_____Apt. ___
New York, New York
February 28, 2009

Senator Eric Schneiderman
563 Columbus Avenue
New York, NY 10024

Re: Supporting the new Stewart-Cousins bill (formerly A7811)

Dear Senator Schneiderman:

As a resident of the Upper West Side, I urge you to help keep thousands of homes in this neighborhood affordable by once again supporting the Andrea Stewart-Cousins bill to be introduced shortly.

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 408 apartments in the 2 Mitchell-Lama rentals in your district.

Now we need you to actively support the Andrea Stewart-Cousins bill and save our homes by

- signing on as a sponsor,
- urging your fellow legislators to support and sponsor the bill,
- attending a press conference about it.

We hope you will stand up for us once again .

Sincerely,

Signed:_____

Printed name:_____