

## 👉 WESTVIEW PRESERVATION PLAN 👈

- On May 10, 2012 Westview Ownership notified the various NYS agencies and the Taskforce of their Intent to leave the Mitchell-Lama Program effective May 2013. The Taskforce immediately notified tenants of such filing .
- A Westview door drop notification to this effect was recently distributed by DHCR.
- The Mitchell-Lama Dissolution process presents a transitioning opportunity to affordable home ownership and rentals but at the same time such proposed Dissolution presents a significant threat in the event the “Affordability Plan” is not really affordable and/or the transition period too risky.
- The Dissolution exhibits A-H were submitted to the Taskforce for review only on June 10<sup>th</sup>, a full 30 days after they were supposed to be produced. One such exhibit describes the Westview building’s condition as almost perfect with merely \$3 Million in needed repairs, whereas a comprehensive Engineering Study performed in 2007 determined that the rehabilitation of badly needed repairs would cost over \$23M.
- The May 10<sup>th</sup> Intent to Dissolve filing stated that the proposed “Affordability Plan” would be submitted to the Taskforce by June 9, yet as of today the Plan is still outstanding. (The Owners now state that we will get it soon).
- Regrettably, the Dissolution filing includes a threat that if the Owner’s proposed “Affordability Plan” is not acceptable to the Westview tenants, then the Owners would go to market immediately, essentially causing wholesale displacement of most tenants. We find this communication style improper, offensive, and counterproductive. In January 2006 the Owners formed a partnership with speculators and filed for Mitchell-Lama Dissolution using similar tactics. The Taskforce objected to the unaffordable plan presented to us at the time arguing that Roosevelt Island’s General Development Plan (GDP) specifically mandated continuation of affordable housing at Westview through 2068. Our organization prevailed and our efforts resulted in blocking the Mitchell-Lama Dissolution and demise of such partnership. In 2007 we negotiated with the Owners directly, produced a comprehensive affordable plan, signed a “Letter of Intent” which – strangely was blocked by our own local government, RIOG.

- We are cautiously optimistic that as we move forward there will be no need to re-engage in the confrontations of the past and we will be able to land a real affordable plan with a seamless transition. BUT, we must be prepared for any scenario.
- **Over the next few weeks we plan to:**
  - (a) Expand the Taskforce to include a Treasurer
  - (b) Engage with all our elected representatives
  - (c) Call a building-wide tenants meeting
  - (d) Launch a major fundraising campaign
  - (e) Retain a major Law firm
  - (f) Retain an Engineering firm
  - (g) Respond to the ML Dissolution filing
  - (h) Respond to the Owners “Affordability Plan”, once received
  - (i) Commence discussions with the Owners

**As in the past, our success depends on our organization and tenant participation. The upcoming Challenge is significant as is the opportunity.**

The Westview Taskforce, Inc.

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**Thank you for your continued support!**