



A Memorandum for District 4
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Promoting Health, Comfort, and Dignity in Stuyvesant Town and Peter Cooper Village

It has been seventy years since the first tenants moved into Stuyvesant Town-Peter Cooper Village (STPCV) in August of 1947. STPCV has faced uncertainty and turmoil in recent years, including the 2005 sale from MetLife to Tishman Speyer, which resulted in default, and the more recent 2015 sale to The Blackstone group. While the community has achieved a degree of stability – thanks to the efforts of the Stuyvesant Town-Peter Cooper Village Tenants Association, Council Member Dan Garodnick, and other public officials – the community’s long-term future is not entirely guaranteed. We must continue to fight to protect this bastion of affordability for the middle-class. This will be a top priority if I am elected to the City Council. I’ll achieve this goal by working to advance the following policy changes:

- Repeal the Urstadt Law (p. 2)
- Defend Tenants’ Rights (p. 2)
- Ensure Affordable Housing Options (p. 3)
- Unite STPCV into One School District (p. 5)
- Protect Senior Citizens (p. 5)
- Implement PeopleWay on 14th Street Before L Train Shutdown (p. 6)
- Find Alternatives to Brookdale Sanitation Garage (p. 7)
- Develop East Side Coastal Resiliency Plan (p. 7)
- Keep Stuyvesant Town & Peter Cooper Village Beautiful and Historic (p. 8)

Repeal the Urstadt Law

- ***Work to form a coalition to repeal Urstadt Law*** in the New York State Legislature, as proposed in a bill by Senator Liz Krueger. The Urstadt Law delegates power over housing regulation to Albany when this authority should belong to the City.
- ***Returning housing regulation to City Council*** is absolutely crucial because city council members better understand both their constituents and the challenges they face living in New York City. It is only fair that local officials are designated to represent local issues such as housing regulation.
- ***Support efforts to create a Democratic majority*** in the State Senate. We must support the Democratic Senators who represent us and our interests by helping elect Democrats as their future colleagues, so that the Urstadt law can be swiftly repealed and home rule restored.

Defend Tenants' Rights

- ***Fight passionately to defend Stuyvesant Town and Peter Cooper Village Tenants***. Tenants in STPCV have faced a history of discrimination and unfair treatment, which is why it is crucial we fight to pass legislation protecting our tenants.
- ***Strengthen legislation empowering tenant boards*** in New York City. We must work to strengthen tenant boards and ensure that STPCV tenants themselves have control over community changes.

- **Ensure Fair MCIs.** Major Capital Improvement (MCI) increases should never be a surprise. I will fight to ensure that costs are clearly and fairly communicated with concrete start and end dates and when they end and full cost breakdowns.
- **Ensure Ongoing Maintenance** to guarantee premises remain in good repair, hot water is available 24 hours a day, and the heating system is running from October through May to maintain minimum temperatures. In the event that these basic provisions are not maintained, I will fight for the right of tenants to a rent reduction due to decreased services.

Ensure Affordable Housing Options

- **Guarantee Affordable Housing in STPCV** for the long-term. The 2015 sale of Stuyvesant Town to The Blackstone Group ensured 5,000 affordable housing units until 2030, but provides no protection beyond that date. This deal is an important achievement, but organizing for long-term affordability must start now. I will be a champion for this cause.
- **Vigilantly monitor existing rent-regulated apartments**, as well as audit all units that have been deregulated within the past five years, to ensure Blackstone is not illegally deregulating units as Tishman Speyer and MetLife did in the past.
- **Lay the groundwork to organize for Roberts tenants** to extend protections past 2025. The benefits won by Roberts tenants in the settlement in October 2009 are at risk when the J-51 tax benefit expires in 2020. I believe that we can build a coalition in City Hall, in collaboration with the Stuyvesant Town-Peter Cooper Village Tenants Association to ensure that the community remains true to

its vision, "that families of moderate means might live in health, comfort and dignity in parklike communities" for future generations to come, as was stated in the plaque the very first tenants installed and dedicated to Frederick Ecker, the then president of Metropolitan Life Insurance Company.

- ***Advocate for Tenants' Right of Succession*** to a rent-stabilized apartment. A family member of the tenant may have the right to a rent-stabilized renewal lease or protection from eviction when the when tenant dies or permanently leaves the apartment. I will work to ensure that rent-stabilized tenants and their family members know their rights and are empowered to exercise them.
- ***Form partnerships ensuring rent stabilization*** throughout STPCV. It is crucial that rents in STPCV do not soar beyond reasonable inflation levels. Living in New York City is extremely expensive and we must make legislative changes to keep rates reasonable.
- ***Organize tenants across the country*** to protect affordability for the long term. Tenants Associations at developments previously owned by MetLife, including Riverton Houses in Harlem, Parkchester in the Bronx, Parkfairfax in Virginia, Park La Brea in Los Angeles, and Parkmerced in San Francisco, all face challenges to affordability and would benefit from best practices and united political organizing. If our public officials who represent each community stand together, we can create a real show of strength.

Unite STPCV into One School District

- ***Redraw the zoning line that arbitrarily splits elementary school students*** in STPCV across two school districts – School District 1 and School District 2.
- ***Ensure children from the same family are not assigned to different schools,*** which unfairly burdens families and completely undermines schools' and teachers' ability to deeply connect with the families they serve.
- ***Save New York money and unify the STPCV*** community through one school district. This change will greatly simplify school bus routes and bring STPCV's children together.

Protect Senior Citizens

- ***Fighting to ensure senior citizens are not priced out of communities*** is a focal point of my campaign. Many senior citizens have been living in the same communities for years and we must ensure they are not pushed out by soaring rates and new developments.
- ***Implement price freezes on senior's apartments*** to guarantee that seniors can live comfortably in the same apartment with retirement level income. The New York SCRIE Program, which guarantees price freezes for senior citizens over 62 and people with disabilities has recently been raised to a \$50,000 income threshold. It is crucial we inform STPCV residents of these rights and use the program to its full potential.
- ***Strive to increase accessibility in STPCV*** through more ramps and elevators. Getting around is not easy for many senior citizens. We must ensure that our

senior citizens can get from place to place in the easiest possible manner through a more accessible Stuyvesant Town-Peter Cooper Village.

- ***Collaborate with STPCV seniors*** to develop social programs and technology investments that allow seniors to remain in the homes that connect them to family, friends, and their communities. I will work to increase access to mental health services for isolated seniors through tele-health video counseling.

Implement PeopleWay on 14th Street Before L Train Shutdown

- ***Close 14th Street to vehicular traffic*** to allow easier commutes during L Line renovations. The PeopleWay will include lanes for pedestrians, bicycles and highly frequent select bus service.
- ***Advocate for free shuttle service*** across 14th Street, which would move commuters to their next transit destination more efficiently than Select Bus Service. This service should be at least partially funded through the unused federal recovery funds designated for New York City after Hurricane Sandy. The vast majority of L train riders transfer to another line on their daily commute, so the lost fare would be recouped when riders enter another line. Similar service has proven to be efficient and successful in Washington, DC, and Denver.
- ***Implement set delivery hours*** to ensure that businesses, including the Associated Supermarket, on 14th Street can still prosper and serve the community.
- ***Work with the NYPD*** to assure avenue traffic patterns continue flow, especially during rush hour.

- ***Hold bicyclists accountable*** for following traffic laws by enforcing fines and tickets to riders who run red lights or ride the wrong way up one-way streets.
- ***Guarantee STPCV residents*** can continue commuting with ease during this difficult time that will begin in April 2019 and conclude in the summer of 2020.

Find Alternatives to Brookdale Sanitation Garage

- ***Listen to community concerns*** about the proposed Brookdale Sanitation Garage project. The garage could host more than 150 garbage and sanitation trucks, which is clearly a burden to the community and local residents.
- ***Work with the community*** to find alternative solutions that will keep residential areas free of large sanitation garages and make a long term plan for resurrection of the proposed site.

Develop East Side Coastal Resiliency Plan

- ***Enact a comprehensive plan to protect*** coastal areas from natural disasters and flooding, so that Stuyvesant Town and Peter Cooper Village avoid future flooding like what was experienced after Superstorm Sandy. We must research and finalize plans to begin construction and repair of outdated and damaged infrastructure.
- ***Engage with community members*** to understand the different concerns for STPCV residents and ensure the community is protected from natural disasters.

Keep Stuyvesant Town and Peter Cooper Village Beautiful and Historic

- ***Craft legislative protection ensuring*** STPCV remains a historic middle class community. STPCV has a long history of serving hard-working New Yorkers and I will fight to ensure it remains this way.
- ***Increase funding*** for park maintenance and keep STPCV's greenery.
Stuyvesant Town and Peter Cooper Village have some of the most beautiful greenery in New York and we must increase funding to ensure STPCV continues having park spaces.

Conclusion

MetLife and Blackstone will have completed their contracts by 2030 (all the while receiving very generous tax breaks), but our City should not stop fighting for affordability for its residents. This is not just about one community. Residents all across District 4 and the entire city look to Stuyvesant Town-Peter Cooper Village as a last stronghold of affordable living for the middle class. In my conversations with hundreds of voters and community members, affordable housing is by far the most pressing issue for residents of District 4 and beyond. The next City Council Member (and all local elected officials) must be held accountable to those voters. We are experiencing an affordability crisis across the city and our elected officials are at a crossroads where their decisions today will decide what the future holds for our city. I will not stand idly by and watch New York City get sold to the highest bidder. As your City Council Member, I will fight for New Yorkers' right to stay in the communities they have built and New York will not become a city of empty glass towers.