Attention All Tenants: Why IPN Should Have Been Rent Stabilized
Beginning on June 29, 2004

A Presentation/Discussion IPNTA Meeting April 28, 2010

1975  IPN became part of New York State’s Mitchell-Lama affordable housing program

1998  IPN’s owner gets J-51 Real Estate tax reduction in exchange for making improvements. All leases must explain that the J-51 tax reduction requires rent regulation. This requirement was not mentioned in any IPN lease.

2002  Laurence Gluck/Stellar buys IPN - plans to leave Mitchell Lama program. IPN tenants needed protection: they were older, lower income, and had lived here for a long time (since before there was a place called “Tribeca.”)

2004  Mar - IPNTA reaches agreement with Gluck/Stellar to protect tenants


2005  Dec - Seven market rate tenants take J-51 case to NY Supreme court.


2007  Sep - NY Supreme Court wonders if HPD “inadvertently” allowed J-51 benefits in 2004-2005

2008  May - J-51 plaintiffs ask court to send case to DHCR (NYS agency in charge of rent stabilization)

2009  Jul - NY Supreme Court asks DHCR to decide J-51 case.

2009  Oct - NYS’s highest court rules that landlords receiving J-51 benefits cannot exempt apartments from rent regulation laws.

Oct - United States Attorney joins suit demanding Stellar Management refund millions of dollars to the federal government for rent subsidies wrongly paid for “sticky vouchers.”

2010  Mar - DHCR COPS OUT! Says HPD’s 2006 retroactive revocation of benefits means that beginning June 28, 2004 IPN was not stabilized.

WHAT HAPPENS NEXT?

Supreme Court judge must decide whether IPN became rent stabilized beginning on June 29, 2004 – after leaving the Mitchell-Lama program.