

NEWS FROM

NEW YORK STATE SENATOR
BRAD HOYLMAN
(D) 27TH SENATE DISTRICT



September 2014

Dear Neighbor:

Below is an update on my recent work and some upcoming events, including, by popular demand, a second West Side workshop on the City's senior and disability rent freeze programs that I'm hosting in cooperation with The Legal Aid Society on Friday, October 10, 3 - 5 pm, downstairs at Our Lady of Pompeii, 25 Carmine Street (at Bleecker).

As always, contact me if you have any questions or ideas how I might be helpful.

All best,

A handwritten signature in blue ink that reads "Brad".

Brad Hoylman
State Senator
27th District

Pied-à-Terre Tax

Last week, I introduced legislation ([S.7941](#)) that would enable New York City to impose a "pied-à-terre tax" on ultra-luxury, non-primary residences with a market value of \$5 million or more. It has been [estimated](#) that the surcharge could raise as much as \$665 million a year, with the bulk of that coming from residences worth \$25 million or more. Please see *Crain's Insider's* coverage of my legislation [here](#).

Bankruptcy Shouldn't Cost Stabilized Tenants Their Homes

Last month, I spearheaded a [legal brief](#) with Assembly Member Linda Rosenthal filed in the New York State Court of Appeals involving an East Village constituent that will determine whether bankruptcy trustees are permitted to sell a rent-regulated lease to satisfy creditors. The brief, prepared pro bono by Latham & Watkins, was also signed by 17 of my colleagues in the State Legislature. In our brief, we argue that courts shouldn't force bankrupt tenants to sell leases because it could erode significantly affordable housing protections.



Apply for Senior/Disability “Rent Freeze” – Friday, October 10

At my September 17 workshop on New York City’s Senior Citizen Rent Increase Exemption (SCRIE) and Disability Rent Increase Exemption (DRIE) programs, we helped more than 100 constituents determine their eligibility and apply for these critical rent freezes. Interest in the programs has been so high that I’m partnering with The Legal Aid Society and other elected officials to host another SCRIE/DRIE Workshop on Friday, October 10 from 3 to 5 p.m. at the Greenwich House - Our Lady of Pompeii Senior Center, 25 Carmine Street (corner of Bleecker Street). Please click [here](#) for more information, including event co-sponsors, eligibility guidelines and what documentation to bring. Contact me at 212-633-8052 or hoylman@nysenate.gov with any questions or to RSVP. This is the fifth in a series of these workshops I’ve helped bring to our senate district.

NYS Comptroller’s Audit on New York’s Hate Crimes Law

Last year, I [requested](#) that State Comptroller Thomas DiNapoli audit the oversight and management of New York's Hate Crimes Law. The request was part of a [report](#) I released in the wake of a 30% surge in bias crimes across the state against religious and ethnic minorities and LGBT people. On September 25, the Comptroller [released the results](#) of the audit and found that in several important areas the New York City Police Department and New York State Division of Criminal Justice Services can do a better job handling these serious crimes. This is first the time our Hate Crimes Law has been audited in its 14-year history and I'm grateful to Comptroller DiNapoli for his leadership. Please see Comptroller DiNapoli’s press release [here](#) and feel free to call me at 212-633-8052 if you have any questions.



Stopping Illegal Hotels

On September 12, I helped launch the Share Better coalition, which includes over 100 elected officials, housing groups, and community activists united in the fight against illegal hotels. Illegal hotel operators and unscrupulous landlords further exacerbate New York City's housing crisis by taking units off the market to rent to tourists. The illegal hotel market puts residents and visitors at risk and must be shut down.



Victory at the Former P.S. 64/CHARAS Building

On September 29, I joined Council Member Rosie Mendez, Save Our Community Center CHARAS-64, East Village Community Coalition, Good Old Lower East Side, Community Board 3 and many other elected officials and community organizations at a rally celebrating the Stop Work Order issued by the NYC Department of Buildings (DOB) at the former P.S. 64/CHARAS building (605 East 9th Street). This site has always been intended for the public benefit. For over a year, Council Member Mendez has called on DOB to deny the building owner's alteration application to create dorm rooms for Cooper Union and the Joffrey Ballet School because the contractual lease agreements with the schools do not conform to requirements. On August 19, I sent a letter to DOB Commissioner Rick Chandler echoing Council Member Mendez's concerns. I want to thank Council Member Mendez and local advocates for their tenacity in ensuring that this building is truly used to benefit the neighborhood. We can't allow developers to do end-runs around agreements put in place to ensure community use.

New Jersey's Gay Conversion Therapy Ban is Upheld by the Third Circuit

On September 11, the U.S. Court of Appeals for the Third Circuit issued a [ruling](#) upholding New Jersey's law prohibiting licensed therapists from attempting to change the sexual orientation or gender expression of patients under 18 years old. This ruling further underscores New York's obligation to follow California and New Jersey's bipartisan lead and outlaw this dangerous practice on our kids. We were recently reminded that conversion therapy is being practiced in New York when the Brooklyn-based *Jewish Press* featured an advertisement from a well known conversion therapy provider. I call upon the leadership of the New York State Legislature to make passage of the [legislation](#) I carry with Assembly Member Deborah Glick a top priority when we reconvene in Albany this January.



Rally Against Tenant Displacement and Landlord Harassment

On September 14, I joined residents of 222/224 West 21st Street, Assembly Member Richard Gottfried, Manhattan Borough President Gale Brewer, Council Member Corey Johnson, neighbors and housing advocates in demanding that the building's new owner, Slate Property Group, remedy the multiple violations and unsafe living conditions in the building and stop trying to displace tenants. I've personally inspected the premises of 222/224 West 21st Street and witnessed first-hand the deplorable conditions these tenants are experiencing because of the gut renovation of this building. These tenants are living in a construction zone and often don't have hot water or cooking gas. Enough is enough. The developer needs to address these serious issues of habitability immediately and stop trying to force the tenants out through legal gamesmanship.

Opposing Variances Putting 515 East 5th Street Tenants at Risk

On September 16, I submitted testimony to the New York City Board of Standards and Appeals opposing landlord Ben Shaoul's request for variances to the requirements of New York State's Multiple Dwelling Law at 515 East 5th Street. I noted that Mr. Shaoul's financial hardship claim, which is completely of his own making, rings hollow since for eight years he has been receiving market rate rents on units in the building's illegally constructed sixth and seventh floor additions. I further noted Mr. Shaoul's pattern of flouting Department of Buildings' rules, and the multiple occupancy and building code violations levied on the property, put tenants at risk. Please see my testimony [here](#).



NYU: Drop Park Strips Appeal

On September 24, I joined elected officials and community advocates in a rally as the New York State Supreme Court Appellate Division prepared to hear arguments in NYU and the city's appeal of a lower court [ruling](#) that the city had illegally given away parkland to the university for its planned expansion. State law protects public parks from development. I'm hopeful that the appeals court will concur and that Mercer Playground, LaGuardia Corner Gardens and LaGuardia Park won't be bulldozed by NYU. In the meantime, I urge NYU and the city to drop the appeal and stop fighting the overwhelming sentiment of faculty, students, residents, preservationists and elected officials who want to preserve our precious open space in Greenwich Village.

28th Street Speed Humps

After hearing concerns this summer from Penn South residents, I wrote to the NYC Department of Transportation to request the restoration of speed humps that were previously on 28th Street between Eighth and Ninth Avenues but were removed for now-completed road work. DOT responded that storage containers on the block that were being used for Penn South's HVAC project were preventing DOT from re-installing the speed humps. The storage containers have since been removed and the speed humps restored. I appreciate DOT's prompt attention to my request.

LPC Should Designate Final Portion of the South Village Historic District

I recently wrote to the Landmarks Preservation Commission's (LPC) new Chair, Meenakshi Srinivasan, to encourage the designation of Phase III of the South Village Historic District (SVHD). This final portion of the SVHD and the historic buildings contained within it are exceptionally vulnerable given development pressure from all neighboring areas, which was only exacerbated by the 2013 rezoning of Hudson Square. Please see my letter [here](#).

eWaste Recycling Event in Chelsea

The Lower East Side Ecology Center is hosting an electronic recycling day in Chelsea on Saturday, October 18. Unclutter your home and office by bringing your unwanted electronics to Tekserve at 119 West 23rd Street between 6th & 7th Avenues from 10 a.m. to 4 p.m., rain or shine. Click [here](#) to find out what types of electronics you can bring and answers to other frequently asked questions. For more information please contact lesecologycenter.org or call 212-477-4022.

Manhattan High School Fair

On October 18 and 19, the New York City Department of Education will host a Manhattan High School Fair at the Martin Luther King, Jr. Educational Complex at 122 Amsterdam Avenue from 11 a.m. to 3 p.m. Each fall, eighth grade students must submit an application listing up to 12 programs ranked in order of preference. Applicants are then matched to one of their ranked schools according to admissions priority, method, and available seats. There are more than 400 public high school programs in New York City, and the DOE encourages parents to make use of the available resources to help explore programs and learn more about High School

Admissions. For more information or to prepare for the fair please go to www.nyc.gov/schools/highschool.