

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
ULURP – Amended URP

L. U. No. 310, 311

Waterside Plaza

January 14, 2019

{**Powers**} **L. U. Nos. 310 and 311** are related ULURP actions seeking the Urban Renewal disposition of City-owned property located at **Block 991, Lots 60 and 61** within the Waterside Plaza Urban Renewal Area (URA) and an amendment to the Waterside Plaza Urban Renewal Plan (URP) in the Kips Bay neighborhood in the Borough of Manhattan, Council District No. 4, which will bring long term affordability to the property.

Waterside Plaza was developed as a 1,470 unit Mitchell-Lama housing development in the 1970s with commercial, retail, office and other accessory spaces. The original project is composed of two tax lots (Block 991, Lots 60 and 61) on land that has been reclaimed and the sponsor, Waterside Plaza LP, leases the site from the City under a 99-year lease that currently expires in 2069.

Prior to today's actions, the ground lease has been amended twice. In 2005, the development exited the Mitchell-Lama program. At that time, in accordance with a settlement agreement, rental protections for approximately 450 tenants, now called "settling tenants."

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L. U. No. 310, 311

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Today, under **L.U. No. 310** (C 190064 HDM) HPD seeks an extension of the ground lease through an Urban Renewal disposition and under **L.U. No. 311** (C 190065 HUM) HPD is seeking the first amendment to the Urban Renewal Plan (URP) to extend its duration an additional 47 years, which will allow for a total unexpired term of 99 years, coterminous with the ground lease extension. This will facilitate the preservation of the affordability of 325 rental units.

Through the ground lease extension, the City worked closely with Council Member Powers and the Waterside Tenants Association to negotiate rent protections for the “Settling Tenants.” For tenants with household incomes over 165% of Area Median Income, future rent increases will be either 2.25% or the Rent Guidelines Board recommendation, whichever is higher, not to exceed 4.25% (which is their current increase amount). Tenants with household incomes below 165% of Area Median Income will all be eligible for a rent freeze where rents grow at 0% annually for the duration of tenancy. Additionally, tenants with household incomes below 165% AMI and who are also “rent burdened” or paying

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more than 30% of gross income in rent, will receive a rent equivalent to 30% of their income. Tenants will have a defined window to certify their rent. Tenants who expect to retire later in 2019, after the certification period, will be able to indicate that and receive the rent re-set when that happens. Additionally, any household with an income over 165% of Area Median Income at initial income certification will be eligible for the rent freeze at any point in the future if the household income goes below 165% AMI.

After an apartment is vacated by a settling tenant, the unit will be entered into the City's housing lottery. These apartments will be governed by the regulatory agreement restricting rents to an average of 120% AMI, where half of the units are 110% AMI and half of the units are 130% AMI where rents will increase based on standard federal income formulas.

In addition to affordability protections, the owners have agreed to provide accessibility accommodations to assist senior settling tenants to continue to age in place, including: grab bars in bathroom, seat in shower, easy-to-grip

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kitchen/bathroom hardware, faucets that are easy to use, cabinet handles that a finger can wrap around easily, hand held shower head for use when sitting and where practicable, based on safety considerations, building code requirements, cost and structural constraints: bathroom doors on hinges that make it swing outward, install inclines over lintels between rooms , modification of interior doorways to facilitate wheelchairs and easy-to-grip lever handles on doors

We want to thank both Council Member Powers and the Waterside TA for their advocacy and partnership on this deal. Council Member Powers has pushed us every step of the way to get to where we are today, and we're thankful for such a productive working relationship here.

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**Testimony of State Senator Brad Hoylman and Assemblymember Harvey Epstein
to the City Council Committee on Land Use Subcommittee on Planning, Dispositions
and Concessions Regarding ULURP Applications No. C 190065 HUM and C 190064
HDM - Waterside Plaza URA Extension**

January 14, 2019

Good Afternoon and thank you to Chairman Kallos and the Subcommittee members for this hearing. We are grateful for the opportunity to submit testimony to this Subcommittee regarding the applications by NYC Department of Housing Preservation & Development (HPD) for an amendment to the Waterside Urban Renewal Plan to extend the length of affordability for 325 residential units at Waterside Plaza and for the disposal of City property by renewing the existing 99 year lease of the Waterside Plaza development. As elected officials representing Waterside Plaza, we urge the Subcommittee to support these applications.

This proposal took many months to negotiate and we thank our colleagues for their leadership on this important effort, City Councilmember Keith Powers, Manhattan Borough President Gale Brewer, HPD, Janet Handal and the Waterside Tenants Association (the WTA), Richard Ravitch, Peter Davis and Community Board 6.

Waterside Plaza has provided housing for moderate and middle-income families for more than four decades. Today's proposal would preserve this affordability for years to come and thus allow tenants to age within their own homes with the peace of mind and economic security that comes with having a predictably affordable place to live. This represents a stark contrast to other parts of Manhattan, where many of our constituents have been pushed out of their homes due to rising rents. Since 1993, in fact, New York City has lost over 152,000 rent-regulated apartments due to rent increases.¹ With these statistics in mind, the proposed actions present an important opportunity to stave the loss of affordable housing stock in New York, as well as serve as an example to other landlords and tenants that their interests can be aligned.

Under the proposal, Settling Tenant Households (any tenant who lived in Waterside Plaza prior to its exit from the Mitchell-Lama program in 2001) with household incomes less than 165% of the Area Median Income (\$120,615 for an individual and \$154,935 for a

¹ Barker, Kim. "Behind New York's Housing Crisis: Weakened Laws and Fragmented Regulation." *The New York Times*, The New York Times, 20 May 2018, www.nytimes.com/interactive/2018/05/20/nyregion/affordable-housing-nyc.html.

family of three) will have their rent frozen. Anyone earning below 165% of the Area Median Income who pays more than 30% of their income on rent will see their rent reduced to 30% of their income, ensuring that they are no longer rent burdened.

Settling Tenant households that have a household income above 165% of the Area Median Income will see a reduction in their contractual yearly rent increase from 4.25% to 2.25% or an amount determined by the NYC Rent Guidelines Board (RGB), whichever is greater, capped at 4.25%. In addition, the 325 units covered by this proposal will remain affordable even after a tenant moves out or passes away. A vacated unit will be available to applicants below the market rate. These affordability provisions for vacated units will remain in place for 75 years. This proposal also provides for the installation of accessibility modifications to individual apartments to facilitate aging in place.

As beneficial as the proposal is for most tenants at Waterside Plaza, there is always room for improvement. First, not all tenants will fully benefit from the retirement "rent reset." While we are pleased that tenants who retire by December 31, 2019 will have the opportunity to re-certify their incomes to show they are rent-burdened and qualify for a rent reduction, the retirement window could be expanded to benefit even more tenants. According to the WTA, about 97 households will not be retiring by the end of 2019 and two thirds of these households will eventually be severely rent-burdened in retirement. Therefore, we think it reasonable and justified to allow tenants to re-certify their income upon retirement *after* 2019. We suggest that the retirement rent reset benefit eventually be extended to include those who retire until the year 2026, as suggested by the WTA.

Second, we would like to see this proposal reflect the WTA's request to permit the deduction of medical expenses when calculating household income, especially given rising healthcare costs for seniors. Third, we wish to see distributions from retirement accounts excluded from household income, since this would make HPD's policy consistent with that of the United States Department of Housing and Urban Development which does not count withdrawals from investment funds as income so long as the amount withdrawn is a reimbursement of previously invested money.

Notwithstanding these concerns, these applications represent a rare opportunity to protect 325 units of housing from destabilization and provide housing security for tenants at Waterside Plaza. To date, the conversations between the parties involved here have yielded highly promising outcomes for tenants. We hope these negotiations can continue in the same spirit. We strongly encourage you to approve these applications and replicate their terms elsewhere throughout the city for the benefit of even more New Yorkers.



**Testimony of Janet Handal, President of the Waterside Tenants Association
to the New York City Land Use Subcommittee on Planning, Dispositions & Concessions
ULURP Applications No. C 190065 HUM and C 190064 HDM –
Waterside Plaza URA Extension
January 14, 2019**

Good afternoon. I'm Janet Handal, president of the Waterside Tenants Association. I'm here today **to discuss** the 700 Settling Tenants living at Waterside in 309 apartments. Most of us have lived at Waterside for 30-40 years and raised families there. When we moved in it was a Mitchell Lama complex and the leases we signed said that, if the owner exited Mitchell Lama, we would become rent stabilized. That did not happen due to a **Certificate of Occupancy technicality**. As a result, since the exit is 2001, our **rents have gone up 276%**, while stabilized rents in the same period have gone **up only 86%** and **real wage growth** has gone up **only 59%**. An apartment renting for \$1400 now costs \$3800.

We are very **grateful to the City, HPD and the owner**, and HPD that, when we asked to be a part of the affordability plan for the property, we were included. This **will enable those of us already retired** or retiring by the **end of 2019 to Age in Place** - about 80% of us. The deal freezes rent for those under 165% of AMI and, for those paying more than 30% of their income on rent, reduces their rent to 30% of income.

But this deal – as generous as it is – will not allow the 20% or 65 households, who will **Still Be Working beyond 2019 to Age in Place**. **About 80% are 60 or older, with 50% being over 65**. You might ask, **why**

don't they retire so they can take advantage of the retirement rent reset benefit? The simple answer is they can't afford to retire yet:

- Some are taking care of **adult special needs** children,
- some are **supporting parents** in their 90s,
- some are still digging out after the crash of 2008,
- others have their children's college loans and others that need to be repaid

These are **middle income New Yorkers** who have **worked hard** their entire lives, **paid taxes** and **not relied** on the City **to take care of** their problems.

These are the very people the mayor talked about when he said,

"If you're a senior trying to remain in the neighborhood you helped to build, we are fighting to help you stay."

While most of these people are middle income now, when they retire, **66% will become low income**, making **less than 80% of AMI** and will be paying more than 50% of their income for rent – known as **severely rent burdened**. They will have to move from their homes of 30 or more years when they are at their **most vulnerable in their 70s and 80s**.

I don't understand how it makes economic sense for the City to have these people forced out of their homes, only to be seeking affordable senior housing elsewhere in the city. Isn't it cheaper to keep them in their homes?

It's possible HPD **would like to include them** in the plan as now formulated, but **may have its own budget constraints**. It has offered that Section 8 benefits could be used, but there is no guarantee that these benefits will be there and the eligibility requirements are more stringent. If HPD does not have the funds, can these funds be found elsewhere in the City's budget?

I ask that you find the additional funds to enable these still working tenants to also Age in Place. These are **good people** who **by necessity** must **keep working** and **continue to shoulder the responsibility for their families**. Yet, as the plan now stands, **their reward** for being good citizens will be the loss of their homes **when they are most vulnerable** -- in **their 70s and 80s**.

While extending the retirement rent reduction those Still Working Tenants who are eligible – 2-8 years, is our key priority, I would like to add bring to your attention 2 additional points.

We have been told by HPD that its income certification formulas follow the HUD guideline 4350.3. We believe that, since this deal is not funded with federal money it would be better to follow the SCRIE formula which allows deduction of distribution of monies from retirement accounts that people paid into years ago.

Some of these asset accounts REQUIRE distributions to begin at Age 70, even if someone does not want to begin taking these distributions. It has been suggested by one of our tenants that including these required distributions in the income calculation might be a form of age discrimination, because people younger than 70 will not have these

distributions included, while people 70 and older will. In any case, we believe that the SCRIE calculation is better tailored to seniors. New York State, in its taxable income calculations permits a deduction of \$20,000 in retirement account distributions.

We also believe that the income calculation should include a deduction of medical expenses since people 65+ have 3x the amount of medical expenses as those in their 30s. In fact the HUD guidelines do permit the deduction of out of pocket medical expenses for those over 62 years of age. I am not sure why HPD does not follow the HUD guideline on this.

Waterside is my home. Waterside is their home. Please help them to Age in Place along with my husband and I and the Settling Tenants.

Thank you.

Waterside Tenant Stories



Sherrill Kurland, 68, Spouse 63

6 - Years to Retirement
60-65% Retirement Rent Burden

36-39% Current Rent Burden
\$85,000 Expected Retirement Income

Remaining at Waterside, our home since 1984, after retirement, would not likely be possible even at the current rent. We are a family of four. We support our two adult children with special needs who reside with us. We need to continue working for several years to maximize our pensions and to pay off educational and other special needs debt incurred for our children. Our children have lived at Waterside their entire lives. It is their community and home. Moving would be traumatic for all of us. We would likely have to leave NYC.

Unable to retire in 2019 because:

We cannot live on savings and pension and social security alone. The escalating rent on November 1 each year would likely make continued living at Waterside difficult after retirement.

Carole Natko, 65

On Disability
60-65% Retirement Rent Burden

60-65% Current Rent Burden
Disability - Expected Retirement Income

I am on disability. I get \$1,843 SS and I also must take \$2,000 from my IRA to pay my rent. I also pay for my 95-year-old mother's home health care aide, medications, groceries, etc., using my IRA so my \$50,000 income balloons to \$89,000 on my 2017 tax form, making me ineligible for the rent reset. My monthly income is \$3800, my rent is \$2010. I am deserving of this deal, but I am shut out because I am a good daughter. I will run out of money in a couple of years. Who will take care of me?

Unable to retire in 2019 because:

I will not have the money to pay my rent.

Richard Cunningham, 73, Spouse 63

6 Years to Retirement
55-59% Retirement Rent Burden

Less than 30% Current Rent Burden
\$73,152 Expected Retirement Income

I have lived in the same apartment at Waterside continuously for the past 40+ years since I came to NYC in the late 1970's. I met my wife here and we had two daughters born at NYU hospital just across the FDR on First Avenue. Our children were raised here and in fact their introduction to organized "learning" was right here at Waterside at the Bellevue South Nursery School. We love Waterside -- it is the only home we have ever known for over 40 years. Unfortunately, when my wife and I retire we will no longer be able to afford to live in our home at Waterside without a rent reset and we will be forced to move. It seems very unfair that we are not allowed this rent reset simply because our current financial obligations require that we continue to work for another 7 or 8 years to meet those obligations.

Unable to retire in 2019 because:

Current financial obligations (debt) are of such a magnitude that both my wife and I will have to work for another 7-8 years to satisfy those obligations.

Waterside Tenant Stories



Jacqueline Pelzer, 74, Spouse 76

Unsure - Years to Retirement
50-55% Retirement Rent Burden

Less than 30% Current Rent Burden
\$90,000 Expected Retirement Income

Before moving to Waterside in 1981, we led a rather nomadic life. Making work related moves every 2 years. At Waterside we put down roots for the first time. We raised our child here. He made friends; we made friends. This is our home. This is our community. We worry that we won't be able to afford to stay here for as long as we are healthy.

Unable to or do not wish to retire in 2019 because:

I continue to work to maintain the financial stability of our family.

Diane Park, 61, Spouse 59

7 - Years to Retirement
55-59% Retirement Rent Burden

Less than 30% Current Rent Burden
\$79,421 Expected Retirement Income

My husband and I raised our daughter at Waterside. By the time we retire, we will have been at Waterside for 34 years. We want to be able to age in place in our long-term home. My husband and I cannot retire in 2018 or 2019, but within a few short years, we will be retiring. Then, we will be in a housing predicament. Our rent at Waterside has tripled since Waterside exited the Mitchell Lama program, and our incomes will drop dramatically when we retire; we won't be able to afford the unaffordable rent at Waterside. We know we will be eligible for affordable housing when we retire. Why would we have to move to a different affordable housing complex when we retire when an arrangement can be made with this deal to ensure we can age in place in our beloved long-term home?

Unable to or do not wish to retire in 2019 because:

We will not be old enough to collect social security during this year or next, and, therefore, we won't be able to retire.

Susan Miller, 58

5-7 Years to Retirement
60-65% Retirement Rent Burden

55-59% Current Rent Burden
\$75,000 Expected Retirement Income

I'm single, never married and I have lived in my studio apartment since 1990 I've earned every penny I have ever made or saved. My parents had their own financial issues and were never able to assist me. My mother's husband (my step-father) passed away 12 years ago. While working full time, I assisted my mother, who suffered from dementia and manic depression, financially and emotionally for 10 years until her passing 3 years ago. I have been scrimping and saving for my retirement as much as I possibly can, contributing to 401(k) plans and have no other savings. Since I'm now getting closer to retirement I fear what my future will be. I do not have a husband or children who will provide income and support. Waterside is my home and the only place I feel safe. I've looked at my financial situation and as my rent goes up my salary does not. I'm not sure how much longer I will be able to live here. I currently rarely use the heat or air conditioning to compensate for the rent increases every year. I'm not suffering and make a

(more)

Waterside Tenant Stories



good living but I will NOT be able to stay at Waterside during retirement if I'm not able to participate in a rent reset type of program. Waterside, the community I love and consider my home will be unaffordable to me when/if I retire. I have been in my current position for 6 years but they are reorganizing all the time and I live in fear of being laid off. This would be devastating for me financially.

Unable to retire in 2019 because:

I'm 58 years old. I'm too young to retire because I'm unable to collect social security until I'm at least 67 years old. If I could collect my full social security at 59 or 60 years old believe me I would do it in a heart beat. I do not have enough money to support myself to retire at 58 years old even if I applied for the reset now. I don't have enough money in my 401(k) to cover the years until I can apply for social security.

Norma Davis, 76

Retired -- Years to Retirement
70%+ Retirement Rent Burden

50-55% Current Rent Burden
Not provided -Expected Retirement Income

I have been a tenant of 40 Waterside Plaza for 44 years, since I moved in with my then husband and two young children. He left, and as each child moved out, I downsized into smaller apartments so that I could manage the rent and stay here. I worked full time as a Medical Laboratory Technologist, sometimes at more than one job, to support us. Ten years ago I retired at age 66 and went on Social Security, but over time I realized that with yearly increases the rent for my 1 BR apartment would very soon equal my monthly Social Security check. I was fortunate to be offered part time work back in the Central Laboratory of New York Presbyterian Hospital, to augment my income.

I have been deeply involved with my community at Waterside since I arrived. With a few other young family parents, I helped organize and start a nursery school here. I am so grateful that our Waterside Tenants Association President, Janet Handel, and the owners of Waterside have now come up with this "Rent Freeze" or "Rent Rebate" program for those of us Settling Tenants who have struggled long and hard to stay here. I hope that this will come into being so that I can keep living in the only place I want to be. I cannot imagine living anywhere else. Where could I go?

Unable to stop part time work in 2019 because:

I retired 10 years ago and am on Social Security. Because my Social Security net benefit now equals my rent, I am forced to work part time to continue to live and pay for food, health care etc. I hope to be able to continue working part time, as long as my health holds up.

Rhea Braunstein, 67

2 Years to Retirement
70%+ Retirement Rent Burden

50-55% Current Rent Burden
\$18,000 Expected Retirement Income

I am self-employed and am in my late sixties. As long as clients continue to offer projects (I am an interior book designer) I will continue to work. However, I would be rent burdened if my only source of income was social security and I would no longer be able to live at Waterside. As a 30-year resident, I love living here. This community offers many special amenities such as a lovely plaza in which to relax outside. Also a health club, grocery shopping, etc. It is especially helpful to have 24 hour doormen to

Waterside Tenant Stories



assist in many ways including in case of an emergency. Attentive tenant's association, managing office and security contribute to a welcoming and safe atmosphere.

Unable to or do not wish to retire in 2019 because:

I love what I do for a living! It's creative (book designer) and keeps me happily busy with a sense of purpose. I would choose not to retire for at least another 2-3 years unless circumstances force me to. As a twice survivor of cancer, I never know what the future holds. If forced to retire, social security income falls far short of what I would need to afford to remain living here.

Wendy Arnon, 59, Spouse 60

Don't know Years to Retirement
Unknown- Retirement Rent Burden

Less than 30% Current Rent Burden
Unknown -Expected Retirement Income

I have lived at Waterside since 1991. I am married and have two sons. Waterside is a community and we came here and crossed into a area that most did not know. My children know of no other home. One of my sons has a learning disability that we feel makes it essential to continue here as our home base.

Unable to retire in 2019 because:

I can't afford to retire as I am the only person working to support our family. We have and will continue to have significant education and medical costs.. We have paid for private schools for our two children as the public schools did not meet their needs for a child with a learning disability.

Nir & Yifat Golan, 59, Spouse 57

5-7 Years to Retirement
55-59% Retirement Rent Burden

Less than 30% Current Rent Burden
\$80,000 Expected Retirement Income

As a young couple, we joined the Waterside Plaza community in 1990. We fell in love with this community and it has always been our wish to raise our kids and stay here long after the kids have grown. We moved to 10 Waterside Plaza a few months after our daughter was born, and 4 years later our son was born there. Both kids grew up at Waterside and during their childhood years had all their birthday parties at the Waterside swimming pool. Both kids are still living with us today at building 10, and we all see this lovely community as our only home with roots deeply attached to it. We will retire in the next 5 to 7 years and unfortunately will no longer be able to afford this apartment, which will be devastating to all of us. We wish to be part of the retirement rent reset deal so we can still live in our home as we have in the past 28 years.

Unable to or do not wish to retire in 2019 because:

I am 59 years old. I am still working full time at a job that is very demanding, but also satisfying, it is a job that is contributing to our community and I am very happy with it. Retiring by December 31, 2019 is just too soon, because when I actually do retire, we won't be able to afford to live here.

Waterside Tenant Stories



Nancy Julius, 63

8 - Years to Retirement
70%+ Retirement Rent Burden

40-45% Current Rent Burden
Expected Retirement Income

I have lived in NYC since 1978 and in Waterside since 1990. I raised my son here and to him, July 4 is still the most special day of the year; his private show right outside his window. -- more important than birthdays or any other holiday; embedded in his DNA! I work in healthcare as a psychologist. I don't know what my income will be from year to year, because the insurance companies are either lowering my fees, or cutting off patients from care. I haven't had a fee raise from them in 30 years. I anticipate things will keep getting worse. I don't know how I will survive. I have no pension put away.

Unable to retire in 2019 because:

Because i cannot afford to, and I'm still useful to my patients!!

Catlin Levis, 54, Spouse 54

Unsure - Years to Retirement
60-65% Retirement Rent Burden

50-55% Current Rent Burden
\$50,000 Expected Retirement Income

We moved to Waterside because it was affordable middle income housing 25 years ago. Our rent has gone up tremendously after we moved in. We are a middle income household of four and have been living in the same tiny 1-bedroom and 1-bath apartment for over 25 years. Our children are a 16 year]old girl and an 11 year- old boy. We are still working family and cannot afford to retire by December 31, 2019. We need to pay for our kids' education at least next ten years. We are asking you to include us, still working family, for retirement reset now.

Unable to or do not wish to retire in 2019 because:

We have 2 children, 16 and 11. We need to work to support them and their education for at least the next 10 years.

Theresa Gargiulo, 64, Spouse N/A

5 Years to Retirement
60-65% Retirement Rent Burden

50-55% Current Rent Burden
\$36,000 Expected Retirement Income

I am a Settling Tenant at Waterside Plaza wishing to express my thoughts about what it means to me to live here....I LOVE it at WSP and have been here since the late 70's when I was a student, I can't imagine living elsewhere ! It has been my "home" for most of my life and I wish to "age in place" here. My present economic situation does not permit me to retire by 12/31/19, so I URGENTLY request that you seriously consider a "Rent Reset" for those of us that will not retire for another 5 to 8 years. It is only right that ALL of the Settling Tenants benefit, NOT just the ones that will retire by the end of next year.

Unable to retire in 2019 because:

I am self employed and cannot afford to retire by 12/31/19. I am in the "Rent Burdened" category, paying

Waterside Tenant Stories



Tod Shapiro, 59, Spouse 58

6 - Years to Retirement
36-39% Retirement Rent Burden

60-65% Current Rent Burden
\$65,000 Expected Retirement Income

My wife Julie and I have lived at Waterside since approximately 1986, and raised a family here. - My parents and brothers and sister-in-law, as well as many nieces and nephews, all lived, and some continue to live, at Waterside Plaza. My business, the New York City Seminar and Conference Center is located in Flatiron and Chelsea. I serve on Community Board 5, and my kids both attended a local public school. I am root-and-branch part of this community and neighborhood in every sense. My wife Julie (who works part-time at a non-profit) and I are can charitably be described as a modest "middle class" family, in good years earning between the two of us between 80 to 100K per year. As a small business my income in some years has been much less than that, especially in down economies, and is prone to fluctuation as we are in the hospitality industry - so, with our current rent, with escalations every year, is almost 60K (\$5,000 per month) both of us have to continue to work and can't even think about retiring. Without a rent reduction on retirement, we would almost certainly have to move out - which would be heartbreaking to us and a loss to our family and neighbors.

Unable to retire in 2019 because:

My wife and I hope to continue to work until we turn 65 (My wife is 58 and I am 59) and continue our business and community involvement. We have no choice but to continue working to pay our current rent, and also to support one of our sons, who is disabled. Of course, when we retire, any hope of our staying at Waterside and in the community is very likely dependent upon our being able to apply for a "reset" in the years beyond 2019, as I believe it is called, at a point a few years down the line. over 50% of my income to stay here.

Bonnie Eaker Weil, 70, Spouse 71

4 Years to Retirement
66-69% Retirement Rent Burden

46-49% Current Rent Burden
\$80,000 Expected Retirement Income

We have been living at Waterside since the 70's and would love to remain here. When we were in our 40's and 50's we were making triple the income we are making now. We are paying the highest rent the market has set. Our rent is almost \$5,000 per month. Now that is not realistic long term. We love Waterside, the community, and the neighborhood. The views are fantastic and the accessibility to all areas is great. I spoke to Keith on the phone a couple of months ago about our situation. We hope to retire remaining in place at this wonderful apartment complex. Thank you.

Unable to or do not wish to retire in 2019 because:

Not financially ready yet. Plus we both love what we do.

Waterside Tenant Stories



Maria Rodriguez, 89, Daughter, 65

8 Years to Daughter's Retirement
55-59% Retirement Rent Burden

46-49% Current Rent Burden
82,000 Expected Retirement Income

I moved from a very bad crime ridden neighborhood to Waterside with my husband and adult children in 1974. My children cared for my ill husband after his heart attack until his death. Eventually they cared for me when I fell ill. I now live with my adult children who continue to care for me and my health. I am retired and in my late 80s but my daughter still works and I rely on her pay to help pay the bills that keep me going. My daughter who is in her mid-60s does not intend to retire for several years because for now we need the income provided by her. I am concerned that the current proposed agreement will do nothing to protect my children and help them remain at Waterside - where they have lived for their entire adult lives. Born in Puerto Rico, we emmigrated to the United States and our family has been very happy at Waterside due to the security and peace it provides. We hope to live here many more years. It will be very helpful if the proposed agreement extends the time for those who need to work a bit longer before retirement. In addition the agreement should not just apply to myself as the leaseholder but for my children who have lived here all their adult lives.

Unable to or do not wish to retire in 2019 because:

Although I am retired my daughter is not retired. Our combined incomes is the only way we can afford to continue to live in Waterside and not be abandoned to a dangerous crime neighborhood.

Marleen Schussler, 70, Spouse N/A

7 Years to Retirement
60-65% Retirement Rent Burden

Less than 30% Current Rent Burden
\$38,000 Expected Retirement Income

I have lived at Waterside since 1994 and have lived in NYC my entire life. I love the community and hope to stay here forever. I am still working and currently earn \$94,000 annually. I just turned 70 and also started receiving social security in October which increases my salary by \$3,000 a month. My salary for 2018 will be about \$103,000 which is still low enough for me to qualify for the rent freeze. However, in 2019, my salary with social security will be about \$131,000 which will disqualify me for the freeze. In about two years, I want to start working part time - 3 days a week - which will reduce my salary significantly. That is why it is important for me to have a rent freeze now. I also intend to retire in about 8 years and then I will only be receiving social security. If there is flexibility in the year that my salary can be assessed (2017, 2018 or 2019), then I will qualify for the rent freeze which will be immensely helpful. If not, then I will be rent burdened in two years and will have to think about moving.

Unable to or do not wish to retire in 2019 because:

I don't have enough money to retire comfortably and I also feel that I would like to keep working (part time) for a few more years.

Waterside Tenant Stories



Lisa Laurence, 64, Spouse 69

Retired - Years to Retirement
70%+ Retirement Rent Burden

30-35% Current Rent Burden
\$48,000 Expected Retirement Income

We have been living at Waterside for 21 years, the year our son was born.. My husband is retired, I am only 64 years old. and our son still lives with us. It was very important for us to remain in Manhattan, so rather than move out of the borough to get a larger, more affordable living situation, we decided it was better to remain in a 1 bedroom apartment. The cost for a 1 bedroom apartment here has been just about affordable. If the rent continues to be increased for us, it might not be possible for us to stay at Waterside. We love this area and hope we will be able to keep our apartment up to and through our retirement.

Unable to or do not wish to retire in 2019 because:

I would like to work for at least another 6 years so I will be eligible to receive my highest possible social security payment

Rona Tuttle, 66

1 Years to Retirement
70%+ Retirement Rent Burden

46-49% Current Rent Burden
\$22,800 Expected Retirement Income

My Uncle was an original tenant in Bldg 10. He loved living here. I moved to NYC in 1988, lived in the W Village in a mouse infested bldg. I always loved visiting my Uncle and thought Waterside was a very unique living experience so I put my name on a list for a studio (it was all I qualified for) and waited a year and a half for my dream apartment. I waited and waited, trying to be patient and finally I was called to view an apartment. The minute I walked in I felt I was home! That was in 1990 and I have been so happy living here ever since. The city can sometimes be overwhelming but here, in our lovely community, we are neighbors helping each other, supporting each other, greeting each other, and being kind. Living here has been a joy as I've befriended some wonderful people who remain will remain in my heart forever. I am single, live alone, and feel safe and secure here. That is most important to me. Everyone looks out for one another, from our security, our wonderful doormen, porters and maintenance staff, shop keepers, etc. who are always happy to help and smile. This is my home, my family. I cannot imagine living anywhere else.

Unable to or do not wish to retire in 2019 because:

I've worked as a Medical Secretary for the same Medical Group for 30 years. I love my work, and take pride in doing my job to the best of my ability. My patients come first, some of whom I've had a 30 year relationship with, some I've forged friendships with, and I am devoted to helping them all get what they need medically. I would like to work 1 more year, with hopes to retire in the beginning of 2020. That would allow me to save money so I may continue to live in NYC and hopefully Waterside. My salary now barely covers my living expenses. I love living here, and even though it is a struggle. This is my safe haven, my home.

Waterside Tenant Stories



Michael Teitel, 71, Spouse N/A

4 Years to Retirement

70%+ Retirement Rent Burden

60-65% Current Rent Burden

\$57,600 Expected Retirement Income

I love Waterside. Raised my family here in a three-bedroom apartment, leaving me with wonderful memories. My wife passed away five years ago and my children are all grown up with lives of their own, but I am still in that same 3BR. The only reason I have been able to remain in the apartment is because I am still working. I'm still working at the age of 71 watching so many of my friends and colleagues become men and women of leisure. I estimate 60-70% of my income pays the rent but it is a worthwhile sacrifice to remain housed in such a familiar place.

Unable to or do not wish to retire in 2019 because:

I cannot maintain my current lifestyle if I weren't working. I'm not extravagant—I rarely buy new clothes or indulge in life's luxuries, but once in a while I enjoy traveling or taking in an evening of theater. I could not do this if I didn't have a steady income and I couldn't afford an apartment at Waterside—not just my current apartment, but even a studio at market rates would be a stretch. My retirement savings would be depleted in short order. But it's not just that I can't afford to retire—as long as my health holds out, I want to work, I enjoy what I do (I'm an allergist), and I'm good at it. It gives me a sense of purpose and I believe it is important in maintaining my health, both physical and mental. So I am hopeful of going on for at least another five years. I don't believe it is fair that someone like me, who has lived at Waterside for over 30 years, would be denied the same privilege of retiring in place at an affordable rent as my fellow tenants who are ready to call it quits by Dec 2019. I do hope this deal can be renegotiated to cover all of Waterside's settling tenants and not just a select few.

Elizabeth White, 75, Spouse N/A

Retired Years to Retirement

Less than 30% Retirement Rent Burden

Less than 30% Current Rent Burden

Not provided - Expected Retirement Income

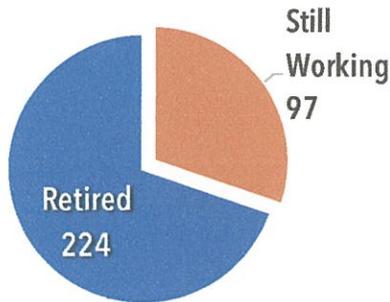
Living at Waterside for 45 years. Raised our family here, now retired and want to stay in this lovely setting with all that we need close by. My concern is - what happens if one of us needs long term care or worse, dies? The first brings enormous medical expenses while the other reduces social security and pensions. The question is- Can the able/living party afford to stay here. Please take into consideration deducting medical expenses and not including RMDs. That would alleviate my concerns for the future.

Unable to or do not wish to retire in 2019 because:

Want to retire at Waterside

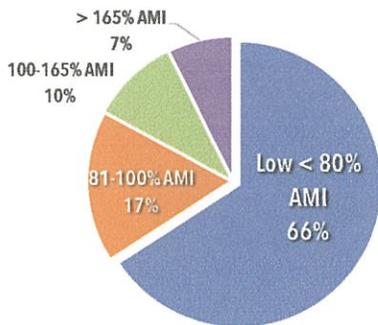
Without a Reset on Retirement, 90 of 321 Settling Households Will Not Be Able to AGE IN PLACE at Waterside

About 1/3 of Settling Households Are Still Working



- 97 Households (HHs) or 30% of Settling Tenants have one or more member(s) still working
- 90 of these HHs will be rent-burdened upon retirement and will not be able to Age in Place. An Aging in Place plan that omits 1/3 of the tenants is not equitable.
- A reset now with second reset on retirement (maximum 8 years to retire) would enable 96% of all Settling Households to Age in Place
- It is not equitable for those who are working and paying taxes to be denied the opportunity to Age in Place. In fact, it is better for the City for them to continue working and pay taxes and, in most cases, it is also healthier to keep working which translates to lower health care costs.

Upon Retirement, 66% of 97 Currently Working HHs Will Become Low Income (<80% of AMI)

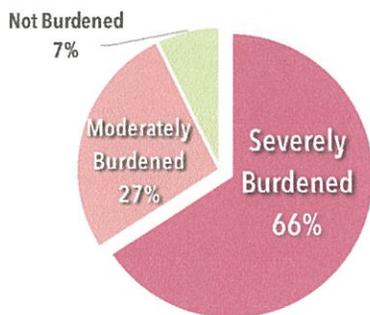


- Income drops dramatically at the time of retirement.
- 64 of the Still Working HHs will become Low income and 27 will become Moderate Income based on AMI for HH size.
- People still working who were not rent-burdened at the lease signing, will become so upon retirement; people rent-burdened at signing will be further burdened when they retire.

HH	<80%	81 - 100	101 - 165	165+	Tot.
1	33	5	0	2	40
2	19	7	5	5	36
3	5	5	2	0	12
4	7	0	2	0	9
Total	64	17	9	7	97
%	66	17	10	7	100

Rent Burden is the Biggest Predictor of Homelessness

Upon Retirement, 90 Households Will Become Severely (66%) or Moderately (27%) Rent-Burdened



- 90 of the 97 Still Working HHs will become rent-burdened - 64% Severely Burdened - upon retirement & would be eligible for the Retirement Reset. **Without a Retirement Reset, they will not be able to remain at Waterside.**
- 52 of the Still Working HHs are eligible now for the 1st Rent Reset & would again be eligible for Retirement Reset based on ren- burden
- 45 Still Working HH are not eligible for the 1st reset, but would be eligible for the Retirement Reset.
- Only 12 HHs eligible for Retirement Reset would be over-housed at that point, so the suggested AMI NYC Monthly Rents would not sufficiently address the problem of rent burden.

Rent Burden	SWH*	
Severe	64	66%
Moderate	26	27%
Not Burdened	7	7%
	97	

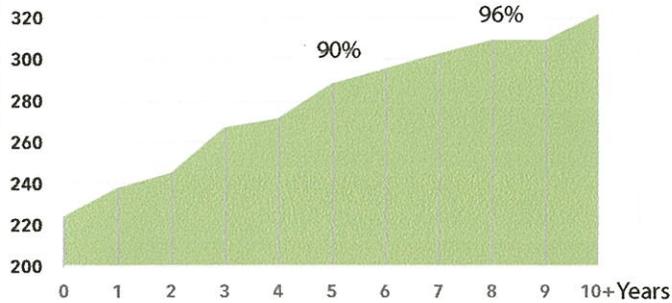
	1st Reset	Retirement Reset	
		Yes	No
Yes	52	52	0
No	45	38	7
	97	90	7

*Still Working Households

* Note: Numbers shown are extrapolated to all 321 Settling Households based on 135 surveys completed.

A 2nd Reset on Retirement Over 8 Years Will Enable 96% of All 321 HHs to Age in Place

HH



- Without a Retirement Reset, 90 families will have to move from Waterside at a time when they are in their mid-late 70s and will likely have diminished ability to work.
- A Retirement Reset- available 1x over an 8 year period would enable 96% of the Settling Tenants to Age in Place.
- The remaining 4% or 12 households have retirement horizons 10 years or greater and tend to be younger with longer income earning years ahead of them.

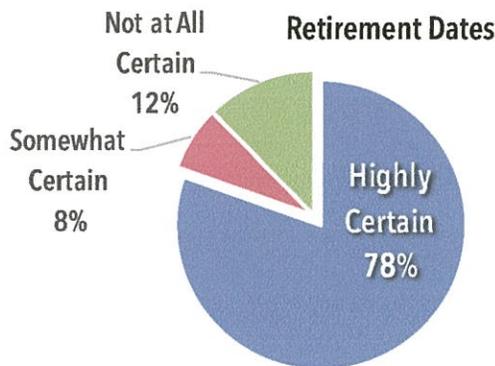
Retirements Planned by Year of 97 Still Working Households



- Retirement peak years are Years 1, 3 and 5, with retirements in the remaining years evenly distributed.
- The remaining 12 households have time horizons longer than 10 years and more years at higher earning potential, with one reporting a timeline of 17 years to retirement.

* These 12 households have retirement time horizon longer than 10 years.

Certainty Reported By Households About Retirement Dates & Income



- When provided the terms of a proposed 2nd Reset on Retirement, the number of people who expressed a **high degree of certainty about retirement plans increased to 78%**, with 8% reporting Somewhat Certain (86%).
- People who reported being Not at All Certain (15%) reported weighing other uncertain factors that would be a part of their retirement planning.
- The majority of tenants report that their expected retirement income is Highly Certain or Somewhat Certain. Almost everyone receives social security and some have additional income from pensions, etc. Income streams from all of these sources is known well in advance of retirement and could be documented along with a contractual year of retirement at the time of certification after closing.

* Note: Numbers are extrapolated to all 321 Settling Households based on 135 surveys completed.

Statement of Tod Shapiro and Julie Kaplan on Waterside Affordable Living

Proposal 1-14-2019

I would like to thank the Mayor and City Council for their affordable living and aging in place policies which will be so helpful to all of our Waterside Neighbors, but to please consider our story, and those of others as the policy is debated and finalized. My Wife Julie and I have lived at Waterside since 1988, and raised a family there - my Parents and Brothers and Sister-In-Laws, as well as many nieces and nephews, all lived, and some continue to live, at Waterside Plaza, so our Family has deep roots here and in the local community. My business, the New York City Seminar and Conference Center, which is a value Meeting Venue for non-profits, start-up companies, local businesses, and others seeking an affordable alternative to expensive Hotels and Traditional Conference Centers dating back to 1989, is located in Flatiron and Chelsea, and is a well established classic "Local" Small Business. I serve on Community Board 5, and my kids both attended a local Public School, the School of the Future - My wife is active in the WTA. I am root-and-branch part of this community and neighborhood in every sense, and I often describe Waterside Plaza, in former days before the rents escalated out of Mitchell Lama, as a big happy NYC "Kibbutz". My Wife Julie (who works at a local non-profit) and I are ~~can~~ charitably be described as a modest "Middle Class" Family. As a small business, my income is prone to fluctuation as we are in the hospitality industry - so, with my family's current rent of almost 60,000K per year (or \$5,000 per month including electricity and garage) right now both of us have to continue to work and can't even think about retiring. Without the prospect of a rent reset, we

would almost certainly have to move out - which would be heartbreaking to us and our extended family.

My Wife and I hope to continue to work until we turn 65 (My Wife is 58 and I am 59) and continue our Business and Community Involvement - aside from our love for NYC and the Community at Waterside, we have no choice but to continue working to pay our rent, and also to help support both of our sons, who are disabled, if we are fortunate enough to get a rent reset. Of course, when we retire and are living on social security and IRA distributions, any hope of our staying at Waterside and in the Community is very likely dependent upon our being able to apply for an additional "reset" in the years beyond 2019. Our situation is similar to many of our hard working, middle class friends and neighbors at Waterside – it would be incredibly frustrating and unfortunate for all of us to have worked hard all these years to stay at Waterside as many of our neighbors have been compelled to leave by rising rents, only to have a possible reprieve be just out of reach unless the reset can be offered to us when we are ready to retire.

Waterside testimony

I am a settling tenant at Waterside Plaza who deserves the rent reset but has little hope of getting it. I live on my Social Security (\$1889/mo) and in order to pay my rent I must take out \$2500/mo from my IRA. My rent is \$2095 plus heat. In addition, I take out large chunks of money periodically to pay for my 95-year-old mother's 24-hour home health care in Florida. I also pay \$500-600 per month for her groceries, medications, and doctor co-pays. That balloons my income to \$89,000 in 2017 and \$102,000 in 2016. It has decimated my IRA. In 2005 I had \$550,000 and now I have \$210,000. I am 66 and my debt grows as I age.

I do not live an \$89,000 life. I do not take vacations, go to theatre, eat out. My clothing comes from thrift shops. All the money is for my mother's care and for visiting her. Because I choose to be a good daughter I am being penalized. I won't be able to stay here much longer. When I moved here in 1992, I told myself that this is where I wanted to live until death.

I am giving all I have to my wonderful mother. Who is going to take care of me?

I need someone with a big heart. Are you that person?

P.S. I also have to take care of myself. I have been a type 1 brittle diabetic for 43 years and am on 16 medications for other serious health problems in addition. I have glaucoma and diabetic retinopathy, and am threatened by blindness and dialysis.

I am up against a wall.

Thank you for your time and consideration. Best, Carole Natko

The New York City Council
Land Use Division
250 Broadway
16th Floor
New York, NY 10007

Att: Chelsea Kelley, Senior Project Manager
Sent by email to: CKelley@council.nyc.gov

January 15, 2019

To Whom It May Concern:

My wife and I are tenants at Waterside Plaza and have been for 40 years. After attending the hearing at the Land Use Subcommittee, we would like to submit this statement in support of the general plan for “Aging in Place.”

While we believe the proposal is moving along in a positive manner, we do not feel that the requirement of retirement by the end of 2019 is fair or appropriate.

We, the Settling Tenants, have been part of this community for thirty or forty years or longer. We have lived our lives here, had careers here, raised children here, and are part of a real community of moderate earners.

While my wife and I are not personally affected by the proposed retiring requirement in 2019, many of my neighbors and friends in this community are. So I write in support of them.

There was some discussion at the sub-committee meeting that HPD found too much uncertainty in allowing tenants to retire after 2019. However, when you look at the actual facts, the amount of uncertainty is really quite trivial. As mentioned at the hearing there are only 309 remaining Settling Tenants. Of those there was an indication that approximately 20% could not retire in 2019. That would mean approximately 60 units. However, not all of those tenants would qualify for the deal in any case and so the number of units involved would be only a portion of that amount.

From my knowledge of the Settling Tenants, most of them are nearing retirement over the next several years. As Janet Handal, the WTA

President, stated at the meeting, they most likely know what their retirement finances will be and can provide an accurate representation of it now.

They just cannot retire this year (perhaps due to a pension requirement, social security income, closing out a business, etc.)

It seems neither fair nor logical to sunder this community over such a small amount of uncertainty for the City of New York, especially when you consider the ever present uncertainty of City budgets over a whole host of projects and costs.

We have always been a close community, a model community in any ways, and I strongly believe that the City of New York should be able to devise a formula to allow all the Settling Tenants to be able to retire and age together in a community in which they have lived their lives and which they helped to create.

I urge the City of New York and HPD to find a way to allow all the members of the Settling Tenants in this community, who otherwise qualify, to retire after 2019 so as to age in place with financial security.

Why not!!! Why create artificial distinctions in a truly functioning and organic community, a very rare community indeed.

Thank you for your consideration. Let's reach out on this one for a better New York.

Sincerely,

Stephen and Bernardette Haken

30 Waterside Plaza
20J
New York, NY 10010
212-684-3907

Cc: Janet Handal

Greetings, Council Member Ben Kallos, Keith, Peter, Janet and fellow Waterside tenants,

Council Member Ben Kallos, I ask that you please, as a leader, and decision maker, **help us and Keith** with this life changing situation.

I am passionately, urgently, and YES, in desperation asking that you **PLEASE help us NOW** get a second rent reset in the future.

Under the current proposed deal for Waterside Settling Tenants, my rent will become frozen. However, unless a SECOND rent reset is secured NOW for much further out in the future, I will not be able to live the rest of my life out at Waterside when I retire. There is one-third of settling tenants that are also in my situation.

Please make an EQUITABLE deal for ALL of us Settling Tenants. Waterside has been my home for OVER 25 years. When I collect social security at any time (within all the three time frames and amounts), I will not be able to afford my current frozen rent then). I am asking that at the time of my retirement, my income and rent get reviewed again, in other words a second certification take place.

The deal as it now stands is allowing the other two-thirds of Settling Tenants that are retiring now or within 2019 to get actual rent reductions and, therefore to live their lives out at Waterside for the duration of their lives, as opposed to their rents just being frozen, and hence most likely losing their homes.

Please help us implement something NOW, so that we know NOW for certain, that we will have our homes in the future. I know Janet requested 2-8 years out, but if all goes well for me, I will need further out than just eight years, just like some other settling tenants.

PLEASE HELP US KEEP our HOMES and OUR COMMUNITY here at Waterside.

These are our lives and our homes.

Council Member, Ben Kallos, I thank you from my heart.

Thank you,

Chris

CSpanglerCV@Yahoo.com

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49) Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

From: Eva Centeno

Waterside Seniors

I very strongly support passage of the Extension of the Platform Lease that the City has with Waterside Plaza. But PLEASE PLEASE PLEASE extend the retirement rent reset for 2-8 years so that those of us who still need to work in order to provide support for our families can do so and still stay in our homes.

My wife and I need to work for several years to come. We have an adult child with Special Needs who is depending on our support so retirement this year is not an option for us. But we want to remain at Waterside Plaza where we have lived for 27 years. It will be so much cheaper and more beneficial for the City to allow us to age in place.

Thank you.

Michael Arnon

As a long standing tenant of over 27 years I support the passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal in agreement with the settling tenants of Waterside.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Sincerely,

Allen Katona
30 Waterside Plaza, Apt 12H

Waterside seniors

Except for MTA reduced care everything facing seniors is going up astronomically.

My family moved to Waterside under the (false) assumption that Mitchell Lama housing would offer some future financial stability.

What we have is YEARLY rent increases that make stabilized apartments seem cheap.

Medicare is becoming very expensive. Drug costs - EVEN for many genetics have increased enormously.

My wife and I will be 77 shortly and we were both born in New York city. when I stop driving New York will still be a viable city for us. We really don't want to have to relocate for our final years.

This deal could have a positive outcome for all the parties involved.

Stanford Golob

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

We moved to Waterside Plaza exactly 40 years ago today! Please help keep Waterside affordable for us and for our neighbors.

Thank You.

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

jean shen

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

When our Landlord withdrew from the affordable housing plan in 2001 the tenants (as per our lease) were supposed to be governed by the Rent Stabilization Law. The Landlord raised technical issues as to why we should not be covered by Rent Stabilization and the tenants entered into a settlement agreement with the Landlord instead of facing the uncertainty of immediate doubling or tripling of our rents. Of the 1400 Units in this project there are only 308 settling tenants left. With 7.5% increases to our rent from 2001-2011 (then reduced to 4% annual increases with a reconstituted settlement) many tenants left. Many of the remaining settling tenants in their 60's cannot retire before full Social Security Retirement Age or their main form of income will be reduced forever. Many of us can't afford to retire due to cost of living added to our rents and we certainly can't retire before our pensions vest or our full Social Security age. Had my apartment been protected by Rent Stabilization I would be paying 86% more in rent from date of settlement but I am paying 276% in rent (almost triple the settling rent) plus utilities. Retirement is 2 to 3 years off for me and I would have tremendous peace of mind if the reset were part of this deal instead of more uncertainty.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Thank-you for your kind consideration.

Rosemary Proto

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

From: Alvin Shapiro

I am a senior who has lived at Waterside for almost 45 years. I am very appreciative of the chance to 'age in place' that will be afforded me by this deal. Thank you for your consideration of the following.

Barbara Lewis

20 Waterside Plaza Apt 2A

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Barbara Lewis

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

As a tenant of 31 years and a recent retiree, I cannot imagine living anywhere else but Waterside Plaza, however without rent resets or similar conditions it would become a financial burden for myself and many others

I support the passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, my comments regarding modifications are as follows:.

Please consider the extended retirement rent reset for 2-8 years to allow all tenants to partake in rent resets so they may age in place.

Retirement account distributions should NOT be considered as income as retirement comes with many other unanticipated costs such as supplemental insurance et.al which is an additional burden on a senior persons income.

In addition, HDP should follow HUD 435.03 guidelines re permitting adjusted income for those over 62+.

As tenants, we hope that this agreement will be passed as quickly as possible with the modifications listed so that long time senior tenants are able to stay in their homes.

From: lisa levy

Waterside Seniors

I fully support the passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Thank you for your consideration.

Theresa Gargiulo
30 Waterside Plaza, Apt. 10K
New York, N.Y. 10010

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Thank you.

Jacki Friedmann
20 Waterside Plaza #28B
New York, New York 10010

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

John Keatts
30 Waterside Plaza, apt. 31B

Statement of Tod Shapiro and Julie Kaplan on Waterside Affordable Living

Proposal 1-14-2019

I would like to thank the Mayor and City Council for their affordable living and aging in place policies which will be so helpful to all of our Waterside Neighbors, but to please consider our story, and those of others as the policy is debated and finalized. My Wife Julie and I have lived at Waterside since 1988, and raised a family there - my Parents and Brothers and Sister-In-Laws, as well as many nieces and nephews, all lived, and some continue to live, at Waterside Plaza, so our Family has deep roots here and in the local community. My business, the New York City Seminar and Conference Center, which is a value Meeting Venue for non-profits, start-up companies, local businesses, and others seeking an affordable alternative to expensive Hotels and Traditional Conference Centers dating back to 1989, is located in Flatiron and Chelsea, and is a well established classic "Local" Small Business. I serve on Community Board 5, and my kids both attended a local Public School, the School of the Future - My wife is active in the WTA. I am root-and-branch part of this community and neighborhood in every sense, and I often describe Waterside Plaza, in former days before the rents escalated out of Mitchell Lama, as a big happy NYC "Kibbutz". My Wife Julie (who works at a local non-profit) and I can charitably be described as a modest "Middle Class" Family. As a small business, my income is prone to fluctuation as we are in the hospitality industry - so, with my family's current rent of almost 60,000K per year (or \$5,000 per month including electricity and garage) right now both of us have to continue to work and can't even think about retiring.

Without the prospect of a rent reset, we would almost certainly have to move out - which would be heartbreaking to us and our extended family.

My Wife and I hope to continue to work until we turn 65 (My Wife is 58 and I am 59) and continue our Business and Community Involvement - aside from our love for NYC and the Community at Waterside, we have no choice but to continue working to pay our rent, and also to help support both of our sons, who are disabled, if we are fortunate enough to get a rent reset. Of course, when we retire and are living on social security and IRA distributions, any hope of our staying at Waterside and in the Community is very likely dependent upon our being able to apply for an additional "reset" in the years beyond 2019. Our situation is similar to many of our hard working, middle class friends and neighbors at Waterside – it would be incredibly frustrating and unfortunate for all of us to have worked hard all these years to stay at Waterside as many of our neighbors have been compelled to leave by rising rents, only to have a possible reprieve be just out of reach unless the reset can be offered to us when we are ready to retire.

Waterside Aging in Place, Affordable Housing

Hi there - just reiterating once again my support for the plan for Waterside Plaza and its Tenant's Association efforts, and urging all parties - HPD, The Mayor's Office, and the City Council - to please consider my testimony at the recent Committee Hearings and support an extension of the time for those retiring to have a reset of their rents; Exclude the retirement funds one-time distributions from the income calculations, and allow the deductions of out of pocket medical expenses to be added to the current plan as presented - to wit, as WTA has advocated -

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

I also, on behalf of my family and friends - my wife Julie, my sons Eric and Corey, my Sister-In-Law Susie Shapiro, and my Parents Alvin and Lesly Shapiro, testified at the Recent City Council Committee Hearings on the subject reiterating, on a personal and family level, the importance of approving this legislation with these additional items. I am attaching my testimony at the Council Hearing for your records as well ... !

Thanks You.

Tod Shapiro
30 Waterside Plaza
NYC 10010



[TLS-SSS Combined](#)

Tod's Combined E-Mail at NYCSCC

Tod Shapiro

Vice President/Director of Operations

New York City Seminar and Conference Center

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NYCSCC video tour: <http://www.nycseminarcenter.com/youtube.cfm>

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Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Regarding: Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Gentlemen:

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.
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Yours truly,
Marjorie Greif
30 Waterside Plaza, #17D
New York, NY 10010

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

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In addition: Please see my statement below:

My wife and I are tenants at Waterside Plaza and have been so for 40 years. After attending the hearing at the Land Use Subcommittee, we would like to submit this statement in support of the general plan for "Aging in Place."

While we believe the proposal is moving along in a positive manner, we do not feel that the requirement of retirement by the end of 2019 is fair or appropriate.

We, the Settling Tenants, have been part of this community for thirty or forty years or longer. We have lived our lives here, had careers here, raised children here, and are part of a real community of moderate earners.

While my wife and I are not personally affected by the proposed retiring requirement in 2019, many of our neighbors and friends in this community are. So I write in support of them.

There was some discussion at the sub-committee meeting that HPD found too much uncertainty in allowing tenants to retire after 2019. However, when you look at the actual facts, the amount of uncertainty is really quite trivial. As mentioned at the hearing there are only 309 remaining Settling Tenants. Of those there was an indication that approximately 20% could not retire in 2019. That would mean approximately 60 units. However, not all of those tenants would qualify for the deal in any case and so the number of units involved would be only a portion of that amount.

From my knowledge of the Settling Tenants, most of them are nearing retirement over the next several years. As Janet Handal, the WTA

President, stated at the meeting, they most likely know what their retirement finances will be and can provide an accurate representation of it now.

They just cannot retire this year (perhaps due to a pension requirement, social security income, closing out a business, etc.)

It seems neither fair nor logical to sunder this community over such a small amount of uncertainty for the City of New York, especially when you consider the ever present uncertainty of City budgets over a whole host of projects and costs.

We have always been a close community, a model community in many ways, and we strongly believe that the City of New York should be able to devise a formula to allow all the Settling Tenants to be able to retire and age together in a community in which they have lived their lives and which they helped to create.

I urge the City of New York and HPD to find a way to allow all the members of the Settling Tenants in this community, who otherwise qualify, to retire after 2019 so as to age in place with financial security.

Why not!!! Why create artificial distinctions in a truly functioning and organic community, a very rare community indeed.

Thank you for your consideration. Let's reach out on this one for a better New York.

Sincerely,

Stephen and Bernardette Haken

Seniors at Waterside

Extend retirement rent reset 2-8 years

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3. Permit deduction of out of pocket medical expenses from income calculation

From: Bonnie Singer

From: Doctor bonnie EakerWeil <info@doctorbonnie.com>

Date: January 16, 2019 at 5:18:44 PM EST

Subject: Fwd: Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

We so appreciate your hard work , Keith you have heard our prayers to stay at our wonderful community Waterside in our golden years .We are asking you to extend retirement :1rent reset 2-8 years. 2to exclude retirement account distribution from income calculations ,3 permit deduction of out of pocket medical expenses from income calculations .We made 3 times more in our 40's then now in our 70's and rent is same at Waterside from our 40's and is going up but we make three times less working full time , so we will not be able to stay at Waterside without these additions and reset .Thank you for your unwavering help and consideration so we can be a part of the community we love and give back to .Dr Jeff and Dr bonnie , the DrsWeil

Sent from my iPhone

Begin forwarded message:

From: Doctor bonnie EakerWeil <info@doctorbonnie.com>

Date: January 16, 2019 at 5:00:38 PM EST

Subject: Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.Thank you so much for your consideration on this.Keith you have been wonderful , taking time out of your busy schedule to not just listen but really hear us .My husband and I spoke directly to you , and although we can be sometimes hard to reach at work you called us back and spoke several times to us about this extension reset , as we are not ready financially to retire yet and our income is three times less now in our golden years than when we came to Waterside ,although our rent reflects when we made three times as much in our 40's , now we are in our early 70's.We so appreciate the hard work and your consideration so we can stay at WAterside , which we love!!Its home to us !

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

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We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Jillian Massimino

30 Waterside Plaza - 10A

Waterside Seniors settleing tenants - Re 1/14/2019 - Planning, Dispositions, & Concessions

I give my total support with the rent increase extension 2-8 years, medical deductions, and to exclude retirement distributions.

Thank you so much,
Leslie Schatzer

30 Waterside Plaza apt. 32K
New York, NY 10010

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

From: maxnmam

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

I had to rush to move out of Waterside because I couldn't afford the rent and no one would bend even an inch to assist me at least for the short term. I was a 25 year resident who paid every rent bill exactly on time and was what I believe to be an excellent tenant. I'm not at all pleased at the fact that I had to discard most of my possessions and lost a few in the moving process.

I think charging market rate rents for a tenant who lived there for 25 years is absurd. I know everyone is trying their best to make this right but in my case it's a lot too late.

Make sure the mayor sees this email.

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

From: Michael Colletti

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

We want to stay in our homes and be able to age in place.

These concessions are vital to this deal.

Thank you in advance for your consideration,

Regards,

Linda Erekuuff

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions. This measure is critically important to my effort to continue my 38 year residency at Waterside.

From: Steven Morris

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

This means so much to us

Thank you for your affirmative vote

Elizabeth White
30 Waterside

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

From: cindy chwang

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

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HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

There is a big difference between people who are 62, 70, and 80 yo. A person who is 80 is much more likely to retire than someone who is 62 yo. Therefore, the same standards should not apply to the various age groups even though they are by definition Seniors. A retirement reset to 2-8 years, would allow those that are younger, to catch up to those who are older and ready for retirement. It would also enable them to continue living at Waterside when they do retire.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Thank you for your consideration of this matter.

Andrea M. Hessel, MD
30 Waterside Plaza, 3K
New York, NY 10010

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

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I am a long time resident of Waterside Plaza, having moved in right out of college in 1975. I have lived in four different apartments over the years. I raised two children with my wife Elaine. Our kids are out of the house now, so we are empty nesters. We love it here, and would hate to be priced out when we eventually are on a fixed income.

Best wishes,
Mark Dinowitz
25 Waterside Plaza, Apt. TT

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

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Charles and Elizabeth White

30 Waterside Plaza Apt 22G

NY, NY 10010

Both my wife and I are in our 70s, have been living in Waterside for many years and moving at our age would be a significant hardship. Thank you your consideration. Charles White

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

I and my wife Andrea support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

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Sincerely,

Otto and Andrea Gustafik.

10 Waterside Plaza, Apt.14J

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

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Elissa & Harold Macklin
30 Waterside Plaza
Apt. 5J

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Referencing the Waterside Plaza Senior Housing proposal:

We support

- The rent reset be extended to 2-8 yrs to accommodate those tenants still working,
- Considering out of pocket medical deductions,
- Exclusion of retirement distributions.

Respectfully,

Harold & Elissa Macklin

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Ken & Elaine Cohen
30 Waterside Plaza Apt. 8G
January 16th, 2019
RE: Waterside Plaza Senior's Rent Reduction Plan

To:
HPD
Land Use
Keith Powers

Most of the retired tenants are paying our rent and other bills solely from Social Security payments, savings and retirement plans. I understand that the plan as it stands right now, is NOT asset based in determining income for any possible rent reset or rent freeze. We, as many other tenants, only have IRA accounts to withdraw funds from to pay our rent.. Our IRA accounts are assets; they are our funds that we saved for emergencies and when we retire to enable us to continue an acceptable standard of living. IRA accounts are assets, unlike Pension Plans, which are NOT one's assets but either government or private company plans that will never run out. Our IRA accounts are not endless, and at some point will run out and not enable us to live at Waterside Plaza.

I ask that your office try to get an exemption for IRA account withdraws as income to determine any rent reset or rent freeze. It has been brought to my attention that line 37 of IRS form 1040, may be used as the total income to determine rent resets. The only reason that IRA distributions appears on form 1040, is that they need to be taxed as a deferral from before. Had we taken the same money years ago and placed it into a savings or checking account, it would not figure into the present plan as it stands. Either way, that same money **is our asset** and should not be considered in the total income for the HUD plan. No federal money is used to fund this deal, therefore, we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

Some of the HUD forms seem to indicate that Pre-taxed Social Security payments will be counted in total income to determine any benefits. All we get is the money after **minimum taxes and mandatory monthly premiums are taken out**. The same applies to all IRA distributions. What we receive is only after taxes are taken out. How can HPD/HUD, or any other Government agency think that we can pay our rent from any Pre-taxed dollars? That is just ridiculous! **No Gross amount of money should be used, only what is left after taxes and other deductions**, such as the IRS Form 1040 partial deduction on ALL IRA Distributions. (See line 15a IRS form 1040).

In addition, most of the senior tenants have high medical expenses that are not covered by our insurance and must be paid out of pocket. Will there be some sort of exemption for medical expenses? We believe HPD should follow the HUD 4350.3 guidelines about permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49).

Respectfully yours,

Ken & Elaine Cohen

Waterside-CORRECT ext request, PLS!!!!!!

One can start collecting FULL social security retirement benefits as late as age 70. I am only 61. This deal should be made equitable for ALL of us settling tenants, with a second rent reset for AT LEAST from 2-9 (NINE) yrs out in my case.

NOW is the time to do this!!!!!!

THANKS!!!!!!

From: Chris Spangler

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

I moved from a very bad crime ridden neighborhood to Waterside with my husband and adult children in 1974. My children cared for my ill husband after his heart attack until his death. Eventually they cared for me when I fell ill. I now live with my adult children who continue to care for me and my health.

I am retired and in my late 80s but my daughter still works and I rely on her pay to help pay the bills that keep me going. My daughter who is in her mid-60s intends to retire in several years because for now we need the income provided by her.

I am concerned that the current proposed agreement will do nothing to protect my children and help them remain at Waterside - where they have lived for their entire adult lives.

Born in Puerto Rico and immigrated to the United States our family has been very happy at Waterside due to the security and peace it provides. We hope to live here many more years. It will be very helpful if the proposed agreement extends the time for those who need to work a bit longer before retirement. In addition the agreement should not just apply to myself as the leaseholder but for my children who have lived here all their adult lives.

To repeat:

1. No mention or provision has been made for sons/daughters of Settling tenants who grew up at Waterside and are now senior citizens in the Aging in Place agreement. Our family has lived at 40 Waterside since 1974. My Children grew up at Waterside. They have been in the lease since we moved to waterside in 1974. They have taken care of me. However no provision is made in the Aging in Place agreement for seniors who have lived with their Settling tenant parents all their lives. I am 88 years old and my children are now seniors just like me.

The Community Board should make provision for those who grew up in Waterside and are now their parents. The provisions of the Aging in Place agreement should be applicable to the sons/daughters who are now senior citizens of Waterside so that they will not be thrown out of Waterside due to high rents in the future. My husband and I were both lease holders. Why husband and wife and not sons and daughters?

2. I now have severe nerve pain from Shingles, acid reflux, chronic bronchietisis, and possibly MAI. My son and daughter have been caring for me and they accompany me to medical appointments.

3. My daughter who has always lived with me at Waterside is 65 still works and intends to do so to pay the bills for several more years.

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

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Maria Rodriguez

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

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This makes sense to me and in light of the above mentioned rationale (and as a matter of fairness), I hope it makes sense to you as well.

When I initially moved into Waterside Plaza, In 1975, it was under Mitchell-Lama, which allowed me, as an employee of the New York City School System, to save enough of my salary to live a middle-class lifestyle during my retirement.

I will be 70 years of age on my next birthday and would like the opportunity to remain living at Waterside without exhausting my savings on ever-escalating rents.

Thank you for your favorable consideration.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Ronnie Loeshelle
30 Waterside Plaza - Apt. 25K
New York, NY 10010

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Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

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From: Allen <bonalen@aol.com>

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

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No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted

From: Charles White

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Dear All Elected Officials, Powers That Be (Including Keith!), and Beloved Janet Handal and the WTA:

I have lived in my apartment at Waterside Plaza since 1981. Since then I have gone through two "nest eggs" and rented out my bedroom to roommates to keep my home as the rents have soared. In April I will be 70 years old.

As an actor in NYC's downtown theater since the 1980s, I have enjoyed a fulfilling career both working downtown and also touring nationally as "Sister" in the *Late Nite Catechism* series. As I have learned over my long career as an actor, the work is hugely satisfying and the pay is very low. Especially by NYC's standards.

I love my home and I love this city. My rent in my one-bedroom is over \$2,500 monthly and that's before electricity, food, prescriptions, transportation, etc. It has been stressful hanging on but I cannot imagine living anywhere else in the world. And I cannot afford to move even if I could.

PLEASE Support us with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Sincere thanks,
Colleen O'Neill

Waterside Seniors

Hello:

Thank you for considering the upcoming Extension of the Platform Lease. I strongly support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal to improve its support of Waterside Seniors.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore I believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

I believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Sincerely,
Marian Fish
30 Waterside Plaza-18A
NY, NY 10010
Waterside Senior

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

To Whom It May Concern

Subject: Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe and earnestly hope that three modifications should be made to the deal:

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Thank you for your consideration and attention.

Sincerely,

Sophie Smith
10 Waterside Plaza, Apt. 27K
New York, NY 10010

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

WATERSIDE SENIORS

Hello, Waterside plaza has been my first and only apartment since living in manhattan. It is my home and I have been a tenant in good standing for the past 20 plus years.

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza However, I believe that there should be a modification to the deal. I am 54 years old and am not eligible for full retirement for 13 years. I think a modification should be made to accommodate all the settling tenants.

1. Extend retirement rent reset 15 years

Without this modification, I will forced out of my lifelong home only to be placed into the senior affordable housing lottery which has a waiting list of 200,000. Please invest in all the waterside settling tenants.

Helene Widman

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Thank you,

From: "Jeff (AOL)" <jefroseman@aol.com>

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

From: Jacqueline Ghazal

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

Waterside SENIORS-Joel Thome, 30Waterside Plaza, Apt 25-H, New York, N.Y. 10010

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Hello,

My name is Rona Tuttle. I have lived in my studio apartment at Waterside for almost 30 years. Before moving in, I was on a waiting list for 1 1/2 years but it was definitely worth the wait. The minute I saw the apartment I knew I was home. As you might imagine there are many memories, friendships, happiness and even some heartbreak but the one constant was that I was living in a wonderful community in a city I love in my comfortable home. I cannot imagine living anywhere else.

I am 66 years old, working full time and can barely afford my rent and living expenses now. I would love to retire however without the option of aging in place that would be impossible. It's not easy to save money for retirement when one lives paycheck to paycheck. I am single and trying to manage on my salary as a medical secretary and I would love to be able to work as long as I can.

I love living at Waterside and feel protected and safe here. We are a community that cares.

It's also important to me, due to health issues, to be close to the hospital and physicians that I have established relationships with for 31 years.

Please support the seniors at Waterside so we may age in place and not have to leave our homes and the city that we love.

Thank you.

Sincerely,

Rona Tuttle

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+.
(See pages 5-46 through 5-49)

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Waterside is a unique property it is the only ground lease residential former Michell Lama property in NYC. It is also unique in the rate of rent increase settling tenants were subjected to when we left Michell Lama; two consecutive 9% rent hikes followed by eight consecutive 7/1/2% rent hikes. B

Because of this uniqueness by extending his lease to 100 years the landlord will increase the value of his lease and can afford to pay a higher leasing fee to the city giving the city income to offset reduced rental income. I suggest for the above reasons other properties do not meet the same criteria and therefore Waterside is not a model for other properties.

Given that HPD marketing department implied we have to follow a AGI rather than a Taxable AGI certification model. I request you consider the following to ease the tenant burden.

1. Allow waterside tenants to deduct their pension contribution. this will help some qualify for at least the freeze and possibly a rollback and those that don't qualify now as AMI increase they will get the freeze sooner. The deduction for pension contributions will also allow tenants to increase there pension contribution, narrowing gap between income during final work years and what they will have in retirement. In most cases tenants will see a income drop of least 20% at retirement.
2. Allow tenants to use the "taxable" version of social security. Without this you are penalizing tenants that started social security before age 70 because they couldn't afford to continue to live at waterside without the immediate increase in total income.

Sincerely,

Gary Baurer

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Sincerely,

Sarita Gupta
20 Waterside Plaza

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

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Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

From: <idationgco@gmail.com>

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

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3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

My husband and I raised our daughter at Waterside. By the time we retire, we will have been at Waterside for 34 years. We want to be able to age in place in our home at Waterside. I will be 61 in February. My husband and I cannot retire in 2018 or 2019, as is the case for many of our neighbors, and without a rent reset upon retirement, we won't be able to age in place at our beloved Waterside.

This is a matter of equity. Why would this deal only offer a rent reset to current retirees or those who were able to retire last year or this year, when there are so many of us who will be in a housing predicament in only a few short years. Our retirement incomes will drop dramatically when we retire, and we will not be able to afford our unaffordable rents at Waterside; mine has almost tripled since Waterside exited the Mitchell Lama program. Even if our rents were frozen now, they would be too high for our retirement incomes.

My husband and I know we will be eligible for affordable housing when we retire. Why would we have to move to a different affordable housing complex when we retire when an arrangement can be made with this deal to ensure we can age in place in our long-term homes.

Thank you for ensuring we can age in place in our home!

Sincerely,

Diane Park

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

I also support the passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Thanks!

From: George Hazel

Waterside Plaza

Dear Sir or Madam,

I write as a tenant at Waterside Plaza, age 62 years, who has lived here for 33 years.

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Catherine A. Fitzpatrick
40 Waterside Plaza Apt. 4J
New York, NY 10010

To Whom it May Concern:

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

PLEASE HELP US NOW AND TAKE THIS NEXT IMPORTANT STEP ...

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Thank you for your attention to this extremely important matter.

Susan Miller
BLDG 10/APT 32C

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

I am using the suggested language below because it clearly represents my views. I thank you for your consideration.

Nancy Brooks

30 Waterside Plaza, 27D

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

From: Nancy Brooks

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

We have lived at Waterside for over 40 years and intend to continue to “age in place”. We support the entire proposal plus rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions. Thank you.

From: Judy Kozuck

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Sincerely,
Julie Kaplan
30 Waterside Plaza, Apt. 28A
New York, NY 10010

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

From 1970 to 1976 I owned and lived in a townhouse in Manhattan. The city of New York was hostile to small landlords - I could not even reach the building department when I had issues with them. The state of New York had put a cap on mortgage interest rates so that I could not refinance my mortgage.

I sold the townhouse to move to Waterside on the understanding that it was Mitchell-Lama. Then Waterside exited Mitchell-Lama and my rent tripled. I am 77 years old and there is no way I can afford to retire, so I continue to work full time. I can told that I can borrow from my pension when I am 99. Doing the math, I might be able to retire at 86.

- John Lobell

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Dear folks,

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Please DO!

Natella Vaidman
20 Waterside Plaza 6F
NY NY 10010

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

From: Nancy Di Paolo

waterside seniors

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

I am 63 and cannot afford to retire. I am trying to retire by 70. I have financial obligations (for family members) and huge medical bills.

thank you, nancy julius

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

From: Heidrun Pretzel

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

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HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Gloria Clowes
20 Waterside #6J
New York, NY 10010

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Thank you

Mary-Jo

Mary-Jo Vercillo
Eldercare Consultant
917-270-2185

“Providing management and coordination of personal, financial, legal and healthcare matters to seniors and their families.”

Hello,

I am an 82yo woman and I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. I have lived at Waterside for nearly 40 years – it is my home, my community and I want to stay here for as long as possible to be near friends and family. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Thank you very much!

Golda Patron

10 Waterside Plaza

My husband and I are long-term residents of Waterside Plaza. This is where our children were born and raised. We hope to stay here as we age, so that our children and grandchildren can return to visit us in the only place they consider their family home.

We support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, we believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Thank you for your consideration,

Marye Elmlinger and Eric Lamm
10 Waterside Plaza 34F
New York, New York 10010

From: Rosemary <rorogers6@verizon.net>

Subject: Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

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Waterside --Re 1/14/2019--Planning, Dispositions, & Concessions

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

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We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

I have lived at Waterside Plaza since 1976--more than half my life. With the extension of the platform lease and implementation of the rental rent reset, I will be able to afford to continue to live in what I now consider my home. With my thanks and appreciation for all you do for the benefit of Waterside Plaza and its residents.
Jean Ando

From: MCW <mcwilner@gmail.com>

Subject: Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Hello,

I am writing on behalf of my father and all the of the senior citizens currently living at Waterside Plaza. My family has lived there since the 1980s, and it is a place that is special in all of our hearts, remaining a diverse and vibrant community all these years, even through the many changes that the city has gone through. My parents dedicated their lives to supporting me and my siblings in our education and growth and Waterside's reasonable rents enabled our family to have a safe, comfortable, inviting place to live, even as rents increased elsewhere across the city. We truly have so many wonderful memories from our time growing up there. Now that my mother has passed away, my father lives a simple life, continuing to work to support himself, give back to the community and keep him busy. Forcing seniors like him into retirement before they are ready in order to ensure their housing security in the future seems misguided and unwise. I have followed the land use negotiations for Waterside closely, concerned about my father's future prospects, and I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

I appreciate you taking the time to read this message and make a decision that is best for Waterside seniors and the city as a whole. If you have any questions at all, please do not hesitate to follow up. Thank you for your work.

Best,
Alexandra Teitel

Support with rent reset extension

To whom it concerns:

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Thank you,
Patricia Harty

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

We are supportive of the rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Sincerely,

John and Jennifer Lewis



I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-4 I need

We need your help, support, understanding ...to ensure all Waterside Seniors can age in place reasonably.

Sincerely,
John and Jennifer Lewis



Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Debra Dohnert, CMP

Senior Manager-Meetings and Special

Events

Governance

Association of International Certified Professional Accountants

[1211 Avenue of the Americas – 19th Floor](#)

[New York, NY 10036](#)

P: [+1.212.596.6143](tel:+12125966143) | M: [+1.908.723.6666](tel:+19087236666) | VFAX: [+1.919-419-4722](tel:+19194194722)

I Support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

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Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Dear Folks,

Could I ask you to do the following:

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

I hope you will take all of the above into consideration and do support Seniors!

Wishing you a wonderful day,
Natella Vaidman
20 Waterside Plaza #6F
NY NY 10010

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Please support rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Many thanks,

Marcia Markland

From: William Poindexter

Subject: Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Waterside Seniors

Hello,

A note of appreciation (from my mother, copied on this mail) for your support of us longtime tenants of Waterside Plaza. My mother is a retired school teacher (who taught next door to the Plaza) in her eighties. She has lived in the same apartment, which she now shares with her grand daughter, for 40 years! Without your support of this agreement with Waterside, she would not be able (financially) to age in place as she would like.

She supports passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, she believes that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Thank you for your support with this !!

Winston (for Anne Zacharia Bldg 10/Apt 9F)

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

To all concerned,

My wife Laura and I have lived at Waterside for over twenty years. We raised both of our children in this wonderful, safe community and would like to continue living here in our retirement which will start in 3-4 years.

We strongly support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, we believe that three modifications should be made to the deal.

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No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Thank you for your consideration of these issues,
Steve Sanford

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does. Not eliminating this provision is age discriminatory against tenants over 70 1/2 years old, who, unlike younger tenants, are required by law to pay the RMD, which may keep us from being able to benefit from this deal and stay in our homes.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

As a Waterside Plaza “settling tenant,” I support passage of the extension of the Platform Lease that the City has with Waterside Plaza. The proposed rent freeze and the retirement rent reset proposals provide Waterside Plaza settling tenants with a progressive - and justified – resolution, consistent with public policy. The deal must encompass three modifications, however, to fulfill that objective.

1. Extend retirement rent reset 2-8 years

In endorsing the rent freeze and the retirement rent reset, HPD is at the same time seeking to limit the reset window to the end of 2019.

I am actively self-employed, and urge that the settlement include a retirement reset over a horizon of 2-8 years.

By HPD’s utilization of that one and only (2019) cut-off date, it is requiring settling tenants to limit their lifestyle and crucial financial planning choices to narrowly-confined parameters. If there exists a public policy to accommodate an agreement that permits a settling tenant to participate in a retirement reset, it appears counter-intuitive to simultaneously limit that policy to such a narrow time horizon.

Why is HPD taking this position? HPD appears to be asserting at least two reasons:

(a) HPD may not want to be saddled with administrative/financial impacts going forward.

HPD is reluctant to commit itself to accommodate a flow of such applications without a specific end-date. The settling tenants, however, consist of a finite number of specific applicants. Our numbers will not increase. Our identities will not change.

We will in any event be participating in the initial certification process to qualify for the rent freeze, including the filling out of data accurate as of that date. If we were to preliminarily estimate our retirement income, perhaps the tenant (or, HPD) can hold such applications in escrow until a date that moves significantly out far enough to allow more of those individuals to benefit from the reset. Their numbers would not be increasing, and the necessary initial screenings would have been accomplished at the outset of the process.

(b) HPD may not want (or be ready) to set a precedent for this program on a city-wide basis.

As Councilman Keith Powers so well noted at the January 14th meeting Land Use Committee meeting, the experience of Waterside tenants is unique and not necessarily applicable to any other group in the city. Many settling tenants believed that Waterside Plaza would fall under rent stabilization upon withdrawal from the Mitchell-Lama program.

The “Rider to Lease” that I signed in 1996 (copy attached) unambiguously assured us (at second paragraph) that upon leaving the Mitchel Lama program our apartments would be

protected by the rent stabilization laws. I relied upon this in signing the lease, and in remaining a resident at Waterside, at a time when the market was soft.

For reasons beyond the current debate, that opportunity never occurred. Upon the withdrawal from Mitchell Lama our apartments were subject to two years of rent increases of 9%, followed by several years at 7 ½ percent, until the rate was lowered to 4 ½ percent (as part of a trade-off negotiated between management and Waterside Tenants Association with the input of elected officials). The plan had been to gradually reach market rates.

2. Exclude retirement account distributions from income calculation

As noted by the Waterside Tenants Association, no federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

As advocated by the Waterside Tenants Association, HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Thank you for your consideration on these issues.

Jay Maller

20 Waterside Plaza #12C

New York, NY 10010

Rider to Lease Between Waterside
Redevelopment Company, L.P. and Tenant

RENT INCREASE RIDER

This rider confirms that, so long as Waterside Plaza is subject to regulation by the New York City Department of Housing Preservation and Development (HPD) (the successor agency to the Housing and Development Administration of the City of New York) as the "supervising agency" under Article 2 of the Private Housing Finance Law ("PHFL"), the rental and utility charges set forth in Section 1 of this Lease are subject to increases during the lease term granted by order of HPD pursuant to the PHFL and HPD Rules and Regulations, plus any and all charges under the terms of this Lease, all of which are deemed to be additional rent hereunder.

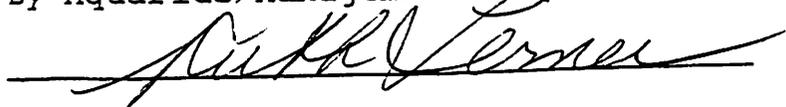
At such time as Waterside Plaza is no longer subject to the provisions of Article 2 of the PHFL your apartment will become subject to the provisions of the New York State Rent Stabilization Law ("RSL") and the Rent Stabilization Code for the City of New York ("RSC") then in effect and shall be registered with the New York State Division of Housing and Community Renewal ("DHCR") pursuant to the RSL and RSC. Unless earlier terminated in accordance with its provisions, and except insofar as inconsistent with the RSL, this Lease shall remain in effect until its termination date, at which time you will be offered either a one or two-year renewal lease, at your option, in the form required by DHCR and at such rental as may then be permitted by the Rent Guidelines Board established under the RSL.

Commissioner's Order No. ML-421 dated July 19, 1995 approved the following rent increases:

<u>APT. SIZE</u>	<u>Aug 1, 1995 INCREASE/MONTH</u>	<u>Aug 1, 1996 INCREASE/MONTH</u>	<u>Aug 1, 1997 INCREASE/MONTH</u>
STUDIO	\$108.00	\$12.05	\$12.09
ONE BEDROOM	\$144.00	\$16.05	\$16.12
TWO BEDROOM	\$198.00	\$22.11	\$22.16
THREE BEDROOM	\$234.00	\$26.13	\$26.19

Tenants signing leases effective 8/1/95 or later will be subject to the 1996 and 1997 stages only.

WATERSIDE REDEVELOPMENT COMPANY, L.P.
By Aquarius Management Corp.





Tenant Signature

Tenant Signature

Date: 6/14/96 Building: 20 Apt.: 12C

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

From: Jerry <jmariani50@gmail.com>

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

I have lived at Waterside for over forty years and the extension of the rent reset is very important me and my family.

Very sincerely yours,
James Boucher

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

From: Nancy Di Paolo

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

I founded the Senior Network at Waterside for the purpose of bringing the seniors together for social programs which improve our aging in place. I thoroughly support the proposals regarding the rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Jean and Toshiyuki Furuyama

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Please support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Jay Sanders

Dear Sirs/Madams

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

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3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Phillip Repasky

20 Waterside Plaza 29K

Waterside Seniors

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

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Personal Statement: I have been a resident at Waterside Plaza for almost 43 years and I have been retired for several years and I am in my late 70's. Obviously I am very happy and settled here and the proposed Extension of the Platform Lease would provide me with security and the peace of mind of not having to contemplate moving.

Thank you for considering this,

Sincerely,

John Nicholson
Building 30
Waterside Plaza

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

From: Dr Richard D. Ronga

Waterside Seniors

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Personal Statement: I have been a resident at Waterside Plaza for almost 43 years and I have been retired for several years and I am in my late 70's. Obviously I am very happy and settled here and the proposed Extension of the Platform Lease would provide me with security and the peace of mind of not having to contemplate moving.

Thank you for considering this,

Sincerely,

John Nicholson
Building 30
Waterside Plaza

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

This is essential to the well being of seniors who are living on a fixed income.

Many thanks for your efforts on our behalf.

Clarice Levin
40 Waterside Pl

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Waterside has been our home for over 30 years. Please pass this with the modifications. so my husband and I can stay here. we don't want to move, and even if we did there are few affordable places anymore in Manhattan that we can move to. Thank you.

Miriam Applebaum and Jeff Nelson

Support with rent reset extension 2-10 yrs, medical deductions, exclude retirement distributions.

I have lived at Waterside since 1979 age 11. At 52 now, I'd like the reset to extend at least 10 years, or, long enough to accommodate people like me, a 40 year tenant that might slip through the cracks. I won't retire in the 8 year window. My rent was doubled in one day some time ago (I did not know at the time that was not allowed), and I am now almost at market rate with no upgrades to my apartment. Waterside is still my home and I'd love to be able to age in place. It is the first home I had since moving to The U.S , and I don't know where I'd find a sense of community like that elsewhere in the city. It is my anchor. I don't want to be forced out because of escalating rents. I understand mine is a special case, but we are individuals that make up the whole. I am willing to give back to the community however I can. I am a coach that can help seniors with fitness etc, I've always seen myself here, I don't want to go elsewhere. Thank You

Natalie Dorset

Natalie Dorset
Assistant Prop Master
"The Village"
NBC/Universal Television
44 Eagle Street, 3rd floor Prop Dept
Brooklyn, NY 11222
917 312-3938 c
347 338-1794 xt 144 o

Dear Land Use, HPD, Keith Powers,

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Sincerely,

Daniel Fabrizio

Waterside Plaza resident of 25 years

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Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Marleen Schussler

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

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We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Thank you.

Carol B. Remo
10/#16H

Noreen Fabrizio

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Dear Sirs,

My wife and I met at a party at Waterside thirty-one years ago and now with our son, continue to enjoy the fine development that it is!

Not expecting to be able to afford the rent upon retirement, we were in the sad process of planning the last third of our lives outside of Waterside and indeed the city that we have loved much of our adult lives.

Most thankful for the opportunity presented to us by the landlord and the pertinent city departments, we would be far better off if we had the option to work for the next few years; in the process, be meaningful tax-payers and avoid being a burden to the city and state of New York.

To that extent, we support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

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We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Sincerely hoping for your support and understanding,

Xerxes D Bhappu
20 Waterside Plaza, #12J

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

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Yours truly,

Siba Kumar Das
10 Waterside Plaza
Apt 37D
New York, NY 10010

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

It is truly urgent that our WTA resolution have your support, so that tenants like myself, now 91 years old, be able to remain here to "Age-in-Place". This would offer me peace of mind, knowing that I shall not have to move.

Thank you.

Sydelle Protas

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Thank you.

Julianne Turner

10 Waterside Plaza, Apt. 28-B

New York, N.Y. 10010

Waterside Seniors

Sonia and Zachary Glazer

10 Waterside Plaza Apt. 21J

New York, NY 10010

To whom it may concern,

My husband and I have lived and worked in NYC our entire lives. We have lived at Waterside Plaza for 30 years and this is where we raised our daughter. We are all products of the NYC school system and I taught in the NYC school system in Washington Heights for 35 years. My husband worked for NYS Workers Compensation for more than 30 years. Now we are retired and living solely on our pensions and social security.

We were so happy to hear that NYC and Waterside Plaza were working on a plan to help seniors age in place. As you know the 165% AMI is \$120,615 for one person and for 2 people, it's \$137,775. If my husband and I were single and living alone, we would be eligible for a rent freeze but our joint income is approximately \$10,000 too high so we are ineligible. The only option we have is to get divorced and I move in with a friend of mine in Staten Island. Once my husband is certified, we remarry and I move back in. This seems like a crazy plan for a 70 year old woman but I am stymied! Since you are not getting Federal funds for this plan, is there, perhaps, a more humane way for you to determine who stays and who will eventually be priced out?

Thank you.

Sonia Glazer

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Alexandra Panyuta

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

mar Bal ballmarga2014@gmail.com

Dear Members of the Land Use Committee, and Local Representatives,

My wife and I live at Waterside Plaza. We are in our 70s (she has Parkinson's disease), and have recently retired from careers in education. We urge you to strongly support the Extension of the Platform Lease that NYC has with Waterside Plaza so that we may securely and affordably continue to live at Waterside.

This is not just selfish - we feel that as former teachers we add to the mix of highly-educated citizens that makes New York City so attractive to young and energetic workers from around the world seeking jobs at employers such as Amazon, Google, and others.

Several of our friends will retire in the next few years, so we support the NYC-Waterside plan extending the rent reset for 2-8 yrs, permitting medical deductions and excluding retirement distributions from income calculation.

Thank you very much.

Sincerely and respectfully,
Dr. and Mrs. Geoffrey C. Berresford

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

I gave my verbal testimony at the 1/14/019 hearing to support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Sincerely,
Norma Davis.

I am also copying below the letter I sent to Mayor De Blasio today, 1.17.2019

.Dear Mayor De Blasio,

I am writing to encourage your support of the Extension of the Platform Lease that the City has with Waterside Plaza. I am impressed by your willingness to create more affordable housing for the low to moderate income tenants of New York City, better than any Mayor of New York since the '70's.

I have been a tenant of 40 Waterside Plaza for 44 years, since the building went up in 1974. We were a family of 4 then, happy to move from a tiny 1bedroom apt., to live in a wonderful new apartment. Over the years, the husband left but my 2 children stayed here at Waterside until they went off to college. I moved down into smaller apartments as each child went off, so that I could manage the rent and stay here. I worked full time as a medical laboratory technologist, sometimes at more than one job, to support us. Ten years ago I retired at age sixty six and went on Social Security. Sadly, I realized my rent for my 1bedroom apt., would soon equal the Social Security amount I receive every month. I would have had to use up my modest savings to stay and ask my family to help. I was fortunate to be offered freelance part time work in New York Presbyterian Hospital, so even though I was officially retired I am now also working. I am thankful that my health and mental abilities still allow me to do this, but I am aware that may change any day now. I cannot afford to retire totally in 2019 and pay my rent.

My current 2019 Social Security amounts to LESS than my 2019 monthly rent.

I have been deeply involved with my community at Waterside since I arrived. When the Settlement Agreement was reached to help the tenants stay on (when Waterside went private), I was one of the four Waterside Tenants Association executives representing the tenants. I represented mostly those tenants in North Waterside (40 Building) who were both Mitchell- Lama and Federally subsidized and most desperately in need to stay. I was so happy to be able to live on into my senior years with all my friends and neighbors, not realizing that all the annual rent increases would add up to the rent increasing to more than double and that I faced a move out unless something could be done to help us "age in place".

I am so grateful to our Waterside Tenants Association President, Janet Handel and the owners of Waterside and HPD who have worked so hard to make the "Rent Freeze/Rent Rebate" program for those of us Settling Tenants who have struggled long and hard to stay here.

Sincerely,
Norma Davis

40 Waterside Plaza, Apt. 15H.
New York, NY 10010

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Sydelle Protas

Good morning,

I am writing to express my support for passage of the Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Thank you very much for your consideration and support.

docaneul@aol.com

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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Richard Goldstein

Greetings

I have lived in the same apartment at Waterside continuously for the past 42 years since I came to NYC in the 1970's. I met my wife here and we had two daughters born at NYU hospital just across the FDR on First Avenue. Our children were raised here and in fact their introduction to organized "learning" was right here at Waterside at the Bellevue South Nursery School. We love Waterside -- it is the only home we have ever known for over 40 years. Unfortunately, when my wife and I are able to retire we will no longer be able to afford to live in our home at Waterside without a rent reset. Even though we are of retirement age now, we can't retire by 2019 and must work for another 7-8 years to meet our current financial obligations. The proposed Waterside deal is a wonderful step in the right direction for providing affordable housing and aging in place for some of the settling tenants who are able to retire by 2019. However, it is essential to expand the time frame during which retirement rent reset certification will occur, so that those of us in the class of settling tenants who must continue to work past 2019 may also have an equal opportunity to qualify for a retirement rent reset at the time when we can actually stop working and retire. This is consistent with the spirit of the program, has no downside and serves the needs of those the program is intended to help -- it is the right thing to do.

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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3. Permit deduction of out of pocket medical expenses from income calculation We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Thank you

Richard Cunningham

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

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Rita Irons

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Mcwilner mcwilner@gmail.com

Waterside-Re 1/14/2019 -planning, Disposition & Concessions.

Support with rent reset extension 2-8 yrs, medical deduction, exclude retirement distributions.

Iris Solis

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

I have lived at Waterside for over 30 years. I have raised my children here and hope to be able to enjoy my grandchildren at the place where their fathers grew up. Waterside is my home and I am afraid that if the Retirement Reset does not have another phase 6-8 years down the road, I will be forced to move someplace more affordable..

I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Please consider these modifications.

Best Regards,

A happy and long term settling Tenant at Waterside Plaza,

Susan Shapiro

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions. Really, retirement distributions? the middle class has gotten no relief. as someone who has worked full time for almost 40 years and not able to retire at this time, it would be helpful if you could secure our future by extending the rent reset as described below. Thank you for your time.

Anastasia Stekas

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Anastasia Stekas

We have lived at Waterside since 1983 and would be harmed if we could not continue to do so. Our household currently has 3 registered voters but 2 others would be negatively affected if we could not.

Accordingly we strongly support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions, passage of Extension of the Platform Lease that the City has with Waterside Plaza.

We urge as fervently as possible that three modifications should please be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

It does not affect us directly but it would be simple justice not to discriminate against slightly younger tenants who still have to work.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49).

Roger Maconick

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Thanks so much for your help!

Jeannette Krauss

20 Waterside Plaza

NY, NY. 10010

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

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2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Irene Narissi

Waterside Seniors

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I suggest that three modifications be made to the deal.

(1) Extend retirement reset 2-8 years so that seniors who are still working and cannot retire this year will not be forced from their homes.

(2) Exclude retirement account distributions from income calculation so that seniors are not unfairly targeted. Since no federal money is used to fund this deal, I believe that HPD has the flexibility to exclude retirement account distributions, as SCRIE does.

(3) Permit deduction of out of pocket medical expenses from income calculation as per HUD guideline permitting Adjusted Income for those 62+.

Thank you for your cooperation.

Sandra Fried
Waterside Tenant

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

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HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Jerry jmariani50@gmail.com

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Please support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Jay Sanders

**New York City Council
Committee on Education Hearing
January 16, 2019**

**Sexuality Education Alliance of New York City
Testimony on Proposed Bills Related to Sexual Health Education:
T2019-3611 and Res 0716-2019**

On behalf of the National Council of Jewish Women New York (NCJW NY), I am pleased to express our support for Councilmember Cumbo's bill T2019-3611 and Councilmember Levin's resolution 0716-2019, and to offer suggestions for strengthening these proposals.

NCJW NY is a grassroots organization of volunteers and advocates who turn progressive ideals into action. Inspired by Jewish values, NCJW NY strives for social justice by improving the quality of life for women, children, and families and by safeguarding individual rights and freedoms.

Comprehensive sexuality education plays a vital role in preventing sexual assault and dating violence, decreasing the rates of sexually transmitted infection and unplanned pregnancy, improving children's health and body image, and eradicating bullying and harassment. However, the sexuality education our city's students currently receive is woefully inadequate. These proposals will help address this urgent issue.

We support bill T2019-3611. New York City students are supposed to receive sexuality education in their health class; however, reports suggest that many schools fail to provide it. In a recent survey by the New York Civil Liberties Union, only 25% of youth reported having received any sex education.¹ In another survey, approximately 1 out of 3 students from Bronx high schools said they had never received sex education, or were "unsure if they have." Of the students that said they had received sex education, a third said they received only one or two lessons total.² Fewer than two thirds of students said they learned about healthy relationships, and just 37 percent learned communication skills when it comes to sex.

Existing reporting requirements under Local Law 14 require the Department of Education (DOE) to report annually on the provision of health education, but no reporting is required on sex education specifically. This makes it impossible to know whether students are receiving the sex education they need and to which they are legally entitled.

This bill will help address the problem by requiring reporting on sex education specifically. It will enable parents, city officials, and advocates to better understand which schools are meeting their legal obligations to provide sex education, and take action to address noncompliance.

¹ *LGBTQ Sex Ed & Safety: A Survey of New York City High School Students*. New York Civil Liberties Union, 2016.
https://www.nyclu.org/sites/default/files/field_documents/20170320-nyclu-lgbt-ed-safety-survey.pdf

² Survey results from "C2P Bronx"; Connect to Protect Bronxworks Sexual Health Education Survey.

We have already seen the influence of releasing such data: Data released in prior years under Local Law 14 has revealed the clear failure of many schools to provide the mandatory semesters of health education. In response, the DOE launched a \$24 million initiative, Health Ed Works, to improve health education and increase compliance. (It is unclear how, if at all, this initiative will impact sex education, because the DOE once again addressed health education without any public discussion of sex education specifically.)

Hiding sex education behind health education obscures schools' noncompliance, and impedes efforts to ensure students get the information they need to live safe, healthy lives. It will be impossible to properly address sex education concerns without clear, specific data. Passing bill T2019-3611 will help us see and solve the problem of inadequate sex education in NYC schools.

In order to ensure this bill serves its intended purpose, we recommend three changes:

1. Section 21-966(b) should be revised to include elementary schools in each reporting requirement. Students in grades K-5 are supposed to receive health education each year, including 5 HIV/AIDS lessons per year. Because health education in middle and high school builds upon learning standards from elementary education, it is important to capture data on health education, including sexual health education, in grades K-5. Further, should the Department of Education implement the Sexual Health Task Force's recommendations as urged by resolution 0716-2019, elementary schools will be required to provide age-appropriate sexual health education. Tracking compliance with these requirements at the elementary level is essential to ensuring students receive the sexual health education they need throughout their adolescence.
2. Section 21-966(b)(6) should be revised to include: the number of teachers who are not certified health instructors but did teach health education, and the number of teachers who have attended 0 DOE trainings on health and/or sexual health education in the last two years but did provide health education. Our members report that schools often assign teachers to health education who have zero training and are not certified. This significantly affects its quality and efficacy. Data on which schools assign under-prepared teachers to health will help stakeholders address this problem.
3. Section 21-966(b)(4)(iii) should require schools to report whether they include any measure of student satisfaction in assessing the efficacy of their health education curriculum. Assessing student satisfaction or comfort can help measure the curriculum's cultural competency and LGBTQ inclusivity.

We also support resolution 0716-2019, calling on Mayor de Blasio and the Department of Education to implement the recommendations of the Sexual Health Task Force. Research demonstrates that early and ongoing sexual health education is far more effective in changing norms, attitudes, and behaviors than one-off lessons.³ Thus, NYC students need a mandate requiring comprehensive, age-appropriate sexuality education that begins in Kindergarten and occurs regularly through the end of high school, is taught by qualified educators, and is consistent with the National Sexuality Education Standards. The DOE must also improve its enforcement mechanisms to ensure schools are held accountable. The Task Force's recommendations outline concrete steps the city must take to ensure students get the education they need and deserve. It is urgent that the Mayor and Department of Education implement these recommendations.

Once again, we appreciate the leadership of Councilmembers Treyger, Cumbo, and Levin and each of the Councilmembers who have supported these proposals. Thank you for the opportunity to testify.

³ *International Technical Guidance on Sexuality Education*. United Nations Education, Scientific, and Cultural Organization. December 2009. <http://unesdoc.unesco.org/images/0018/001832/183281e.pdf>

Aviva Zadoff

Director of Advocacy and Volunteer Engagement

National Council of Jewish Women New York

241 W. 72nd St. New York, NY 10023

Direct Line: 646.884.9466

NCJ  NY

National Council of Jewish Women New York

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does. Not eliminating this provision is age discriminatory against tenants over 70 1/2 years old, who, unlike younger tenants, are required by law to pay the RMD, which may keep us from being able to benefit from this deal and stay in our homes.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Mel Ehrlich

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

To all concerned,

My wife Laura and I have lived at Waterside for over twenty years. We raised both of our children in this wonderful, safe community and would like to continue living here in our retirement which will start in 3-4 years.

We strongly support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, we believe that three modifications should be made to the deal.

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HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Thank you for your consideration of these issues,
Steve Sanford

Waterside Seniors

Hello,

A note of appreciation (from my mother, copied on this mail) for your support of us longtime tenants of Waterside Plaza. My mother is a retired school teacher (who taught next door to the Plaza) in her eighties. She has lived in the same apartment, which she now shares with her grand daughter, for 40 years! Without your support of this agreement with Waterside, she would not be able (financially) to age in place as she would like.

She supports passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, she believes that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Thank you for your support with this !!

Winston (for Anne Zacharia Bldg 10/Apt 9F)

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Please support rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Many thanks,

Marcia Markland

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Dear Folks,

Could I ask you to do the following:

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

2. Exclude retirement account distributions from income calculation

No federal money is used to fund this deal, therefore we believe that HPD has the statutory flexibility to exclude retirement account distributions as SCRIE does.

3. Permit deduction of out of pocket medical expenses from income calculation

We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

I hope you will take all of the above into consideration and do support Seniors!

Wishing you a wonderful day,
Natella Vaidman
20 Waterside Plaza #6F
NY NY 10010

Waterside Plaza Aging in Place

As a long time resident at Waterside who fortunately is retired and can take advantage to benefit from the Aging in Place program I ask that you extend the same benefit to my fellow settling tenants who will retire in the future.

Mark Harris

20 Waterside Plaza

From: Dorene Watkins

Subject: Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Rochelle Meyer

Dear Mayor,

I support passage of Extension of the Platform Lease that the City has with Waterside Plaza. However, I believe that three modifications should be made to the deal.

1. Extend retirement rent reset 2-8 years

HPD stated that there was too much uncertainty with regard to income of these individuals. However, since all affected tenants are in their 60s or older, retirement income is known with a high degree of certainty. Also, it is cheaper for the City to keep these seniors in place rather than dumping them into the senior affordable housing lottery which has a waiting list of 200,000.

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We believe HPD should follow the HUD 4350.3 guidelines re permitting Adjusted Income for those 62+. (See pages 5-46 through 5-49)

Sincerely

Jean Marc Perez

61 years old

waterside plaza tenant

Waterside - Re 1/14/2019 - Planning, Dispositions, & Concessions

Support with rent reset extension 2-8 yrs, medical deductions, exclude retirement distributions.

Best,

Brendan & Cynthia A. Carney
30 Waterside Plaza, 7H
New York, NY 10010

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
ULURP-UDAAP

L. U. No. 313

4697 Third Avenue

January 14, 2019

{Torres } **L. U. No. 313 (C190026HAX)** consists of a ULURP action seeking UDAAP area designation, project and disposition approval for two (2) vacant City-owned lots located at **4697 Third Avenue** (*Block 3041, Lots 38 and 40*) in the Belmont section of the Bronx Council District 15.

The Sponsor, Bronx Pro LLC, was selected through competitive process and their proposal is to construct an eight (8) story mixed-use residential building with ground floor commercial space under HPD's Extremely Low and Low-Income Affordability Program (ELLA). Under the ELLA program, sponsors develop multifamily buildings in order to create low-income rental housing for families with a range of incomes from 30% to 60% of the Area Median Income ("AMI") and projects may include a tier of units with rents targeted to households earning up to 100% of AMI. Subject to project underwriting, up to 30% of the units may be rented to formerly homeless households referred by the Department of Homeless Housing or other public agencies.

The project area will incorporate HPD's Inclusionary Housing program, which encourages development of affordable housing by allowing additional floor area bonus for projects that allocate 25 percent of the residential floor area as permanently affordable.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
ULURP-UDAAP

L. U. No. 313

4697 Third Avenue

January 14, 2019

The project site consists of a vacant underutilized lot that was recently used to park City vehicles. The new building will consist of 52 rental units, plus one superintendent's unit, with a mixture of unit types including 7 studios, 19 One-bedrooms, 20 Two-bedrooms and 7 -Three bedrooms. Units will be affordable at rents between 30% and 80% of AMI, which is approximately \$354 at the lowest income tier for a studio to \$1993 at the highest income tier for a three-bedroom apartment. The team has applied to NYS HCR for 8 project-based vouchers. These would be used for 8 formerly homeless households, approximately 15% of the units. Formerly homeless tenants referred by DHS and other City agencies will pay up to 30% of their income as rent. Of the 52 units, 13 will be permanently affordable under the Inclusionary Housing Program.

Amenities include a terraced roof garden with a playground, an exercise room, laundry room, and bike parking. The proposed building will be designed to passive house standards and include a rainwater harvesting system and photovoltaic panels on the roof. Additionally, the ground floor will contain approximately 10,700 square feet of commercial space.

As of 01/08/19 the estimated total development cost is \$32,647,542, which is subject to change. Additionally, assuming that the pending application for State

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
ULURP-UDAAP

L. U. No. 313

4697 Third Avenue

January 14, 2019

funding through HCR is successful, City Subsidy is an estimated at 19% of TDC;
\$6,360,000.

As an ELLA, this will receive an as-of-right tax exemption under 420-C and the regulatory agreement will have a term of 60 years. In order to facilitate the development of the 4697 Third Avenue project, HPD is before the Planning Subcommittee seeking approval of Land Use No. 313 (C190026HAX).

4697 Third Avenue, Bronx NY

NYC Council Subcommittee on Planning, Dispositions, and Concessions



CURTIS + GINSBERG

Development Team



BRONXPRO
G R O U P

Bronx Pro Group LLC

Bronx Pro Group is a New York City based firm engaged in real estate development, construction oversight, property management, residential services and asset management. Founded in 1988, Bronx Pro has developed \$451 million in residential projects with various City programs.

DreamYard

DreamYard, in 2006 opened the DreamYard Preparatory High School and in 2009, in collaboration with BronxPro Real Estate (a unique, mission-driven affordable housing developer), developed a multi-arts and digitally integrated Community Art Center that serves over 300 students weekly. In 2012 DreamYard began to expand beyond the walls of the classroom, leading community development and beautification projects across the Bronx including the Gaudi-inspired Hayden Lord Park.

DreamYard

CURTIS + GINSBERG

Curtis + Ginsberg Architects LLP (C+GA)

Curtis + Ginsberg Architects LLP (C+GA) provides award-winning architectural services, specializing in quality sustainable design that emphasizes the needs of the client, the environment and the community.



BRONXPRO G R O U P

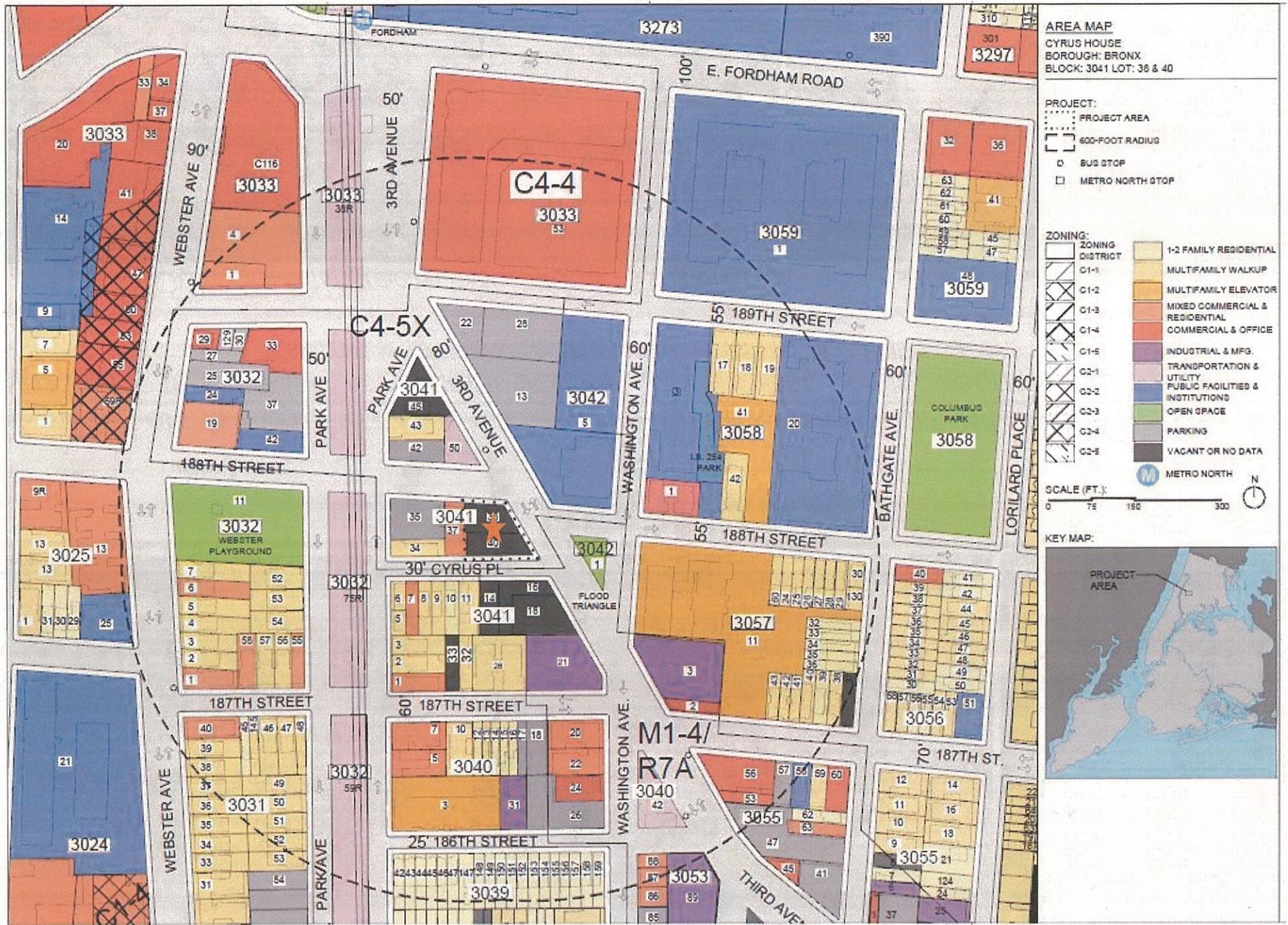
The mission of the Bronx Pro Group is to develop and manage quality affordable housing that is respectful to the needs of its residents and the environment. This is accomplished by employing skilled staff, new technology and thoughtful design.

Our goal is to create beautiful and sustainable homes for our residents.





4697 Third Avenue Fordham Land Use





4697 Third Avenue Site Photos





4697 Third Avenue Project Overview



8 stories | **53** Units of Multifamily Housing | **52,975** sf of residential |
9,488 sf of retail space | **Financing Proposed:** bank loan, HPD subsidy,
tax credit equity, deferred developer fee | Estimated TDC: **\$32.6 M**

4697 Third Avenue Project Overview





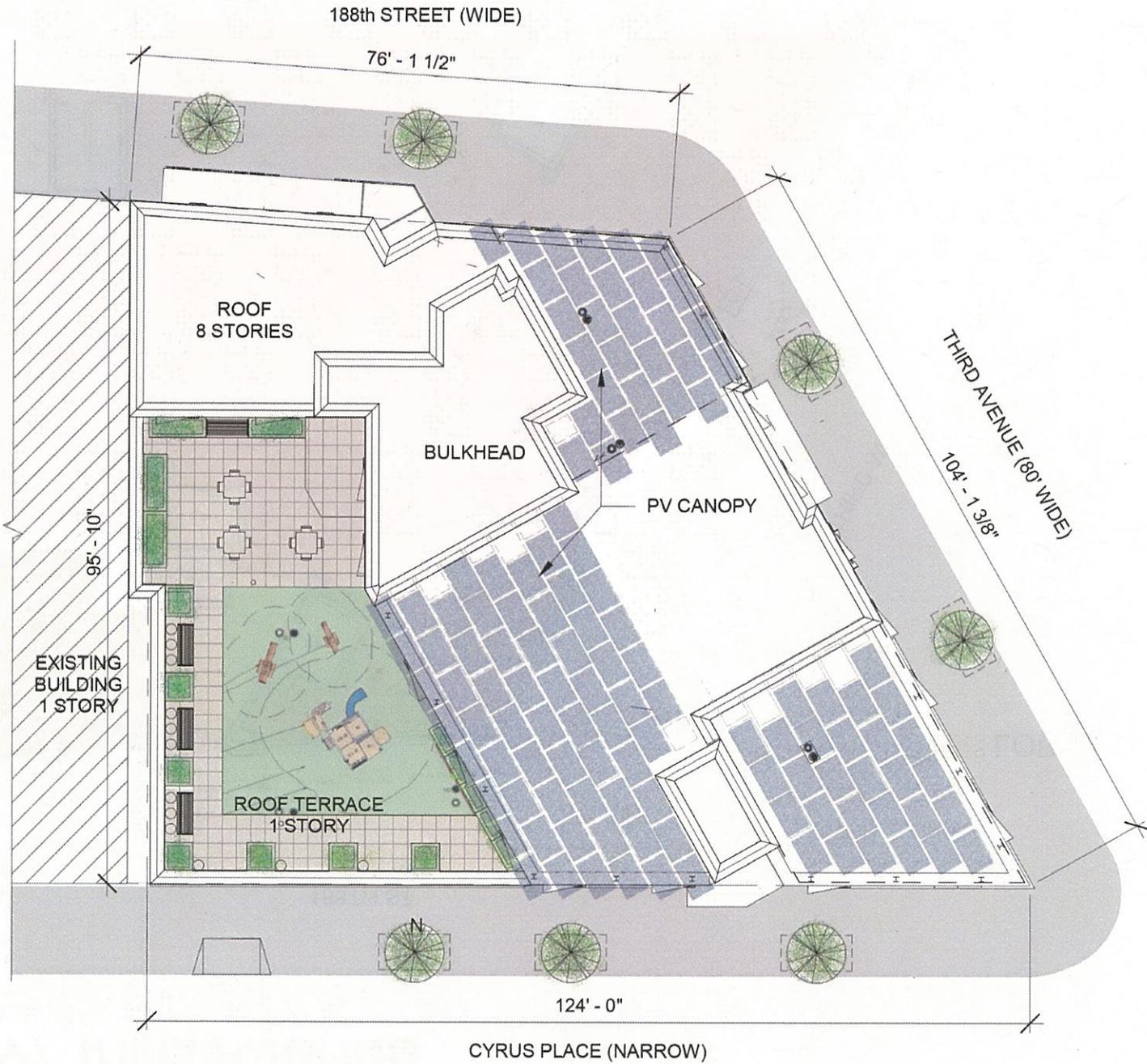
4697 Third Avenue Unit Distribution

Unit Mix							
Non-IH Unit Types	No. of Units	% Breakdown	IH Unit Types *	No. of Units	% Breakdown	Super Units	TOTAL No. of Units
Studio	5	12.82%	Studio	2	15.38%		7
1-bd	15	38.46%	1-bd	4	30.77%		19
2-bd	14	35.90%	2-bd	5	38.46%	1	20
3-bd	5	12.82%	3-bd	2	15.38%		7
Total	39	100.00%	Total	13	100.00%	1	53

Maximum Initial Rents							
Income Limit	% of Units	Studio	1-bd	2-bd	3-bd	Minimum Income	Max Income
Homeless	15%	\$ 1,491	\$ 1,527	\$ 1,755	\$ 2,229	\$ -	\$ 36,300
30% of AMI	8%	\$ 354	\$ 456	\$ 557	\$ 637	\$ 14,160	\$ 36,300
40% of AMI	12%	\$ 510	\$ 651	\$ 792	\$ 908	\$ 20,400	\$ 48,400
50% of AMI	12%	\$ 667	\$ 847	\$ 1,026	\$ 1,179	\$ 26,680	\$ 60,500
70% of AMI	23%	\$ 823	\$ 1,042	\$ 1,261	\$ 1,450	\$ 32,920	\$ 72,600
80% of AMI	30%	\$ 1,136	\$ 1,433	\$ 1,730	\$ 1,993	\$ 45,440	\$ 96,800



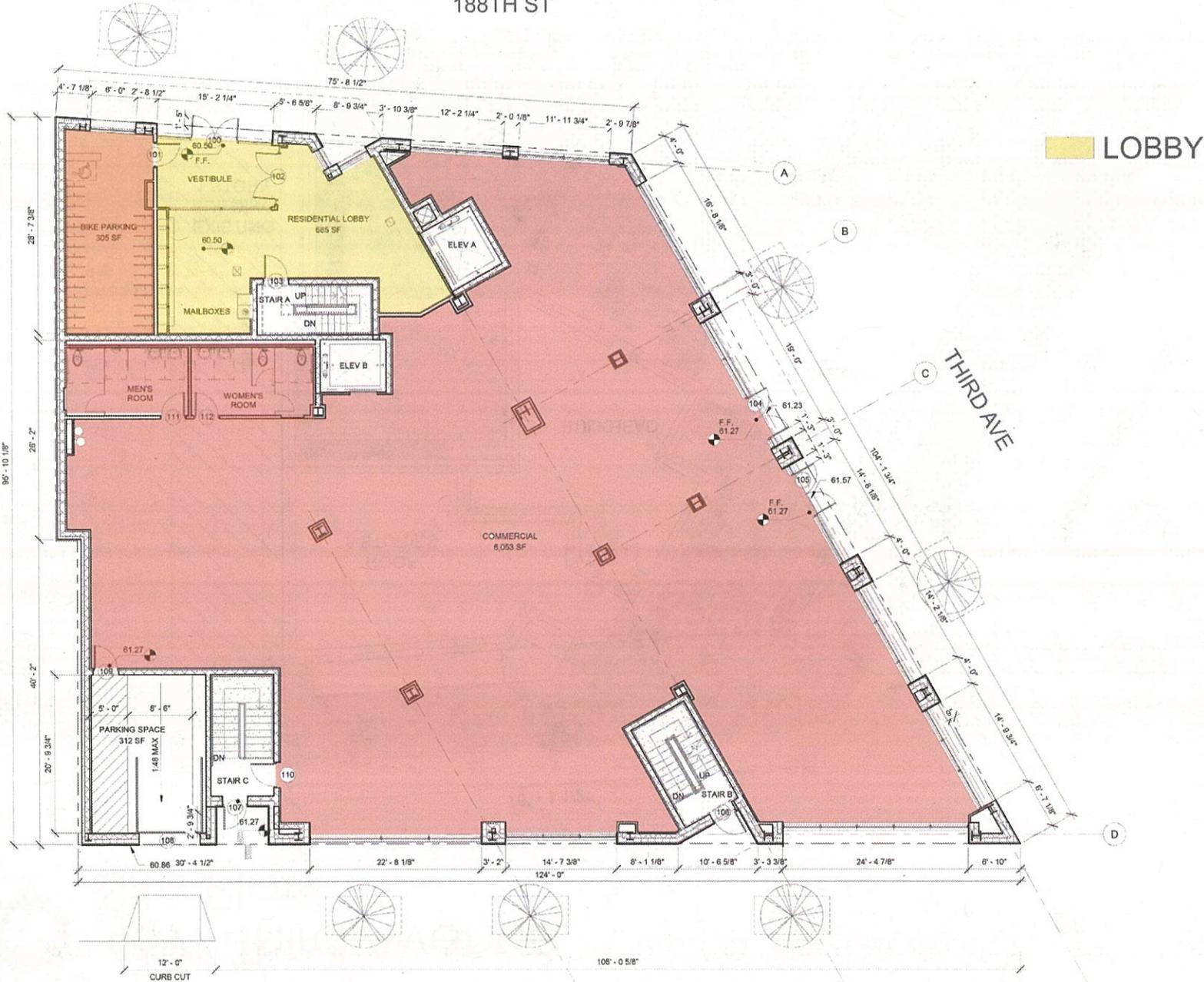
4697 Third Avenue Site Plan





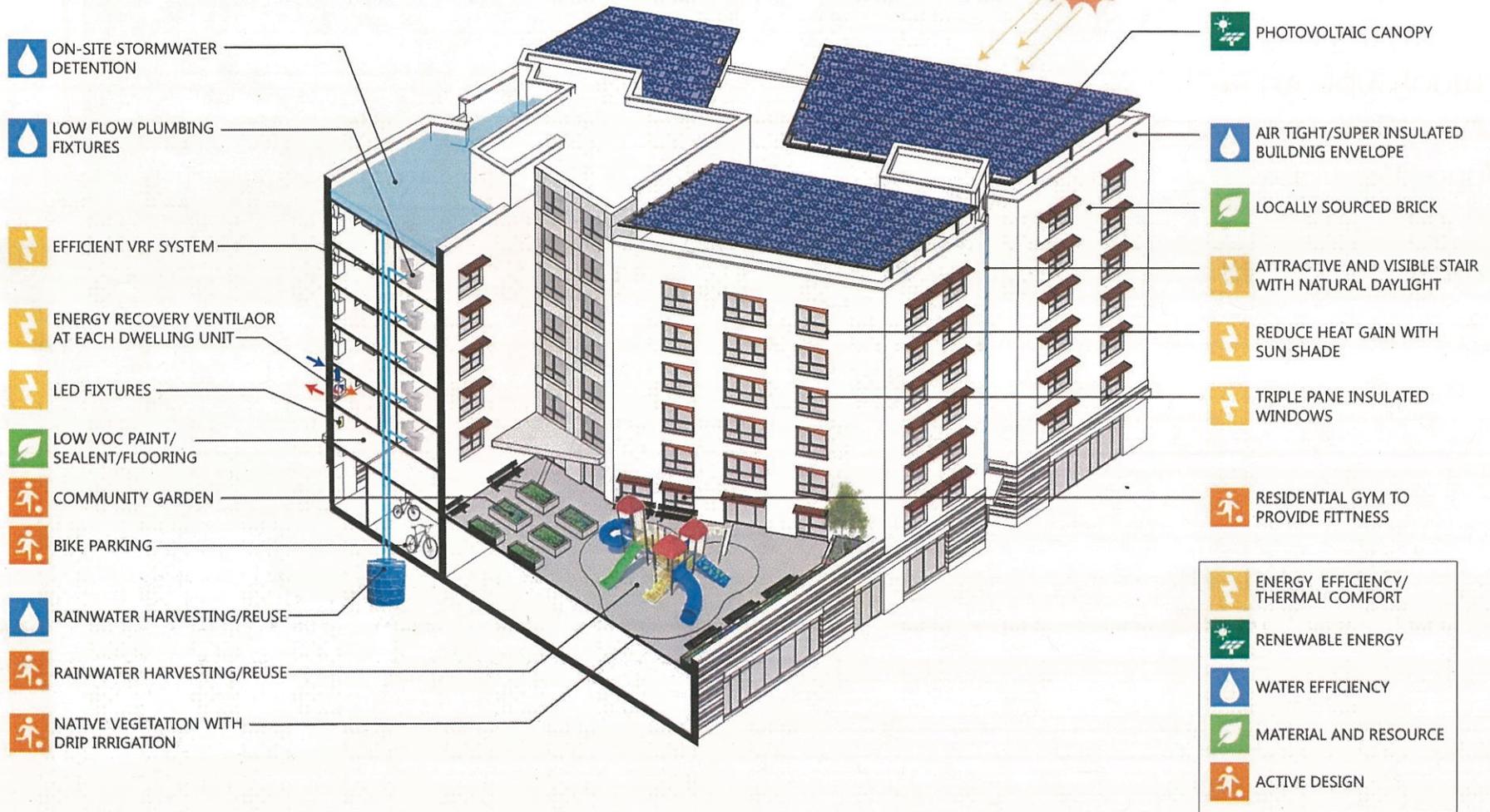
4697 Third Avenue Unit Distribution

188TH ST





4697 Third Avenue Sustainability Features



- *Design to Passive House Standards*
- *Rainwater Harvest System*
- *Photovoltaic panel on roof*
- *Playground and Gym provided to promote Active Design*

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
ULURP

L. U. No. 314, 315, 316

BELMONT COVE

January 14, 2019

{**Salamanca**} **Land Use Nos. 314-316** are related ULURP actions seeking project and disposition approval for two (2) City-owned lots located at **1836 and 1840 Belmont Avenue** (*Block 2945, Lots 65 and 66*) in the Tremont/Belmont section of the Bronx Council District 17 and is known as **Belmont Cove**. The project site will also include the adjoining privately owned lot 34. The City-owned parcels are currently used as parking for City vehicles by the Department of Health and Mental Hygiene (DOHMH).

The Sponsor of the project, Mastermind Development, LLC., proposes to development Belmont Cove under HPD's Extremely Low and Low Income Affordability (ELLA) Program. Under the ELLA program, sponsors develop multifamily buildings in order to create low income rental housing for families with a range of incomes from 30% to 60% of the Area Median Income ("AMI") and projects may include a tier of units with rents targeted to households earning up to 100% of AMI. Subject to project underwriting, up to 30% of the units may be rented to formerly homeless households referred by the Department of Homeless Housing or other public agencies.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
ULURP

L. U. No. 314, 315, 316

BELMONT COVE

January 14, 2019

L. U. No. 314 (C190049 ZMX) is related to an amendment of the Zoning Map. In the early 1980s, the city-owned sites had been designated as an M1-4 in order to construct a Sanitation Garage. However, the garage was never built and the current zoning does not permit residential buildings. Therefore, HPD is seeking to change the rezoned area from an M1-4 District to an R7X District property in order to facilitate the development of a residential building.

L. U. No. 315 (N190050 ZRX) seeks approval for an amendment of the Zoning Resolution in order to establish a Mandatory Inclusionary Housing Area mapping Option 1. All three lots would be rezoned and designated as an MIH, and the proposed building would include 40 permanently affordable units.

L. U. No. 316 (C190051 PPX) will facilitate the construction of an eleven (11) story mixed use building containing 157 rental units, plus one superintendent's unit, and 19 parking spaces, of which 18 will be reserved for use by DOHMH which operates a health center across from the project site. The building comprises a mixture of unit types including 18 studios, 71 One-bedrooms, 51 Two-bedrooms and 17 -Three bedrooms at varying income tiers distributed throughout the building. Formerly homeless tenants referred by DHS will pay up to 30% of their income as rent. For other tenants, rents will be established with tiers affordable to

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
ULURP

L. U. No. 314, 315, 316

BELMONT COVE

January 14, 2019

families earning from up to 30% - 80% of AMI; with up to 20% of the units paying up to 100% of AMI. It is anticipated that the rents will range from approximately, \$215 at the lowest tier for a studio to \$2014 at the highest income tier for a three bedroom apartment. Amenities for this project include a laundry room on every floor, two recreation rooms, and outdoor recreation space.

As of 1/8/19 the estimated total development cost of the project is approximately \$65MM, which is subject to change. Additionally, as of January of this year, City Subsidy is approximately 45% of the total development cost, from HDC, HPD, and \$650,000 in Reso A funds from Council Member Salamanca.

As an ELLA, this project, will receive an as-of-right tax exemption under 420-C and the regulatory agreement will have a term of 60 years. In order to facilitate construction of the Belmont Cove project, HPD is before the Planning Subcommittee requesting approval of **L. U. Nos. 314, 315 and 316.**

I understand we still have a few outstanding parking items to try to work out, but we're grateful for CM Salamanca's support and partnership on this project.



SEIU 32BJ Statement
Belmont Cove Rezoning
Monday, January 14th, 2019
City Council Hearing

Good afternoon Chair Kallos and members of the subcommittee. My name is Zamir Khan, I'm a doorman on the UES and have been a member of 32BJ for over 9 years. My union represents over 80,000 building service workers across New York City, including 3,000 who work in affordable housing. I am here today on behalf of my union to speak to how Mastermind LTD's proposed development at Belmont Cove could impact workers.

As you know, 32BJ believes that developers should commit to providing good building service jobs in order to build a more equitable economy in New York City. We know that projects like this, which are 100% affordable, are vital for working families; but we also believe they fall short of their mission if they do not provide good jobs. We are in conversation with Mastermind LTD about this issue and hope to continue the discussion. However, as of now there is no commitment to provide building service jobs that pay area standards at this project.

We see this as a cause for concern.

Projects receiving public resources¹ should not undercut the standards that building service workers have fought for. We are calling on the City and the developer to guarantee that workers at Belmont Cove are paid family-sustaining wages and benefits. Taxpayer dollars and public land should ~~be~~ be used to create the good jobs that working families and the broader Bronx community deserve.

We respectfully urge you to ensure that there is a commitment to provide good building service jobs at Belmont Cove before approving this project.

¹ One-pager



BELMONT COVE

656 East 176 Street Bronx, NY



Belmont Cove Apartments
656 East 176th Street, Bronx, NY

Project Description

- Belmont Cove is the proposed development of a 100% affordable housing building containing 158 units in an 11-story building located on a parcel at 656 East 176th Street between Crotona and Belmont Avenues in the East Tremont neighborhood of the Bronx within Community Board 6.
- The building has 18 Studios, 71 one-bedrooms, 51 two-bedrooms, 17 three-bedrooms, and another 2-bedroom reserved for the in-house superintendent (158 units total).
- The units will be targeted to families whose income range from 30% to 80% of AMI.
- There will be a laundry room on each floor, two recreation rooms (1st and 11th floors), and outdoor recreation space.

Project Team

- The project developer is Mastermind Development LLC, with Jose Perez and Radame Perez as the principals, who are experienced developers of affordable housing in the Bronx.
- The project architect is Danois Architects, P.C. which has an extensive record designing affordable housing in the New York metropolitan area.
- The General Contractor is expected to be Joy Construction Corporation.
- Akerman LLP is providing land use and legal counsel.
- The development consultant is Best Development Group LLC.
- The management company will be a third party management company approved by HPD.

Financing & Timeline

- The Project will be financed under the City's ELLA Program.
- The project will receive a 420-c Tax Exemption.
- This project is targeted to close in June 2019. Construction will take approximately 30 months and apartments will be available starting in the winter of 2021.

Belmont Cove Apartments
656 East 176th Street, Bronx, NY

Unit Distribution and AMI Levels

	27% AMI*	27% AMI	37% AMI	47% AMI	57% AMI	67% AMI	77% AMI
	# of Units						
Studio	3	2	2	2	2	3	4
One	10	7	7	7	13	14	13
Two	8	5	5	5	6	11	11
Three	3	2	2	2	2	3	3
Total	24 (15.29%)	16 (10.19%)	16 (10.19%)	16 (10.19%)	23 (14.65%)	31 (19.75%)	31 (19.75%)

*Formerly Homeless

Rents and Income Ranges

	# of Units	Rent Per Month (includes all utilities except electric)	Annual Income Range of Households
Studio Units	Formerly Homeless – 3 27% AMI - 2 37% AMI - 2 47% AMI – 2 57% AMI – 2 67% AMI – 3 77% AMI - 4 18 total units	27% AMI - \$215 27% AMI - \$367 37% AMI - \$524 47% AMI - \$680 57% AMI - \$837 67% AMI - \$993 77% AMI - \$1,150	\$19,737 - \$66,800 (Income range 27%-80% AMI)
1 Bedroom Units	Formerly Homeless – 10 27% AMI - 7 37% AMI - 7 47% AMI – 7 57% AMI – 13 67% AMI – 14 77% AMI - 13 71 total units	27% AMI - \$283 27% AMI - \$471 37% AMI - \$667 47% AMI - \$863 57% AMI - \$1,058 67% AMI - \$1,254 77% AMI - \$1,450	\$22,545 – \$75,120 (Income range 27%-80% AMI)
2 Bedroom Units	Formerly Homeless – 8 27% AMI - 5 37% AMI - 5 47% AMI – 5 57% AMI – 6 67% AMI – 11 77% AMI – 11 51 total units	27% AMI - \$425 27% AMI - \$575 37% AMI - \$810 47% AMI - \$1,045 57% AMI - \$1,280 67% AMI - \$1,514 77% AMI - \$1,749	\$25,353 - \$83,440 (Income range 27%-80% AMI)
3 Bedroom Units	Formerly Homeless – 3 27% AMI - 2 37% AMI - 2 47% AMI – 2 57% AMI – 2 67% AMI – 3 77% AMI - 3 17 total units	27% AMI - \$512 27% AMI - \$658 37% AMI - \$929 47% AMI - \$1,200 57% AMI - \$1,472 67% AMI - \$1,743 77% AMI - \$2,014	\$28,161 - \$96,800 (Income range 27%-80% AMI)

Note: There will be one 2 bedroom apartment reserved, rent free, for the resident superintendent.

LEGEND

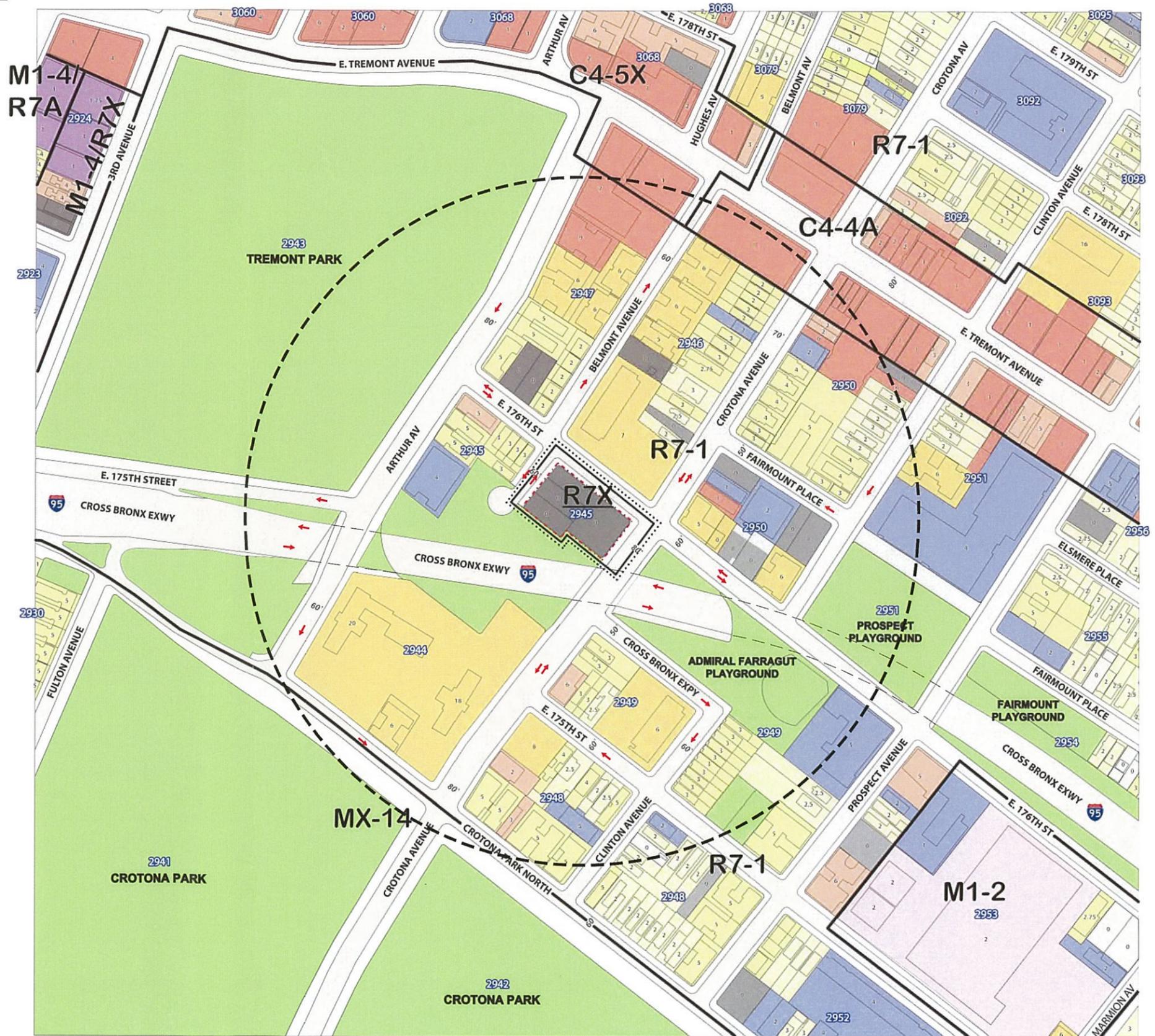
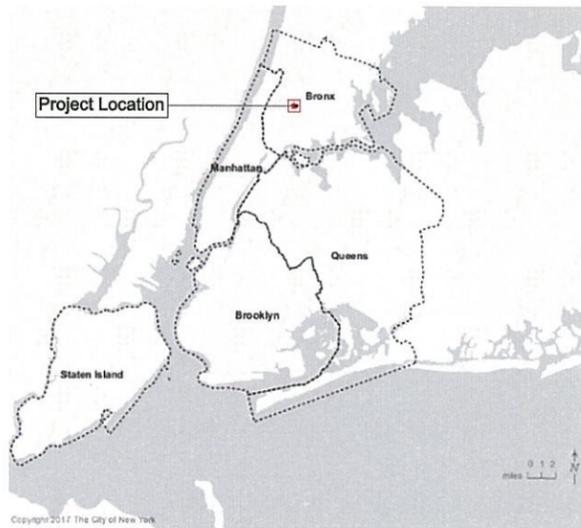
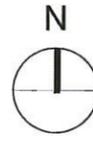
- Area of Rezoning
- Development Site
- 600' Radius

Zoning

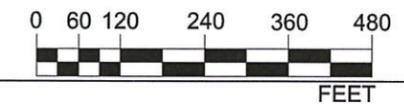
- Zoning District Line

Land Use

- One & Two Family Buildings
- MultiFamily Walkup Buildings
- MultiFamily Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data
- 95 Interstate



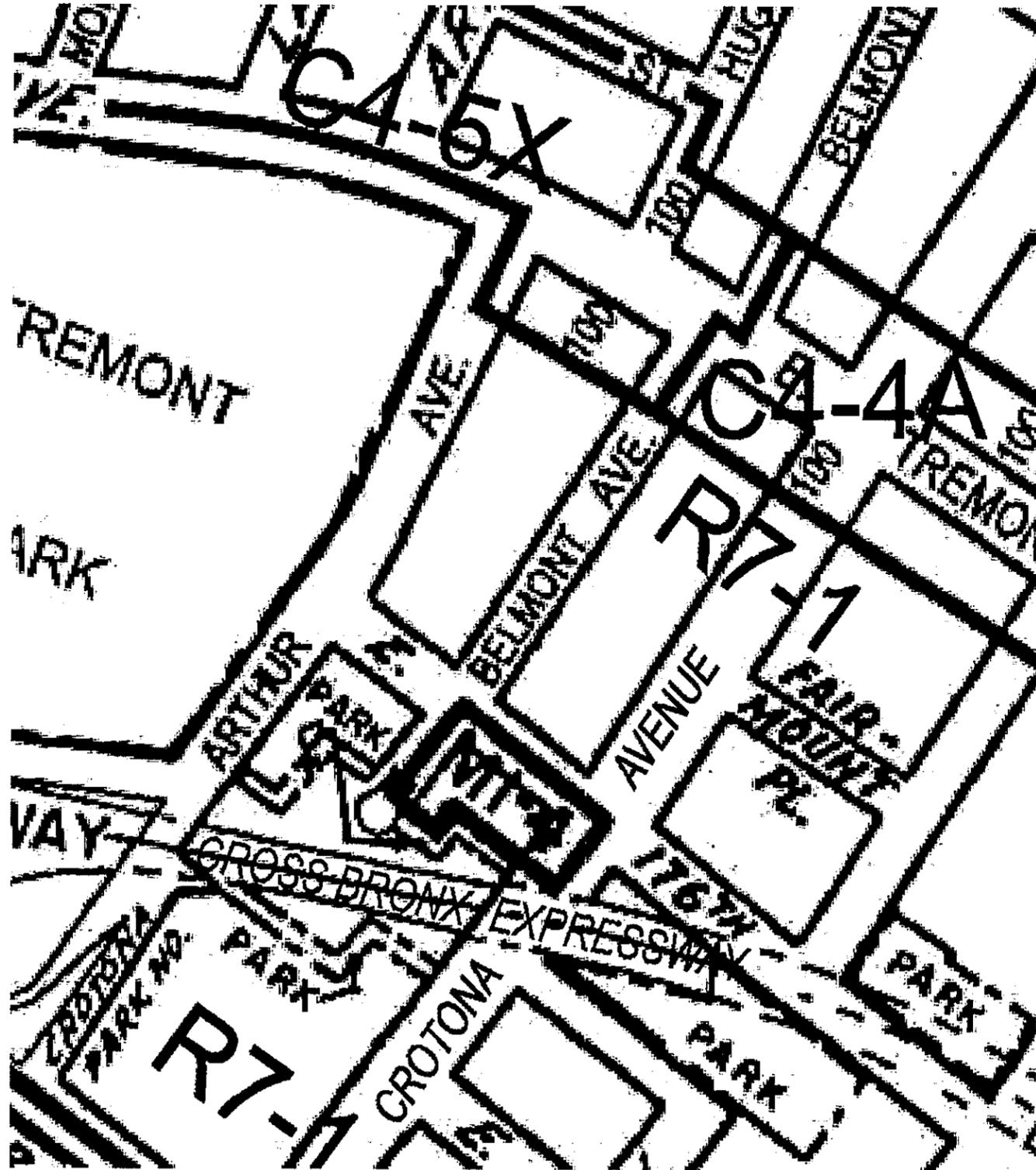
MAY 17, 2018



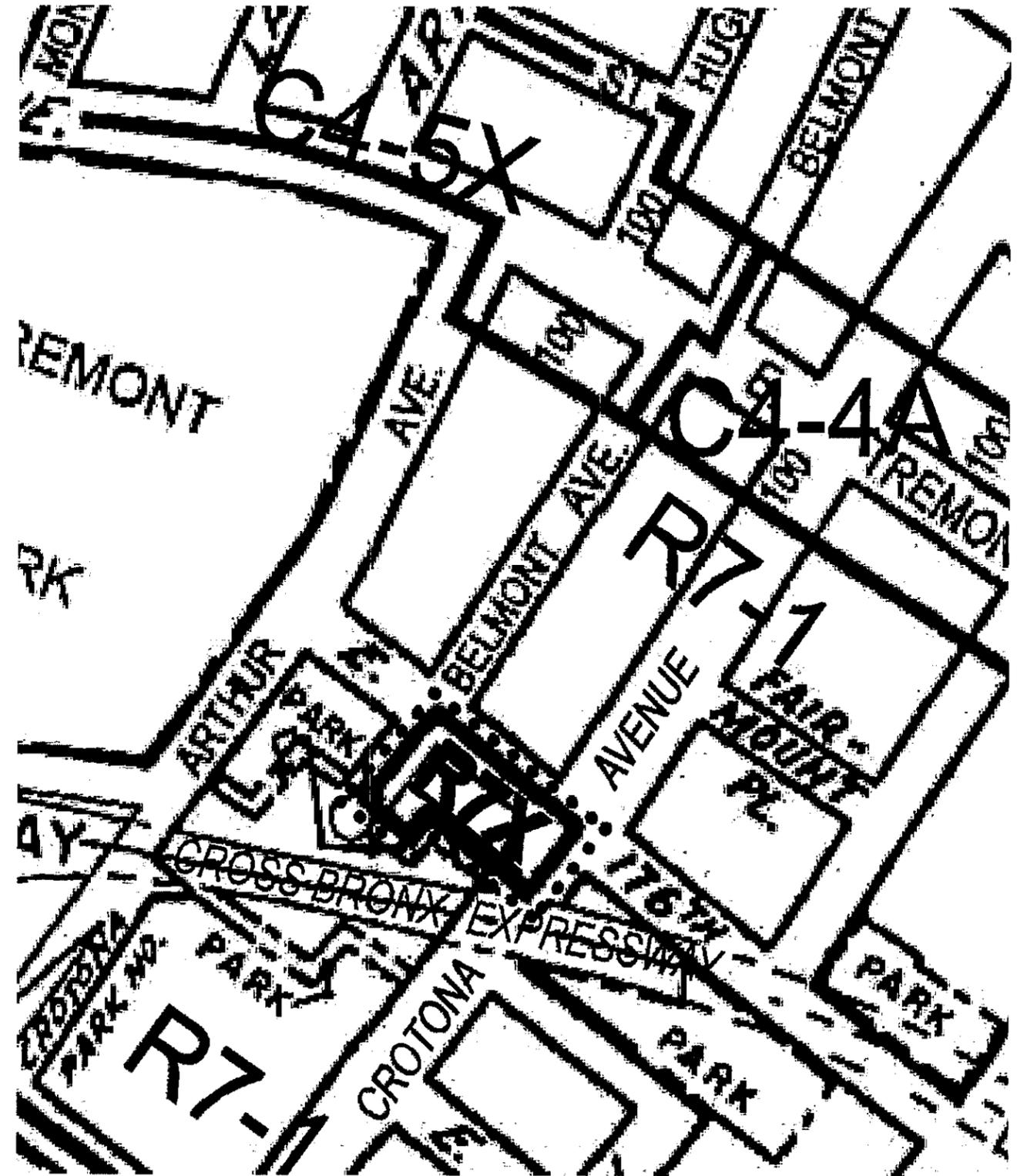
C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
There are no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Website: For the latest map
 visit the Zoning section at
www.nyc.gov/planning
 (212) 720-3291.

ZONING CHANGE MAP



CURRENT ZONING MAP



PROPOSED ZONING MAP - Area being rezoned is outlined with dotted lines. Changing a M1-4 district to R7X.



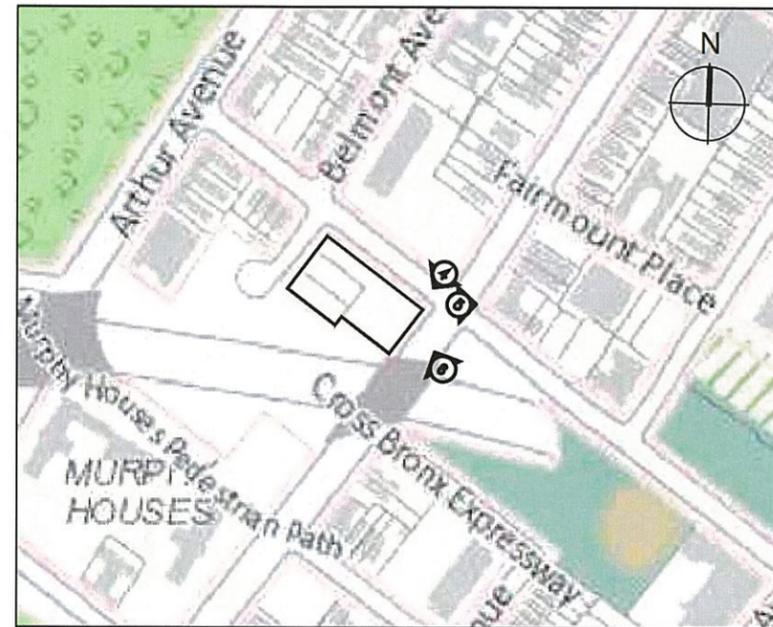
4. View of development site at intersection of East 176th and Crotona Avenue



5. View of building diagonally from development site



6. View of Development Site from Crotona Avenue



LOCATION PLAN

Photographs taken July 31, 2014



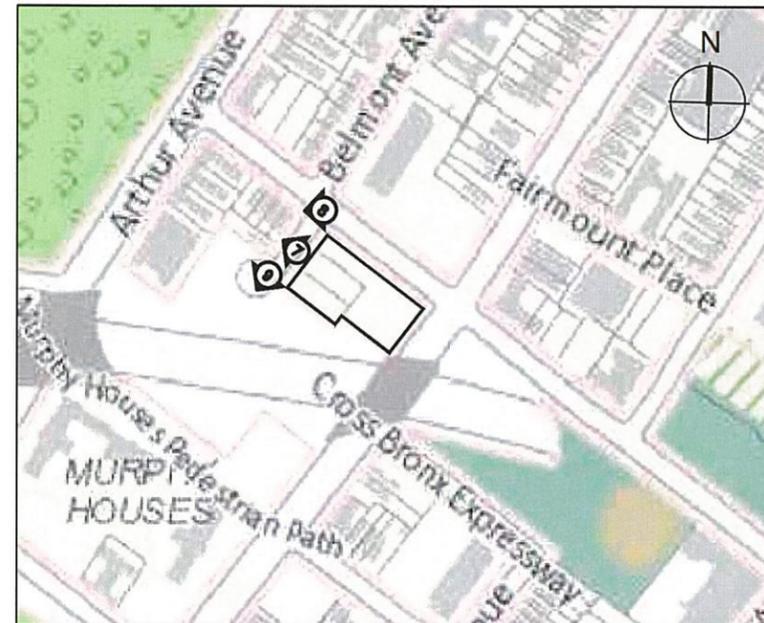
7. View of Houses on Belmont Avenue



8. View of houses at intersection of Belmont Avenue and East 176th Street



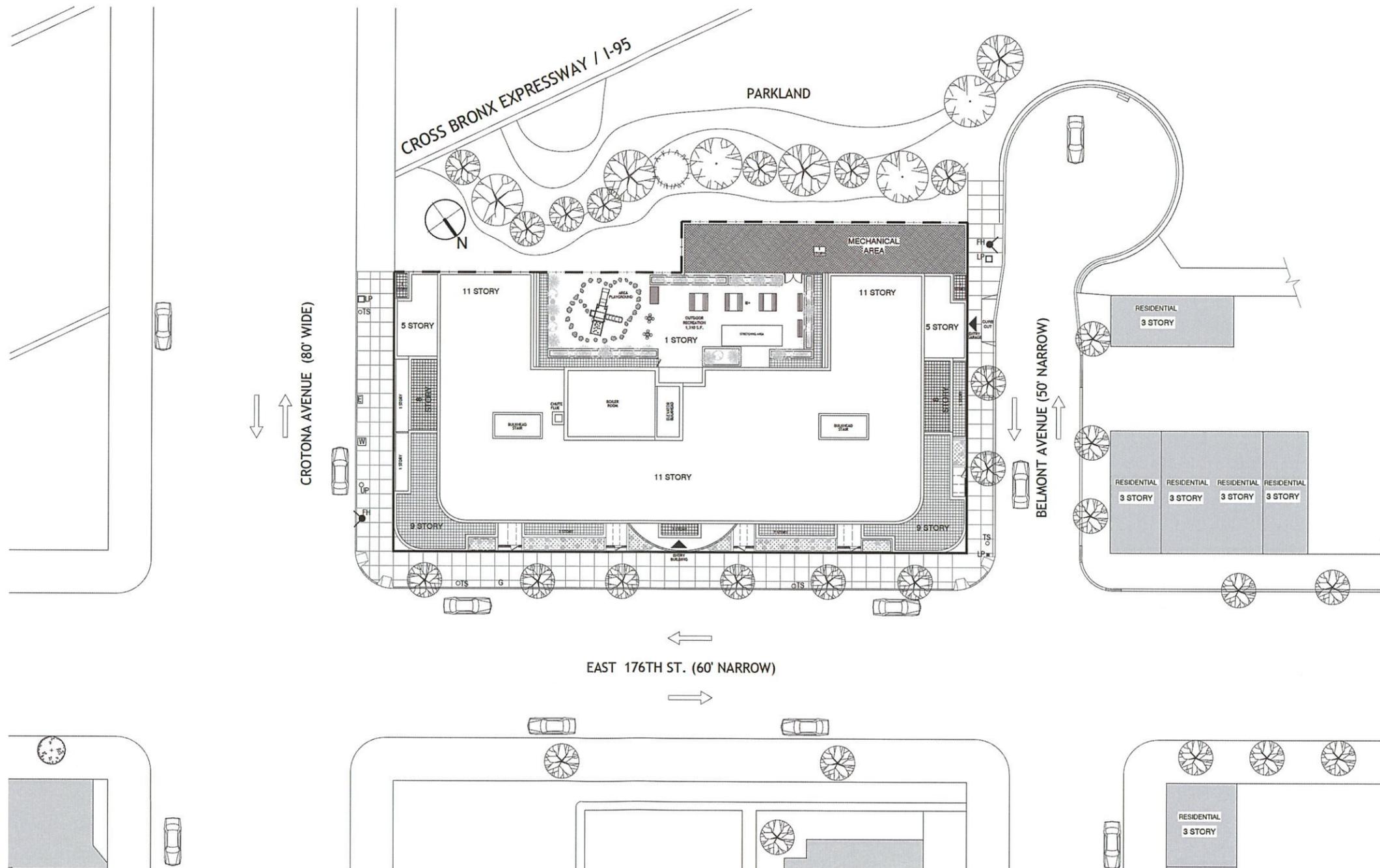
9. Cul-de-Sac of Belmont Avenue



LOCATION PLAN

Photographs taken July 31, 2014





Zoning Lot Site Plan

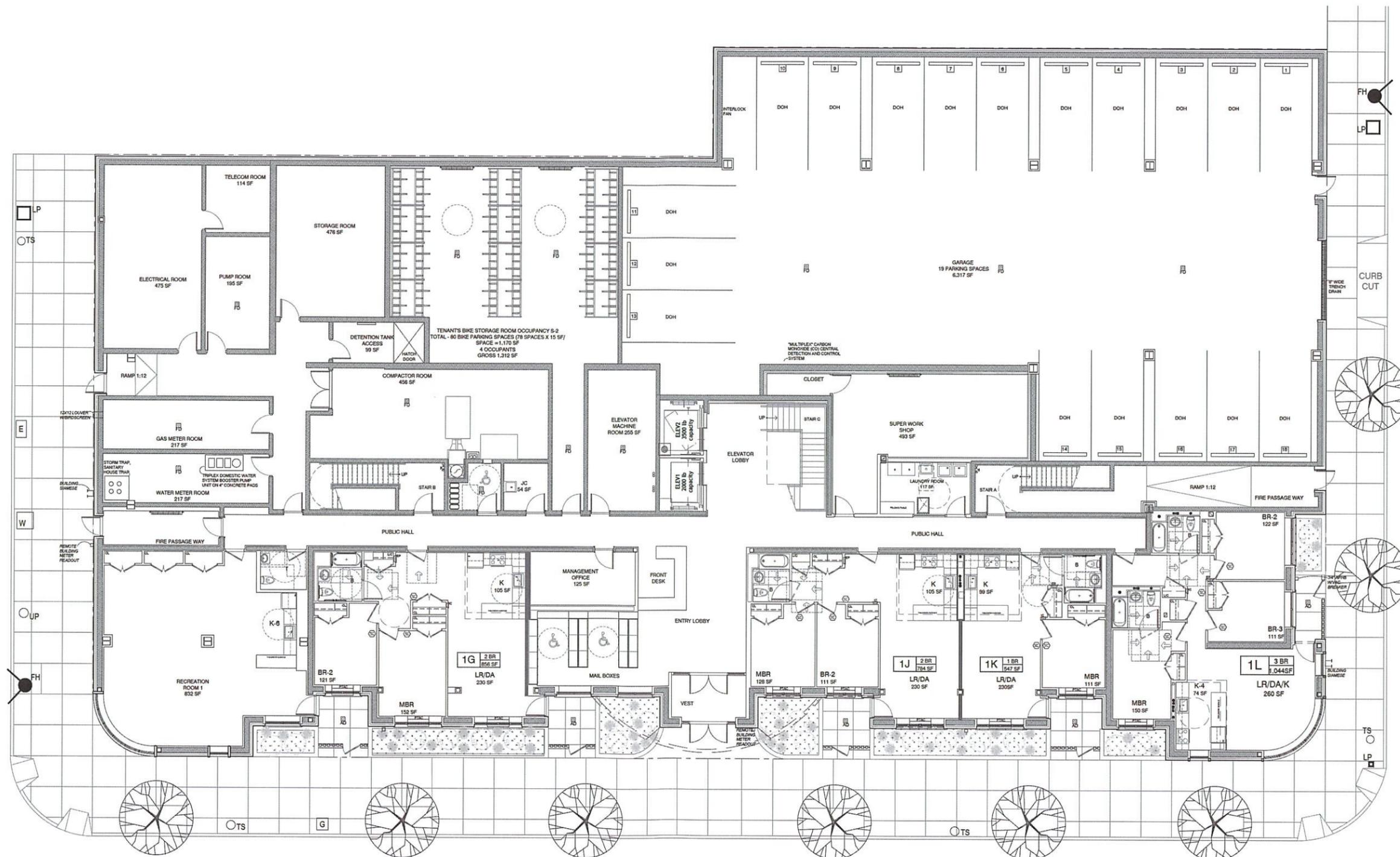
SCALE: 1/16" = 1'-0"

January 14, 2019

BELMONT COVE
DANOIS ARCHITECTS, P.C.

656 EAST 176TH STREET, BRONX, NY 10457. BLOCK 2945. LOT (34, 65 & 66)

MASTERMIND



Ground Floor Plan

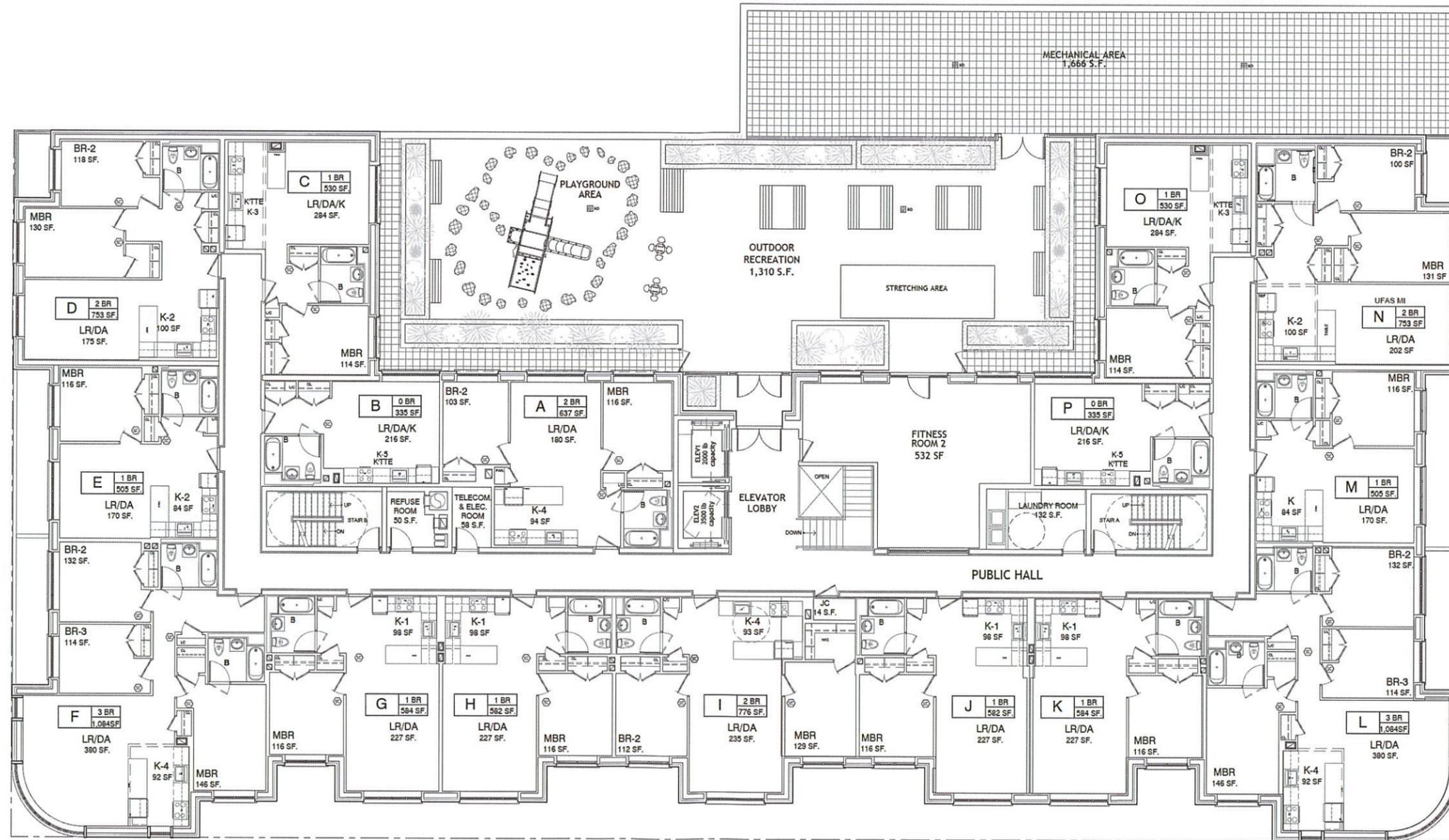
SCALE: 1/8" = 1'-0"

January 14, 2019

BELMONT COVE
DANOIS ARCHITECTS, P.C.

656 EAST 176TH STREET, BRONX, NY 10457. BLOCK 2945. LOT (34, 65 & 66)

MASTERMIND



Second Floor Plan

SCALE: 1/8" = 1'-0"

January 14, 2019

BELMONT COVE
DANOIS ARCHITECTS, P.C.

656 EAST 176TH STREET, BRONX, NY 10457. BLOCK 2945. LOT (34, 65 & 66)

MASTERMIND

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

LEADER

I intend to appear and speak on Int. No. 310311 Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: MARK HARRIS

Address: 20 Waterside Plaza Apt 2H

I represent: Tenants

Address: 20 Waterside 2H NY NY 10014

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Peter Davis

Address: 30 Waterside Plaza

I represent: Waterside Plaza

Address: 30 Waterside Plaza

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 310 Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Ken Lore

Address: 575 Madison Ave

I represent: Waterside Ownership

Address: Waterside Plaza

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 310-311 Res. No. _____

in favor in opposition

Date: 1/14/19

(PLEASE PRINT)

Name: Sherwill KUMAR

Address: 25 WATERLOO PLZ # EE NYC

I represent: SELF

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 310 311 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Windy Aron

Address: 25 WaterSide Plaza

I represent: myself

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 314-316 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: ERICK ASCANIO

Address: 90 BROAD ST.

I represent: DANUIS ARCHITECTS

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 310 3/1 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Ted Shapiro

Address: 30 Waterside Plaza NYC

I represent: - Myself

Address: above

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 310 315 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Connerve Michael

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 315 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Ted Weinstein

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 310-14 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Genevieve Michel

Address: _____

I represent: HPD

Address: 515

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 310 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Jeremy Hoffman

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 313 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Lacey Tauber

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 33 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Ted Weinstein

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 314-316 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Radame Perez

Address: _____

I represent: Mastermind

Address: 668 Crescent Ave Bronx

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU 314-316 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Rodrigue E. Ponce

Address: _____

I represent: Best Development

Address: 119 S. E. Central Avenue, B. Hartsdale

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 14 314-316 Res. No. _____

in favor in opposition

Date: 1/14/19

(PLEASE PRINT)

Name: Eric M Ascensio

Address: _____

I represent: Dancois Architects

Address: 666 Fifth Ave

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 14 314-316 Res. No. _____

in favor in opposition

Date: 1/14/19

(PLEASE PRINT)

Name: Elaine F. Martins

Address: _____

I represent: Apartment Buildings

Address: 666 1/2 Fifth Avenue

**THE COUNCIL 1:30-2PM
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 1/14/19

(PLEASE PRINT)

Name: Sherille KUKLAVIC Miss Len

Address: 25 WATKINS PLACE by 2PM

I represent: WATERSON TRUST

Address: 40 WSP

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 310-311 Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: ELIZABETH WHITE

Address: 30 Waterside

I represent: resident of Waterside

Address: WTA - Waterside Tenants

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

with modification Date: JAN 11

(PLEASE PRINT)

Name: JANET HANIPAN PRESIDENT WTA

Address: 30 WATERSIDE PIKE

I represent: WATERSIDE Tenants Association

Address: 40 WSP

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 310+311 Res. No. _____
 in favor in opposition

with second reset for those retiring Date: _____

(PLEASE PRINT)

Name: Chris Spangler 2-9 years out

Address: 42 Waterside Plaza, # 7L

I represent: tenant-ship

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 313 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Crystal Ng

Address: 799 Broadway, NY 10007

I represent: Curtis + Ginsberg Architect

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 313

in favor in opposition

Date: 11/14/18

(PLEASE PRINT)

Name: Samantha Majestic

Address: 1605 University Avenue

I represent: Bronx Pro Group LLC - 4697 Third Avenue

Address: Same

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 313 Res. No. _____

in favor in opposition

Date: 11/14/18

(PLEASE PRINT)

Name: Jaye Fox

Address: 555 Koppert St ST Bronx NY

I represent: Bronx Pro Group

Address: 1605 University Ave, Bronx

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0310 Res. No. _____

in favor in opposition

Date: 1/14/2019

(PLEASE PRINT)

Name: PRETZEL Heidrun

Address: 20 Waterside Plaza 28C

I represent: myself

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0310 Res. No. _____

in favor in opposition

Date: 1/14/19

(PLEASE PRINT)

Name: ROBERT BLUMENBLATT

Address: 40 WATERSIDE PLAZA #25C

I represent: MYSELF

Address: 40 WSP, 11

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 310 Res. No. 311

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Helena Koss

Address: 10 Waterside Plaza 335

I represent: Myself

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 310 Res. No. 311
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Richard CUNNINGHAM

Address: 30 Waterside Plz 8J

I represent: myself

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0310-0311 Res. No. _____
 in favor in opposition

Date: 1/14/2019

(PLEASE PRINT)

Name: JAY MALLER

Address: 20 WATERSIDE PLAZA #12C

I represent: MYSELF

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0314 Res. No. _____
 in favor in opposition

Date: 1/14/19

(PLEASE PRINT)

Name: Zamir Khan

Address: _____

I represent: 32BJ

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1010 Res. No. _____

in favor in opposition

Date: 1/14/19

(PLEASE PRINT)

Name: Rurik Asher Braumia

Address: 570 West End Avenue Apt 12C New York NY 10024

I represent: NYS Senator Brad Hoylman

Address: 222 8th Avenue New York NY 10011

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. W0310 Res. No. _____

in favor in opposition

Date: 1/14/19

(PLEASE PRINT)

Name: NORMA DAVIS

Address: 40 WATERSIDE PLAZA, NYC 10010

I represent: Waterside Plaza TENANTS

Address: same as above

Please complete this card and return to the Sergeant-at-Arms