

Island House Tenants Association, Inc.

PO Box 132, New York, NY 10044-0203

<http://islandhouse.us>

**Date:** February 5, 2009

**From:** IHTA Board

**To:** Members

**Via:** Door Drop, Glass-Case Posting, Web Posting

**Subject:** Rent increase of 14.65% for two years effective March 15, 2009

Graham Cannon, Chair  
Lee Edelman, Vice Chair  
Frank Farance, Secretary  
Geoffrey Kerr, Treasurer

Renato Folla, Director  
Francine Lange, Director  
Mario Naves, Director  
Mircea Nicolescu, Director

We wanted to alert the tenancy that the Division of Housing and Community Renewal (DHCR) will shortly issue an order, effective March 15, for a rent increase in the amount of 14.65% for two years. **This means rents will increase by that amount on March 15 but there will be no further raises until, at the earliest, April 2011.**

Any additional financial responsibility is a challenge, particularly as it applies to housing, and this one comes during hard economic times.

But here are some facts to keep in mind:

- The 14.65% two-year increase is less than half the owners' original request and the initial DHCR projections of a close to 40% increase. As recently as last week, we were looking at the possibility of a 16% increase for one year.
- Island House has not experienced a rent increase in four years due, in part, to IHTA's efforts to include the rent hike as part of the ongoing negotiations over the conversion of the building.
- The 14.65% increase is a little below where rents would be if Rent Guidelines Board increases had been applied over the last four years.
- Because this is a two-year order, there will be no further increases for 24 months.
- The increase occurs within the context of negotiations with both DHCR and the owners of Island House over the building's conversion. A key factor in obtaining the two-year order is the understanding that we have a chance of finalizing the building conversion and purchasing our apartments within that time period. If so, there is a good probability that this will be the last rent increase we will experience under the Mitchell-Lama program.
- Our elected representatives have also played a key role in advocating our interests to DHCR throughout this process, including joining us at the hearing last August to fight DHCR's original numbers.

The IHTA board will be available in the lobby this weekend to further discuss with you this increase, the conversion plan and any other concerns you may have. Look for the tables near the elevators.

You may also contact us via e-mail at [ihta-board@islandhouse.us](mailto:ihta-board@islandhouse.us)

**We will also hold the Annual Board Meeting this Sunday, February 8, at 7 p.m. in the Island House Community Room at which the directors will elect the officers of the corporation, as per the By-Laws.**