguing that the original Roberts settlement along with the 2015 regulatory agreement with the City supersede the historic housing reforms passed last year as part of the HSTPA. Many legal experts, including lawyers from the Tenants Association and State Legislature, disagree as they hold that the HSTPA supersedes the ruling in *Amy Roberts, et al. v. Tishman Speyer*.

• **How can I get more involved?**

The Stuyvesant Town–Peter Cooper Village Tenants Association is engaged in the court fight to protect all tenants in the complex. They will keep informed via eblast, their [website](#), and their [Facebook page](#).

You can reach out to any of our offices about ways to get more involved as well:

<p>City Council Member Keith Powers (212) 818-0580 kpowers@council.nyc.gov</p>	<p>State Senator Brad Hoylman (212) 633-8052 hoylman@nysenate.gov</p>	<p>Assembly Member Harvey Epstein (212) 979-9696 epsteinh@nyassembly.gov</p>
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