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SENATOR
ZELNOR Y. MYRIE
20TH SENATE DISTRICT

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August 23, 2023

Commissioner RuthAnne Visnauskas
NYS Department of Homes and Community Renewal
641 Lexington Avenue
New York, NY 10022

Re: Docket #KW210010UC

Dear Commissioner Visnauskas:

I am writing to formally request an extension of the decision-making process regarding the potential rent deregulation of 214-218 Prospect Place, located in Prospect Heights, Brooklyn. As the State Senator representing this community, I wish to express my concerns about the potential repercussions of such a decision and to urge the Department of Housing and Community Renewal to carefully consider the implications before making a determination.

I have been contacted by the 214-218 Prospect Place Tenants' Association, who have raised significant concerns about the application for rent deregulation submitted by Nelson Management. The association has asserted that the alleged justifications for this request are dubious, as the construction in question occurred nearly 40 years ago, long before the current landlord acquired the property. Moreover, the renovations were of a nature and scale that would not warrant the removal of the building's rent regulated status. Further, it appears that the building was not ever 80% vacant, as required by law to contemplate deregulation.

The tenants of this building, some of whom have lived there for multiple generations, are facing the distressing possibility of displacement from their homes, with potentially devastating consequences—particularly for elderly and long-standing community members. Additionally, the loss of affordable housing units in an area already grappling with gentrification would be a significant blow to the stability and diversity of Central Brooklyn.

In light of the complexities and implications of this situation, I respectfully request that the Department of Housing and Community Renewal grant a substantial extension beyond September 11, to allow for the tenants and their legal representatives to construct a comprehensive and well-informed response. A mere four weeks is hardly sufficient for the tenants to effectively address the issues at hand, even with legal assistance. Considering the gravity of the matter, a reasonable and fair timeframe for response is essential.

Ultimately, I believe DHCR should deny the request by Nelson Management to deregulate 214-218 Prospect Place. Such decisions have grave implications in any situation, but to approve

deregulation based on alleged “improvements” made four decades ago would have major negative ramifications on a community already suffering from a lack of affordable housing. In furtherance of Governor Hochul’s stated interest in preserving housing and affordability, I believe this application should be disapproved.

Sincerely,

A handwritten signature in black ink, appearing to read "Zellnor Y. Myrie", written in a cursive style.

Senator Zellnor Y. Myrie
20th District, Brooklyn