

News Flash: LAP LEASE RENEWALS

The landlord made an error on the current new two year LAP leases which is being corrected, per Management. For the first year beginning September 1, 2015 the rent increase should be 2.75% plus 3.3%. For the second year beginning September 1, 2016 the increase should be 2.75% plus 1%. This seems largely academic however since as indicated the best option for tenants is a 1 year renewal.



In this Newsletter...
issues your
Tenant Association
dealt with during 2014
and into 2015

Pier 25/26 Activities

Input showed the majority of tenants and those across the highway felt the sound and vibrations of the summer 2013 weekly concerts were an assault on their quality of life.

This was especially difficult for those working at home, and those with children. Diane Lapson met with Madeline Wills from Hudson River Trust and the concerts were moved uptown. We also met with the Heritage of Pride folks to discuss moving speakers so their three-day event would be more agreeable to residents.

Community Board 1 provided the means to have most of our discussions with both groups and gave us great support. Last year's Heritage of Pride events were greatly improved by moving those speakers. The Hudson River Trust continues to discuss having non-amplified activities on the pier instead of the rock concerts.

BMCC Rooftop Construction

About 7 months ago, tenants were disturbed by bright lights that were suddenly placed on the roof of BMCC, followed by construction noise during the night.

We asked and were told that the entire roof was going to be replaced and that the work had to be done all evening and into the morning so as not to disturb or endanger the students in surrounding schools.

Not acceptable - but we were told the college would not change its policy. Our President began dialogues with the college and then brought the debate to CB1 for support. They finally agreed to limit the work to day into early evening.

The latest report from BMCC: work is nearing completion and should be finished within a month.

HPD and Downsizing of our Enhanced Voucher Tenants

We first heard about HPD deciding to downsize voucher tenants in late 2013, a result of a federal sequester.

After many meetings and discussions with elected officials and HPD itself, we were told there was **nothing** we could do about it and that HPD was taking these drastic measures to save the voucher program.

Helping to create an organization to fight downsizing, IP's Rosemarie Reed and Diane Lapson joined the executive board of the newly formed HAAD - Housing Alliance Against Downsizing. Through a lot of hard work and hands-on assistance with many tenants, we were able to stop some of the downsizing.

At the end of 2014 HPD made a change: single occupancy voucher tenants no longer had to downsize to studios and could keep their one-bedroom apartments.

Our protests and your responses helped accomplish this. This is great news, but we still have much work to do.

We are now working on the two- and three-bedroom residents' situations. We do not believe that anyone should be told that their living room is appropriate as a bedroom for their children, or another adult aside from a partner or spouse who shares the apartment.

We are working very closely with our elected officials who have been really supportive.

The Lobbies

Last winter, the conditions of the continually broken doors of 80 N. Moore became worse. The outer door never closed more than 3/4 of the way and the inner door would not close at all. Ice and snow came into the lobby. Freezing air made it impossible to work in the lobby without wearing coats, gloves and hats, and tenants dreaded even having to pick up their mail. The cold traveled up to the 2nd floor.

We were told by Stellar Management on William Street that the lobby was going to be repaired. The inner door was then forced to close - but the pressure made it too difficult for many tenants to open. The buzzers no longer worked. Many tenants called State Senator Squadron's office to complain, who in turn, contacted IPNTA. We explained that the lobby was promised to be repaired in the Spring.

But by the following Fall, the lobby was still not repaired and then, 40 Harrison's lobby was also impacted with broken doors. Promises did not happen. Additionally, neither building was handicap accessible any longer. After some discussion, the Main Management hired doormen to open the doors during the day. The IPNTA did not feel this was a reasonable solution - but now it was too cold again to do lobby renovation.

Honestly, the threat of downsizing consumed much of our time as did issues with all tenants. Finally, an explosive e-mail went to the main office discussing the lobbies and laundry rooms. We received a phone call from Steller's main office, explaining what would be done to both lobbies as soon as the weather

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Special thanks to John Lynch John Lynch, served as VP at Large for many years and gave tremendous support years before that. He organized many fundraisers, including WE ARE TRIBECA, did critical detailed research, helped individual residents, and was ALWAYS available for whatever was needed. His constant support is greatly appreciated. During several disasters we endured, he was right there to assist tenants with a smile on his face. Though he will never be "replaced," when he stepped down last year, June Grancio, a very active tenant took over and then ran officially during our last election. We want to give John a big official THANK YOU and a group hug for all his dedication. We love you, John!

The Laundry Rooms

We hear you and we also see the decline of the laundry rooms. They are dirty and shabby, and machines are often broken. We will discuss the condition of the laundry rooms during our meeting with Management.

IPNTA current list of elected officers

PRESIDENT - Diane Lapson; SECRETARY - Judy Bernstein; TREASURER - Jean Hartman; VICE PRESIDENTS: 80 N. Moore Street - Edmund Rosner, 40 Harrison Street - Diane Stein, 310 Greenwich Street - B.J. Berti; Townhouses - Alan Howard; VICE PRESIDENTS-AT-LARGE - Marnee May and June Grancio. We are all volunteers and receive no financial remuneration for our services.

(Lobbies... continued)

was warmer. Additionally, we were told that they were going to put the temporary entrance (that has now been in place at both buildings for a month or so) to block out the wind and cold until construction could begin. It did help a lot.

All lobbies will have one revolving door and one wheelchair accessible door.

We plan on having a long overdue discussion with Management about building maintenance. (We know there are fewer workers. With the rents being collected here, there is no excuse for that.) Spring is here. Time to fix.

Holiday 2014 Collection We collected almost \$30,000 and thus were able to give each porter \$1385 and maintenance person \$1050. We give a bit more to porters to even out the tips that maintenance get during the year.

Doorman, Louis "Louie" Hernandez – 80 N.Moore Street

Louis Hernandez, long time doorman for 80 N.Moore, had to retire prematurely in February due to a serious illness. He explained to us that although he was planning on retiring later this year, his early departure means he will not receive his full retirement benefit.

Volunteer tenants at 80 put signs up (which kept vanishing, unfortunately) to announce a collection in his honor. Because all tenants were not able to see the signs, we are addressing it again here. Louie told us he is receiving chemotherapy for throat cancer. He has hopes there is a good chance of beating his condition with treatment.

Monies already collected were deposited in the IPNTA account until the collection is finished, within the

next two weeks. Please put your donation in the **IPNTA Tenants Box (Not Rent Box)** with your name and phone number/e-mail address. If giving a check, please make it payable to IPNTA and put a clear notation in the memo line: "FOR LOUIE."

Tenants say Louie has always been more than helpful, "so let's be generous in our support of him now that he can use our help."

Townhouse residents who use 80's lobby for packages, are included. Louie's health condition dictated that he leave without being able to say goodbye to all – or for a party or celebration. The collection will at least show everyone's gratitude for his long service at IPN.

● Membership in the Independence Plaza North Tenants Association ●

The INDEPENDENCE PLAZA NORTH TENANTS ASSOCIATION (IPNTA) is an organization that has existed since the mid-1970s, when IPN was built. (The word "North" was originally part of the name because there were plans for an IP South, which was never built. Management now refers to our complex as IP.)

The IPNTA has very active tenant volunteers who help distribute fliers, attend meetings, and support our activities. We appreciate every single person who helps us accomplish our substantial undertakings.

We are the tenants' voice in discussions with Management about many issues ranging from security, maintenance, procedural issues, possible discrimination and conflicts between tenant and management, etc.

- We represent IP tenants on quality of life issues with our elected officials, Community Board 1, tenant organizations, city, state and federal agencies, the Police and Fire Departments, etc.
- We've also worked with the Department of Health regarding rodent issues and co-sponsored a "Rodent Academy" and a "Fire Response" forum in 2014.

- With so many new free market tenants at IP, we've been delving into subjects that affect you too: loss of leases, unreasonable rent hikes, maintenance delays.

This past year we were consumed with the Section 8 downsizing issue and were happy to have been leaders in at least one great accomplishment.

We are now involved in the yearly negotiations with the Rent Guidelines Board, the outcome of which affects our LAP tenants.

Please visit <http://ipnta.org> to read about the ongoing work of IPNTA, and information about our past efforts (Sept. 11, Hurricane Sandy, etc.).

So how can you help us continue to do the work for you? Most importantly:

Join the IPNTA! Pay the very modest yearly membership fee and contribute whatever you can to our ongoing Legal Fund.

With your support, both as members and as participants in our activities, we can continue being as effective as possible on your behalf.

Membership Application – Please leave this form and your contribution in the **Tenant Box in the Lobby (not the rent box)**. Make checks payable to "IPNTA" and note on the memo line, "Dues" and/or "Legal Fund." Please note: one membership per person, not per apt. Membership dues: \$25.00 per adult; \$15.00 per senior. Legal Fund has always been up to tenant: minimum suggested: \$50.00 - 300.00 per apartment has been our standard. We will take whatever you can afford. Thanks very much!

(Please Print Clearly)

Name: _____

Address: _____ Apartment: _____

Phone: _____ Email: _____

Membership: _____ Adult(s) (\$25 per adult) Payment by: Check Money Order Cash
 _____ Senior(s) (\$15 per senior)
 Legal Fund: \$ _____ Total: \$ _____