

May 13, 2003

Hon. Joseph L. Bruno
Majority Leader
The State Senate
Albany, NY 12247

Re: Support of NYS Senate Bill S. 2954 and Preservation of Mitchell-Lama Housing

Dear Senator Bruno:

At its regularly scheduled meeting on May 7, 2003 Manhattan Community Board No. 4 passed the following resolution with a vote of 28 in favor, 0 opposed, and 1 abstaining.

Whereas, during the 1960s and early 70s the Mitchell-Lama program was responsible for construction of nearly 169,000 units of new multi-family affordable housing, of which 140,000 units are located in New York City, and

Whereas, in 2000, the City and State agencies supervised 247 developments in New York City. All developments were eligible to buy out of the program, and

Whereas, in 2003, the City and State agencies supervise 227 developments; a loss of 20 developments in the Mitchell-Lama program in a three year period, and

Whereas, there are currently 14 developments in various stage of the buy out process, totaling approximately 6,500 units, and

Whereas, the median household income of Mitchell-Lama residents is only \$21,611 compared to the median income for all tenants in New York City of \$26,000 (1999 Housing and Vacancy Survey), and

Whereas, the proportion of poor people in Mitchell-Lama housing, making \$14,999 or less, is 36.1% and the figure for all city tenants is 32.1% (1999 HVS), and

Whereas, Mitchell-Lama tenants are older, on average, than the typical New York tenant – median age of Mitchell-Lama tenant is 47 compared to 42 for all tenants (1999 HVS), and

Joseph L. Bruno
May 13, 2003
Page 2 of 2

Whereas, the median income for the primary household member in Mitchell-Lama housing is \$15,000 compared with \$18,200 for all tenants in New York City (1999 HVS), and

Whereas, 36.9% of all Mitchell-Lama tenants are headed by someone 65 years or older compared to only 27.6% of all tenant families (1999 HVS), and

Whereas, Mitchell-Lama tenants are more likely to live in their units longer – an average of over 11 years compared to all renters of 9 1/2 years (1996 HVS), and

Whereas, because of the lower incomes of Mitchell-Lama tenants, the rent-to-income burdens of Mitchell-Lama residents are higher -- 53.8% of Mitchell-Lama tenants pay more than 30% of their income in rent (1999 HVS), and

Whereas, 31.2% of Mitchell-Lama tenants pay more than 50% of their incomes in rent compared to only 27% of all renters (1999 HVS), and

Whereas, the New York State Assembly has passed A.2716A (Silver) extending and strengthening Rent Stabilization Laws and includes rent stabilization protection for Mitchell-Lama and project-based Section 8 developments built after 1973 that opt out of the program, and

Now, therefore, be it

Resolved that Manhattan Community Board No. 4 hereby supports the work of the Manhattan Borough President's Mitchell-Lama Task Force, and

Resolved to support S.2954 (Padavan, Mendez, Spano, Velella) that extends to 2008 various provisions of the emergency housing rent control law, rent stabilization, and provides rent stabilization protection for residents living in Mitchell-Lama and project-based Section 8 developments built after 1973 when the owner opts out of the programs.

Sincerely,



Simone Sindin
Chair
Manhattan Community Board No. 4

Janice McGuire
Co-Chair
Housing, Health & Human Services Committee

cc: Mayor Michael Bloomberg
Local elected officials
Lee Chong, MBPO

Joseph L. Bruno
May 13, 2003
Page 2 of 2