50 West 97th St., Apt. ___
New York, New York, 10025
February , 2009

Senator Bill Perkins
163 West 125th Street, Suite 912
New York, New York 10027

Re: Saving Mitchell-Lama Rentals with the Andrea Stewart-Cousins Bill

Dear Senator Perkins:

As a resident of the Upper West Side, I urge you to help keep homes in this neighborhood affordable by supporting the Stewart-Cousins bill.

Right now, relying on the "unique or peculiar" loophole of the Emergency Tenant Protection Act, landlords of former Mitchell-Lama rentals built before 1974 are in court asking for increases of up to 5 times the rent Worse, owners of former Mitchell-Lama rentals built from 1974 on are asking whatever the market will bear – unless tenants have a strong organization and lawyers and extract a "landlord assistance plan" or other deal.

But State Senator Andrea Stewart-Cousins proposed a bill last term, which is being re-introduced, that will put all buildings leaving Mitchell-Lama (and Project-based Section 8) into rent stabilization

- Regardless of when they are built (the 1974 distinction will not matter)
- Without "unique or peculiar circumstances" increases
- Applicable to buildings that have already been taken out of the program, as well as those that are yet to be taken out.

As you know, there are 7,014 apartments in the 26 current and former Mitchell-Lama rentals in your district.

Now we need you to actively support the Andrea Stewart-Cousins bill and keep apartments in our neighborhood affordable – by signing on as a sponsor, urging your fellow legislators to support and sponsor the bill, and by attending a press conference about it. We hope you will stand up for us once again .

Sincerely,

Signature: _____

Printed name:_____