



Christopher Marte  
New York City Council



Brian Kavanagh  
New York State Senate

Yuh-Line Niou  
New York State Assembly

February 3, 2022

Eben Ellertson, Head of Fund Management and Partner  
Peter Curley, Acquisitions and Asset Management  
Katie Archer, Director of Community Relations  
Yasmin Cornelius, Vice President, Community Affairs  
Timothy Corcoran, Associate

L+M Development Partners  
2 Park Avenue, 23rd Floor  
New York, NY 10016

**Subject: Requests on behalf of residents of Knickerbocker Village**

Dear Mr. Ellertson et al.,

We write on behalf of residents of Knickerbocker Village regarding the proposed sale of Knickerbocker Village, and engagement with and participation by residents thus far.

Throughout the process, tenants have complained that pertinent information continues to be withheld and there is a lack of accessibility to information for all residents. L+M Development Partners (“L+M”) and New York State Homes and Community Renewal (“HCR”) have hosted two question and answer sessions for Knickerbocker Village residents on December 16 and 21, 2021, to present information on the development company’s history and track record, as well as plans for Knickerbocker Village and the sale of the complex.

These information sessions, both held virtually, have lacked sufficient transparency and opportunity for residents to comment and ask questions. Because of a lack of technological access, language barriers, and limited avenues for feedback and communication, not all residents have received the same information, and confusion around the terms of the sale continues among many tenants.

To further complicate matters, Council Member Marte's office was recently informed by the New York City Housing Authority ("NYCHA") that the Housing Assistance Payment contract, required for voucher issuance on site, is due February 13, 2022. Both L+M and HCR have been communicating a deadline of January 31, 2022, to both elected officials and tenants up until this point, only furthering distrust among residents and stakeholders in this process.

It is the responsibility of L+M, with oversight from HCR, to ensure that all tenants have full access to all relevant information regarding changes to ownership and leases. Recognizing further efforts to disseminate all relevant information, as requested by the tenants association, it is imperative that all outstanding questions by tenants be answered, and that all future information sessions with tenants be held in person with live translation in both Spanish and Chinese with all the residents privy to the same information at the same time.

Additionally, L+M and HCR held a Budget Rent Determination ("BRD") hearing for the apartments receiving Project Based Vouchers ("PBVs") on November 23, 2021. A second hearing will occur to set the rent for in-place tenants at Knickerbocker Village who are not receiving PBVs. While there are many unanswered questions regarding rent increases and actual costs of maintenance and repair for the buildings, the tenants should have the opportunity to conduct an independent analysis of these costs and rent determinations. We believe that it is essential for the tenants association to retain an accountant, for any analysis to be conducted, and for all tenants to have access to any findings by the accountant relating to new rent determinations prior to the next BRD hearing.

Finally, the tenants association has continued to request important documentation and information from L+M necessary in educating themselves and tenants on the terms of the sale. All such requests must be fulfilled prior to any legal agreements being signed.

L+M does not own this property, and thus has no authority determining rents for Knickerbocker Village prior to a final sale.

Given these concerns, we request the following:

1. Answer all outstanding questions asked by Knickerbocker Village residents at or since the first two tenant information sessions hosted on December 16 and 21, 2021;
2. Provide, in a timely fashion, the Knickerbocker Village Tenants Association with all outstanding and future the requests, such as the two detailed in an email to L+M dated January 24, 2022;
3. Ensure that tenant information sessions be held in person as soon as it is safe to do so;
4. Ensure that any tenant information sessions that are held virtually follow all meeting requirements requested by the Knickerbocker Village Tenants Association; and

5. Hold off on the now-postponed second Budget/Rent Determination hearing until an accountant is retained, independent analysis of building costs and proposed rent increases is conducted, and all findings are distributed to all tenants.

L+M has stated in many meetings that they want to “communicate and build trust” with the residents. We believe that this is an opportunity for L+M to be transparent in its effort to engage tenants regarding the future of Knickerbocker Village.

Thank you for your attention to this matter.

Sincerely,



Christopher Marte  
NYC Council Member



Yuh-Line Niou  
New York State Assemblymember



Brian Kavanagh  
New York State Senator

Mr. Ellertson

February 3, 2022

CC:

Knickerbocker Village Tenants Association (KVTA)

Peter Curley, L+M Development Partners

Tasmin Cornelius, L+M Development Partners

Rebecca Koepnick, NYSHCR

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Cathy Sparks, NYSHCR

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Michael Grinthal, TakeRoot Justice

Isabel Reyna Torres, Community Organizer