



MITCHELL-LAMA RESIDENTS COALITION

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Fall 2025

WEBSITE: www.mitchell-lama.org

Ed Rosner, tenant activist and long-time Co-Chair of MLRC, dies

Edmund Rosner, Co-Chair of the Mitchell-Lama Residents Coalition for over twenty years, died on August 31. He was 88 years old. Cause of death is unknown, although he had been in poor health for the past few years. He



Ed Rosner

leaves behind his son, daughter-in-law, and granddaughter. Beyond his work with MLRC, he was active in the tenants association of Independence Plaza North, a former M-L complex, where he served as a vice president.

Following is a statement by MLRC Co-Chair Jackie Peters.

"As a Co-Chair of MLRC serving for years with Ed, I have a great appreciation for his expertise regarding housing issues.

"He had been with Mitchell-Lama Residents Coalition so long I have to search for information on when he became a co-chair.

"Time and again, our organization counted on him to answer questions,

edit the newsletter, and serve as a trusted colleague.

"Ed worked as if he had never retired. He was efficient, thoughtful, and always followed through with commitments.

"On a personal level, we shared information about our children and grandchildren. I recall him being so pleased when his son married a woman whom he described as a great partner. The couple soon added a granddaughter to his family.

"Ed was truly a 'family man' and his love for his family was apparent."

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& City on opposite
paths, Page 5;**

**Some voucher holders
face 10% rent hike,
page 6**

Ballot measures could weaken Councilmembers' power on affordable housing projects

The long-established right of City Councilmembers to reject zoning revisions and other proposals for housing in their districts may come to an end, or at least be weakened, if voters in November approve new ballot measures.

Prepared by the Charter Revision Commission, the measures would partially eliminate the long-standing "member deference" practice, by which the full Council approves whatever the individual member wants.

This practice would be hobbled "by boosting the role of borough presidents and allowing certain smaller projects to sidestep Council approval," as reported in [The City](#).

Among the changes are amendments to the policy by which all zoning proposals for new affordable housing are now subject to a Uniform Land Use Review Procedure—in other words, by community residents. This procedure would be "expedited," in part by "going to the Board of Standards and Appeals for approvals," rather than to the Council or the city's planning commission.

Further, in those districts where there is a paucity of affordable housing, the Council would have no say; instead, the Planning Commission would make the final decision.

The proposals **create a dilemma** for advocates of affordable housing. For example,
(Continued on Page 8)

Strengthen MLRC. Join today (use form on page 2)

MLRC

General Membership Meeting

***Elections to the Executive Board*
will be held at this meeting**

**October 25, 2025
@ 10 a.m.**

The meeting will be held via Zoom. Members will be informed by regular mail and by email.

Mitchell-Lama Residents Coalition
PO Box 20414
Park West Station
New York, NY 10025

Caesars Palace casino for Times Square off the table; developers earlier had offered residents a share of expected profits

Efforts by firms affiliated with Caesars Palace, the Las Vegas gambling emporium, to locate a gambling mecca in Times Square have proved futile, as a six-member advisory committee appointed by elected officials rejected the proposal in September by a vote of four



to two. The two supporters were representatives of Mayor Adams and Governor Hochul. The vote to reject was the final straw in the months-long effort. Only a few weeks previously the companies—L Green, Caesars Entertainment, and Roc Nation, a full-service entertainment firm—had abruptly rescinded their own offer to give residents of Manhattan Plaza, a Mitchell-Lama complex, a share of the planned profits if the locals would support the plans to build a huge gambling enclave in Times Square.

That offer was made, and then withdrawn, in August.

The offer had included an ongoing 0.5 percent of the future casino's profits, plus a \$22.5 million "benefit" over fifteen years. The benefits would include "public safety, sanitation, and support for local businesses," according to an Artificial Intelligence summary of the proposal.

As several other casino operators

have applied for permits to open gambling houses in the area, residents of Manhattan Plaza and other homes have expressed concerns over congestion and the almost inevitable displacement that accompanies massive new developments in neighborhoods.

"Despite these concerns," according to the AI summary, "the developers emphasize the potential economic benefits of the casino, including job creation, increased tax revenue, and support for local businesses."

But the seemingly generous offer had infuriated other area residents, according to [W42st](#), an online community news service. The money offer "sparked pushback from other West Side residents and organizations, who argued the benefits should be shared more broadly."

Following the reversal, the funds "will now be administered by the West Side Community Fund, an established non-profit that has been making small grants to local groups in Hell's Kitchen, Chelsea and Hudson Yards since 2018," [W42st](#) said. "The Fund will oversee a special program dedicated to casino-related community benefits, with priorities determined through a participatory budgeting process involving residents, block associations, tenant groups and small businesses."

UPCOMING EVENTS

MLRC

General Membership Meeting

Elections to MLRC Board

Note:

**the next meeting will be held
October 25, 2025
at 10 a.m., via Zoom.**

***Elections
to the Executive Board
will be held***

**Members will be informed
by regular mail and by email.
Contact: Info@mitchell-lama.org**

Mitchell-Lama Residents Coalition, Inc.

Officers

Co-chairs:	Jackie Peters Sonja Maxwell
Treasurer:	Millicent Redick
Financial Secretary:	Carmen Ithier
Recording & Corresponding Secretary:	Katy Bordonaro

MLRC NEWSLETTER STAFF

Editor:	Nathan Weber
Assistant editors	Katy Bordonaro Sonja Maxwell Jackie Peters

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Articles, letters and photographs are welcome. Send to MLRC, PO Box 20414, Park West, New York, NY 10025. Fax: (212) 864-8165. Voice Mail: (212) 465-2619. E-mail: information@mitchell-lama.org



JOIN THE MITCHELL-LAMA RESIDENTS COALITION 2025

INDIVIDUAL: \$15 per year; DEVELOPMENT: 25 cents per apt
(\$30 Minimum; \$125 Maximum)

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Fax _____ E-mail _____

Current ML: Co-op _____ Rental _____

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Development _____

President's name _____

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NOTE: Checks are deposited once a month.

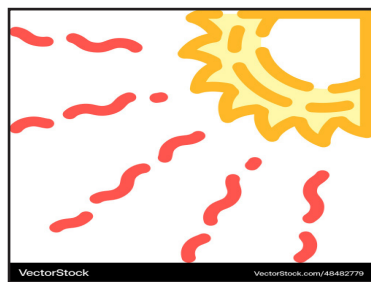
Mail to: MLRC, PO Box 20414, Park West Finance Station, New York, NY 10025

Evictions during heat waves here are often deadly: Legal Aid report

The increasing number of scorching summer days in the City may make almost all New Yorkers miserable, but those facing evictions suffer more than most.

A new report from the [Legal Aid Society](#), whose attorneys often represent tenants in eviction cases, found that heat waves are not simply oppressive, but are often deadly.

It notes that the extreme density of buildings in the city, with its tarred rooftops and the roadways, contributes to what is known as the Urban Heat Island effect, which magnifies the general temperature far more so than do natural surfaces. In New York City, "On a warm day, conventional roofing materials may reach as much as 66°F warmer than the surrounding air temperatures," the report states.



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roofing materials may reach as much as 66°F warmer than the surrounding air temperatures," the report states.

Evictions during heat waves here are numerous.

"From January 1, 2017 to June 30, 2025," the report noted, "an astonishing 7,554 evictions occurred on days when the temperature exceeded 90°F."

"Tenants facing eviction have a greater risk of heat-related health issues due to their exposure to the elements, putting them at risk of exhaustion, dehydration, and other heat-related illness-

es."

On June 23rd of this year, the report noted, "the first day of the heat wave when temperatures soared to 94°F with a heat index that made it feel like 104°F, 60 New Yorkers and their families were evicted."

Low-income areas suffer the most

Not surprisingly, the report found that poorer neighborhoods are not only the hottest, but "are where evictions happen more frequently. From 2017 to 2025, data shows that 64% of evictions occurred in areas where the Heat Vulnerability Index is 4 or 5 (the hottest)."

Again unsurprisingly, "Areas with the highest evictions rates in New York City are majority Black and Latinx."

Age also matters

Older people also suffer more. "It can be difficult for older adults to notice if they are dehydrated or overheating. Older bodies trap more heat than younger bodies, their glands release less sweat, and their hearts do not circulate blood as well resulting in less heat being released from the skin, which is an essential bodily function to combat heat."

Legal Aid recommends that an important first step "is for the Department of Investigation, which oversees city marshals, to adopt a policy that universally suspends evictions during heat events, defined as any day the temperature is projected to be above 90°F."

Board president at Jamie Towers succeeds in ousting manager for financial mismanagement

Maxine Breeden, a long time organizer and board president at Jamie Towers Mitchell-Lama cooperative in the Bronx, has finally succeeded in forcing out the management company, Maxwell-Kates, for financial misdoings. A new firm, Metro Management Development, has been selected.

A report in [The Bronx Times](#) noted that after numerous efforts—lasting about two years—to persuade the State Division of Homes and Community Renewal to investigate charges of financial mismanagement, the agency "issued a July 17 letter to Maxwell-Kates outlining seven "instances of noncompliance. . . ."

The paper noted that Maxwell-

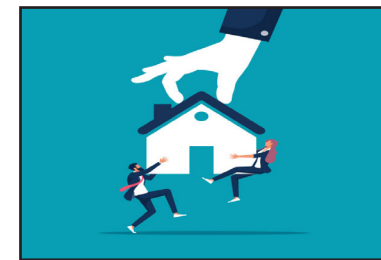
Kates "did not respond to multiple requests for comment and has since reimbursed the corporation for \$20,000 in misspent funds."

Neither Maxwell-Kates nor the new manager agreed to comment. But Maxwell-Kates "was later forced to admit mismanagement, particularly regarding spending, and submitted reviewed bank statements to the board," the paper noted.

The paper added that "Breeden's push for transparency caused her to be viewed as a micromanager, damaging the board's relationship with Maxwell-Kates — even though she turned out to be right."

HUD seeks to revive rule evicting families with even one non-citizen member

Tens of thousands of immigrant families, including those whose members are mostly US citizens, may be forced out of public housing in New York City and elsewhere if the Trump Administration is successful in reviving a failed 2019 rule.



That rule (Section 214 of the Housing and Community Development Act) would have barred any and all families from

any and all forms of financial and rental aid, including residences in Housing Authority projects, if at least one member is ineligible to receive public assistance.

Currently, because the rule failed, all "mixed-status" families can remain in their homes, and indeed qualify for other forms of aid, with some degree of lower financial payments.

The current policy aims to keep families together, perhaps the most important factor in combating future poverty, drug use, criminality and a host of other negative outcomes, not to mention an obvious increase in homelessness.

Hispanic families most at risk

If revived and passed, the rule would go far beyond evicting the families. It would cut off virtually any form of financial and residential aid, much of which goes to Hispanic families.

According to the Center on Budget and Policy Priorities, the rule would "disproportionately harm families with children and Latinx people, who make up about 85 percent of people living in mixed-status families in the three largest rental assistance programs: Housing Choice Vouchers, Public Housing, and Section 8 Project-Based Rental Assistance."

As of this writing, the proposed rule is in a very early stage, well before official posting, and the required public review and comment.

For a bird's eye view of how the effort to change the rule is terrifying to one family in Ft. Collins, Colorado, see [Shelterforce: "HUD's Cooperation with ICE Stokes Fear in Immigrant Communities"](#)

Sources: [Center on Budget and Policy Priorities](#), [Bloomberg News](#), [The Intercept](#).

High-income New Yorkers create new group to defeat Zohran Mamdani

Among hugely wealthy New Yorkers, a pervasive fear of Zohran Mamdani, the socialist candidate for Mayor who is now leading the field, has motivated many of them to found a new group, New Yorkers for a Better Future Mayor. By August, after only a few weeks, it had already raised between \$20 million and \$35 million, according to MSN and other sources.

"It is far from the only group that donors are mobilizing to defeat Mamdani, with several more targeting millions of dollars," MSN said. "Those considering funding, or raising money, include some of the biggest names in politics, including Pershing Square CEO Bill Ackman and former Trump adviser and New York City Mayor Rudy Giuliani."

Mamdani's message so far has emphasized affordability in housing, health care and other necessities. His own fundraising PAC, OneNYC, was formed in July.

Meanwhile, among the city's

wealthiest real estate leaders, fund raising is also reaching new heights.

According to Newsmax, which cites the Wall Street Journal, "SL Green Realty Corp CEO Marc Holliday will host a roof-top fundraiser for Adams on Wednesday at one of his Manhattan office towers. . . . Dozens of the city's top real-estate executives have been invited and will pay about \$2,000."

The Newsmax story went on to say that the "Holliday get-together follows a weekend fundraiser that was hosted by real estate power couple Kenneth and Maria Fishel in the Hamptons. Billionaires John and Margo Catsimatidis, real-estate investor Jared Epstein, and others were among the guests."

The story quoted luxury real-estate broker Noble Black as saying that "There's going to be a lot of these fundraisers. Everyone is talking about how much wealth is aligning against Mamdani."

Riverbend directors remove member for financial and other discrepancies

The directors of Riverbend Housing, a Mitchell-Lama cooperative in Harlem, have unanimously removed board member Tamika Johnson, charging her with "repeated conduct not in the best interest of the cooperative," according to a statement from the board to shareholders in July.

Among the charges leveled by the board were allegations of financial irregularities during her tenure. These included attempts to withdraw \$10,000 from a "First Sale account for personal use," and attempting to be reimbursed for paying a shareholder's legal fees when the shareholder denied any such arrangement, plus other financial and directorial malfeasances.

Additional allegations included her directing security companies and vendors to report to her personally instead of to the full board, and a variety of "harassment and threatening conduct," as well as "defamation and malicious misinformation."

In addition, she "Allegedly used the name of an elderly shareholder,

Mr. Harry Evans, to send defamatory anonymous emails without his knowledge or consent, resulting in distress to his family."

Cuts to Medicaid can hurt homeless aid

The Trump Administration's threat to cut Medicaid may have disastrous effects not only on the health care of low- and moderate-income residents, but on their efforts to secure housing as well.

A report in the New York Times noted that social workers and other care givers sometimes use Medicaid, fully legally, for affordable shelter-related issues.

For example, a woman who had lost her job after a series of seizures and was having a difficult time finding a new landlord who accepted federal rent subsidies, was helped "by a caseworker financed by Medicaid [who] found a willing landlord and cut through the paperwork." Others use Medicaid for short term rent.

Tenants are now protected from paying fees to brokers they did not hire. . . Or are they?

Although tenants in New York State are now theoretically protected under the FARE act from paying brokers a fee if they did not hire the brokers in the first place, some owners are still charging the tenants thousands of dollars in such fees, according to a report in the New York Times.

In addition, many landlords are upping their rents to make up for the owner's broker expenses, even though they themselves had hired the brokers. The City's Department of Consumer and Worker Protection is reportedly investigating the tenant claims.



MLRC Developments

Mitchell-Lama Residents Coalition

Individual Membership: \$15 per year
Development Membership: 25 cents per apt
(\$30 minimum; \$125 maximum)

Donations above membership dues are welcome

Adee Towers	Michangelo Apartments
Albany Executiver House	109th St. Senior Citizens Plaza
Amalgamated Warbasse	158th St & Riverside Dr. Housing
Arverne Apartments	Parkside Development
Bethune Towers	Phipps Plaza East
Castleton Park	Pratt Towers
Central Park Gardens	Promenade Apartments
Clayton Apartments	RNA House
Coalition to save Affordable Housing of Co-op City	Riverbend Housing
Concerned Tenants of Sea Park East, Inc.	River Terrace
Concourse Village	River View Towers
Dennis Lane Apartments	Rosedale Gardens Co-op
1199 Housing	Ryerson Towers
Esplanade Gardens	Sam Burt Houses
Executive House Apts	Starrett City Tenants Assn
Franklin Plaza	St. James Towers
Independence House	St. Martins Towers
Tenants Assn	Strykers Bay Co-op
Independence Plaza North	Tivoli Towers
Inwood Towers	Tower West
Jefferson Towers	Trinity House
Knickerbocker Plaza	Village East Towers
Linden Plaza	Village View
Lindsay Park	Washington Park SE Apts
Lindville Housing	Washington Square SE Apts
Lincoln Amsterdam House	Westgate Tenants Assn
Manhattan Plaza	Westgate
Marcus Garvey Village	Westview Apartments
Masaryk Towers Tenants Assn	West View Neighbors Assn
Meadow Manor	West Village Houses

City releases set of new commitments to achieve policy goal of fair housing

A series of "new commitments" to strengthen the City's 2020 goal of fair housing for New Yorkers was released in September, after a preliminary release in early August.

The new commitments are designed to reinforce a series of strategies developed earlier.

For example, to enhance the strategy of strengthening the City's fair housing protections, the new commitment will



"Create and implement a public awareness campaign for the Fair Chance for Housing Act, which provides new housing protections to people with criminal records."

Following is a list of some of the earlier strategies and the new commitments to achieve them.

- Strategy: Create better access to publicly-supported housing for people who face disproportionate risks in the housing market.

New Commitment: Identify ways to target publicly-financed new construction affordable housing to the most at-risk renters.

- Strategy: Increase housing opportunities, particularly for low-income New Yorkers, in amenity rich neighborhoods.

New Commitment: Consider future citywide changes to encourage new housing construction in low-density areas with strong transit access and neighborhood character that supports small apartment buildings.

- Strategy: Remove legislative and process barriers that slow or limit the development of affordable housing, particularly in areas with few affordable options.

New Commitment: Legalize new shared housing construction to benefit a diverse range of households and provide greater flexibility in housing options.

- Strategy: Improve quality and preserve affordability for existing residents.

New Commitment: Develop and implement recommendations to reduce operation and rehabilitation costs of existing buildings, addressing the long-term sustainability of rental housing.

- Strategy: Protect tenants and homeowners at risk of displacement.

New Commitment: Launch the City's voluntary housing mobility program

in areas prone to severe flooding, including developing land acquisition strategies and housing counseling services with federal and State funds to support homeowners in making informed decisions about their flood risk and future.

New Commitment: Assess how the changing flood insurance landscape impacts vulnerable residents and develop solutions to reduce housing instability in at-risk communities.

- Strategy: Expand the number of homes available to New Yorkers who receive rental assistance benefits.

New Commitment: Fight for continued and expanded access to Section 8 vouchers.

Additional new commitments to achieve related housing strategies are available at [Where We Live NYC 2025](#).

A broader historical review of the 2020 plan, its overall goals and strategies to deal with housing discrimination, plus a new focus on NYCHA, is available at [City Limits](#).

NYCHA seeks to work with more developers

The City's public housing authority (NYCHA) is hoping to interest more developers in constructing affordable housing units on land near existing projects.

In a public [Request for Expressions of Interest](#) issued in late August, the Authority said it was seeking "interest from partners with development projects on private land, exploring the expansion of public development opportunities that could serve low-income New Yorkers."



The Request seeks to complement its other public-private partnerships, such as the Permanent Affordability Commitment Together (PACT) and the New York City Public Housing Preservation Trust.

NLIHC: Huge gap between wages & affordable shelter

Out of Reach: The High Cost of Housing, the annual report of the National Low Income Housing Coalition, is now available [online](#). It highlights the huge gap between wages and the income necessary to afford adequate shelter.

HUD seeks to end enforcement of fair housing rules

In yet another effort to weaken, if not eliminate the nation's commitment to end racial and other forms of discrimination, the Trump administration has undertaken a series of steps to blunt



anti-discrimination efforts by employees of the Department of Housing and Urban Development.

The efforts include such things as sending emails to HUD employees to stop "investigating and prosecuting landlords, real estate agents, lenders and others who discriminate based on race, religion, gender, family status or disability," as reported in the [New York Times](#).

HUD attorneys say they have been ordered to stop communicating with their clients unless they get "approval" from a Trump loyalist.

They also claim that they are now prohibited from following basic prosecutorial practice by ceasing to cite "past housing civil rights cases when researching legal precedent for possible new prosecutions."

Plan to shred historical documents

Further, all HUD historical documents that are "contrary to administration policy" will be done away with.

Another effort is simply firing HUD employees. The Times noted that while federal bureaus and departments lost about ten percent of their employees following the personnel-slashing efforts of Elon Musk and his non-government team (dubbed the "Department of Government Efficiency") several months ago, HUD lost sixty-five percent.

The number of HUD attorneys working on fair housing cases has also been slashed.

It is not surprising, then, that HUD employees have been told that combatting discrimination is "not a priority," and that investigating parties accused of discriminating against tenants and homebuyers must be downsized because it had become an "optics problem" as reported by [The Guardian](#).



HUD logo

Many PHEPS voucher holders face a ten percent hike in rent

Thousands of tenants who receive certain rent vouchers may soon be required to increase their own contributions, in effect bear a significant rent hike, if a proposal by Mayor Adams goes into effect.

The proposal, in the form a rule change, would affect tenants who have been receiving vouchers known as CityFHEPS for the past five years. Such vouchers are geared towards helping families who have been homeless, or who are facing homelessness. Those tenants who are seeking to renew their vouchers will have to pay forty percent of their earned income towards the rent, instead of only thirty percent as at present.

The official goal of the rule change is meant to "assist those households in gradually transitioning off CityFHEPS as

they achieve self-sufficiency," as presented in the [proposal](#).

But comments elicited at public hearings reflected fear among voucher holders who will be affected by the change.

A holder by the name of Marcus Gray [said](#): "As of January I have become a SOTA voucher holder in the shelter care system. Homelessness doesn't disregard bills to pay and still being the breadwinner for family in need. I work and I am always up to my neck in debt. The proposed rent hike would be impractical as we're already in a rock and a hard place. Mayor, it seems unfortunate to say. You made this proposal without seeming to be in hard times. Don't hurt the hurting to please the favored."

Rochdale Village cooperators protest potential 30% carrying charge increase

Several dozen residents of Rochdale Village, a Mitchell-Lama cooperative in Queens, staged a public demonstration of protest in early September against an impending hike in carrying charges that could range from 23 percent to 30 percent.

The forthcoming increase, residents say, is a consequence of years of mismanagement by Summit Property Management, a private firm, and of poor oversight by the volunteer board of directors.

Among other things, they blamed Summit "for failing to pay water bills dating back to late 2020, leaving residents facing almost \$17 million in unpaid water bills. They

further accused the property management company of providing 'sweetheart' commercial leases to banks and supermarkets and said there is a \$195 million 'predatory' mortgage that has ballooned debt at the complex," as reported in [QNS](#), a local news source.

As a consequence, the 5,860-unit complex is facing a shortfall of \$11.4 million next year, and a mortgage debt of around \$195 million.

Rochdale Village is home to around 23,000 residents. It is overseen by the state's Department of Housing and Community Renewal.

Legal representation endangered for more tenants facing eviction

While all tenants in the New York City who are facing eviction have a legal right to counsel, the government's capacity to insure this right is under increasing pressure, according to a [report](#) from the New York City Independent Budget Office.

As a consequence, more tenants who are eligible to receive such counsel may be left to fend for themselves.

Released in September, the report notes that "trends toward longer case lengths, increased eligibility, and stagnant

funding have resulted in a reduced capacity for full legal representation."

A notable part of the problem has been the Covid pandemic. Prior to Covid, "areas with [Right to Counsel] saw overall representation for tenants in housing court increase, rising from below 20% to around 50% by 2020," the report said. "Post-pandemic, after the accelerated expansion, overall court representation rates for tenants in housing court fell to about one-third of cases."

LI City rezoning plan moves on with Planning Commission's approval

A massive remaking of Long Island City, which would entail around 14,700 homes, of which 4,300 would be affordable—although not necessarily permanently—moved



a step closer to realization on September 3rd, as the City Planning Commission voted eleven to one in favor.

The one abstention to the plan, known as OneLIC Neighborhood Plan, was cast by Commissioner Juan Camilo Osorio, who said that it did not guarantee permanent affordability for the proposed housing to be situated in the Department of Education building, located on Vernon Blvd.

As reported in [QNS](#), the plan includes "approximately nine acres of new public open space, including expanded parks and plazas, as well as improved streetscapes, sidewalk safety, and pedestrian crossings. It updates the Waterfront Access Plan to unify and enhance public waterfront access from Gantry Plaza State Park to Queensbridge Park."

All HUD materials ordered to appear only in English

In a further move against non-English speaking immigrants, the Department of Housing and Urban Development has been ordered to cease publishing any and all of its materials in any language except English, even though the US is a multi-lingual universe, with between [350 and 450](#) spoken languages.

The official purpose of the [executive order](#), issued in July, is to "bind Americans together, transcending different backgrounds to create a common foundation for public discourse, government operations, and civic life, while leaving ample room for the vibrant linguistic diversity that thrives in private and community spheres."

The order also requires HUD to stop all contracts for translation services, and to "rescind all prior guidance to recipients of funding" regarding the law's "prohibition against national origin discrimination affecting limited English proficient persons. . . ."

Affordable Housing News from Around the Nation

National: Plan to cut rent subsidies worries developers & financiers of affordable housing

A 43 percent cut in federal in Section 8 and other rental subsidies, proposed by the Trump administration, "has prompted lenders and developers to pull back or cancel affordable housing projects already in motion," according to [Bisnow](#), a real estate reporting service. Banks and other financial backers of below-market rate housing are also affected. As noted by [CRE Daily](#), "These cuts are causing lenders to pull back, delaying or canceling new affordable housing developments."

Kansas City, Mo.: Rent striking tenants win huge against owner

Tenants who organized a months long rent strike won hugely in June against their landlord, Dynasty Properties, over a building that had long been in deep disrepair.

As reported by [In These Times](#), the victories—beyond elimination of pest infestation, and repairs of broken heating and cooling systems, (which had left tenants with no hot water for months)—were a non-increase in rents for a year, after which increases will be kept under five percent; a grace period for late rent payments; no back payment requirement for tenants who withheld their rents during the strike; a guarantee that all current leases will be renewed, and a formal recognition of the tenants union.

Milwaukee: Low-income residents can now afford private homes

Residents who rarely if ever dreamed of owning their own homes are now eligible for them, thanks to a program of the Milwaukee Community Land Trust, which buys and renovates run down structures into houses, and then offers them at low price to people whose incomes are below a certain level. Funding was made available by Northwestern Mutual, an insurance firm. To date, the Trust has created more than 125 affordable houses, according to [Triplepundit](#).

"Homes are financial assets, with values that tend to go up over time," said an officer of the insurance firm. "They can be passed down to the next generation, building wealth for families across decades." Buyers who eventually want to sell must do so at below-market rates,

thereby keeping the affordability permanent.

Albuquerque, NM.: City program repurposes dilapidated motels

Formerly dilapidated abandoned motels, hotels and other buildings once defined as "ghost houses" are experiencing new life as decent affordable homes for both citizens and immigrants.

An offer of more than four million dollars to developers to transform the broken down structures has shown some success. One old hotel, known as Adobe Manor, now has sixteen renovated affordable apartments for both families and individuals, according to a report in [High Country News](#). Some of the units get Section 8 funds, and some are rented to Catholic Charities, which offers aid to residents, whether or not they are native born.

Boston: Abandoned churches to serve as new housing

Churches that have closed following steep drops in attendance are now being transformed into affordable housing.

Among them is Hill Memorial Baptist Church, which opened in 1903 and closed in 2023. As reported by [CBS News](#), a local community development corporation "plans to turn it into a \$48 million community center that will also include 49 units for affordable senior housing." When completed, the project may include services for the elderly and other residents, including a library, gym, and meeting spaces.

So far, according to The Archdiocese of Boston, almost a dozen such mixed-income projects have been completed.

Also in Boston, tenants win permanent affordability

"After a yearslong standoff with a large corporate landlord who had imposed sharp rent increases after purchasing their complex, a group of tenants in Boston's Mattapan neighborhood have scored an unusual victory: long-term affordable housing," according to a report in [Shelterforce](#).

"Fairlawn Estates, now owned by Related Affordable, the affordable arm of Related Beal, will be an income-restricted affordable complex, forever, in perpetuity."

Local Housing Briefs

New units for low-income seniors to contain at least two bedrooms each

The City's Senior Affordable Rental Apartments (SARA) program, which applies to very low-income older adults and their families, will soon only fund new projects of which at least 20 percent contain two bedrooms. To date, all projects receiving the program's tax break contain only one bedroom per unit, which puts a burden on renters who live with relatives. A report in [Gothamist](#) notes that developers are in support of the new rule, so long as it does not impede future developments.

City announces plan for 3,000 new units at old Flushing airport

A plan to generate some 3,000 new housing units, plus a variety of community amenities at the abandoned Flushing airport—which shut down in 1984—was announced in July by the Mayor's office. Although the statement included the term "affordable," no exact measures to guarantee below-market rents were specified. The project will be designed "by S9Architecture and developed by Cirrus Workforce Housing and LCOR Incorporated," according to a statement by [Yimby](#). All labor on the project will be unionized.

Legal Aid Society ends strike

Attorneys with the Legal Aid Society voted in August to ratify a contract with the City, ending a once-in-a-lifetime strike. The agreement includes a wage hike lower than what the group wanted, but will allow the parties to revisit the issue next year.

Midtown South housing plan moves a step closer to reality

The plan to create thousands of housing units in Manhattan's midtown-south commercial area moved another step forward in September, as the City Council land use committee approved a modified version. The current plan calls for creating around 9,500 units, of which around 2,800 will be permanently below market rate. The area of the plan consists roughly of West 23rd and West 40th Streets between Fifth and Eighth Avenues. Much of the housing will be generated through conversion of commercial buildings.

Part of the plan includes allocating \$340 million "for street and public realm improvements, upgrades to parks and playgrounds, local MTA subway stations and bus routes, and funding for local hospitals and emergency medical services," as noted in a Council [statement](#).

Stephenson Square's first of three all-affordable housing buildings nears completion; structure abuts Mitchell-Lama development

Stephenson Square, a fully-affordable complex in the Soundview community of the Bronx, is on its way to completion. When done, the three buildings will complement the Mitchell-Lama development, Stevenson Commons, surrounding it.

The first structure will contain 175 affordable units.

As reported in [NY Yimby](#) [Yes in My Back Yard], the building will yield 175 affordable units on a plot generally bounded by Stevenson Com-

mons to the north, Seward Avenue to the south, White Plains Road to the east, and Thieriot Avenue to the west.

Of the three planned buildings, the tallest "will be 1841 Seward Avenue, a six-story building at the corner of Seward and Thieriot Avenues," Yimby said. "The 65-foot-tall structure spans 74,327 square feet and will yield 117 rental units for seniors earning at or below 50 percent of the area median income."

NYS Comptroller thanks MLRC for acknowledging his office's audits

In a letter to Jackie Peters, a Co-Chair of MLRC in May, Thomas P. DiNapoli, the Comptroller of New York State, complimented the MLRC for inviting him to a town hall, and acknowledging his office's auditing work. Here is the text:

Dear Jackie,
Thank you for inviting me to participate in the Mitchell-Lama Residents Coalition Zoom meeting. I appreciated your kind words of introduction.

I am grateful for your rec-

ognizing my audit team's work on Mitchell-Lama related audits. We understand that you and the Residents Coalition have been addressing the many issues in these developments. Your advocacy is important and helps to inform our efforts to promote transparency and accountability.

Rest assured, the Office of the State Comptroller will continue our work on Mitchell-Lama housing.

Best wishes.

Sincerely,

Thomas P. DiNapoli

Ballot measures could weaken Councilmembers' power on affordable housing projects

(Continued from Page 1)

if a developer offers to include a smattering of below-market rate units



within a tower of luxury apartments (as is now proposed by a major NYC developer seeking to construct a 90 foot luxury building,

containing a handfull of affordable units, directly in the center of the former M-L development known as Indendence Plaza North), a liberal Councilmember now may disapprove,

demanding either that the structure include all, or much more, affordable apartments, or that it should not be built at all, given the massive disruption it would entail. That councilmember's power would be eliminated under the ballot measures.

On the other hand, if a developer seeks to construct an all-affordable building in an area consisting entirely of single-family homes, a conservative councilmember now can also reject it, without offering an alternative; that power would likewise be eliminated, even though it would likely be endorsed by affordable housing advocates.

The exact wording of the ballot proposals is available at [Brick Under-ground](#).

Marcus Garvey Village apts now open in lottery

The former Mitchell-Lama complex in Brooklyn's Brownsville community, known as Marcus Garvey Village, has announced a lottery for applicants, who will vie for 49 units of various sizes.

To apply, applicants must earn between \$41,692 to \$140,630.

Rents for one-bedrooms rent at ranges from \$1,146 to \$1,854 a month. Two-bedroom rentals range from \$1,046 to \$2,212. But tenants will be responsible for the electricity they use, such as for stoves.

The two-building complex contains a shared laundry room, bike storage lockers, lounge, and outdoor space, as well as commercial space.

As reported by [Brownstoner](#), the complex was "First constructed in the 1970s as part of the Mitchell-Lama program. The original Marcus Garvey Apartments, also known as Marcus Garvey Village, comprises 625 affordable apartments over nine blocks. Owned by L+M Development Partners since 2014, it has been updated with new kitchens and bathrooms as well as rooftop solar power."

Census Bureau sees cost hikes for renters and owners; weekly earnings decline

The typical monthly costs for both home owners and renters increased once again, according to the latest [American Community Survey](#), conducted annually by the US Census Bureau.

Home owners carrying a mortgage increased to an estimated \$2,305 in 1924, the latest year for which data is available. The previous year such costs amounted to \$1,960. That is a hike of more than seventeen percent. Rises in mortgage and insurance fees are the proximate causes.

Renters as well saw their costs jump over the same year, from an adjusted \$1,448 to \$1,487—a hike of 2.7 percent. That hike was due to rent and utility fees.

Wages, however, have not kept pace. According to the [Bureau of Labor Statistics](#), Real average hourly earnings increased 1.4 percent from January 2023 to January 2024. . . . The change in real average hourly earnings combined with a decrease of 1.4 percent in the average workweek resulted in a **0.1-percent decrease in real average weekly earnings** over this period."