

5/14/22

Dear Land Use City Council Subcommittee Members,

I'm writing this testimony to ask the City Council to vote No to stop TIL building's conversion to ANCP. I reside in an HDFC in Harlem as an ANCP outsider purchaser from December 2020. Since moving into the unit, I have had issues with the developer/seller/management, HPD, and the monitoring company.

A few points that were not mentioned in the testimony, as there weren't current ANCPs to speak to the difficulties they are encountering in this program:

- When I moved in, the developer was also the seller and management for our HDFC. Having a developer be the seller and management who puts equity into the building encourages a climate for them to think it's their building. This environment becomes hostile where the HDFC can't get anything done with management because management feels that the shareholders are not responsible for the building.
- Developers' shoddy construction work leaves shareholders with more financial responsibility to invest in upgrades early to have a decent living environment. Unsealed kitchen sinks cause leaks and water damage to other shareholders' units, and hollow apartment and bedroom doors need fixing within a year. Leaking pipes cause water damage which goes on for years after construction is completed.
- The lack of HPD's communication and involvement with the ANCP HDFC to help resolve issues between the HPD assigned management company and shareholders is disturbing and dismissive. It highlights the fact that the program isn't working.
- Monitoring companies are overwhelmed and not adequately staffed to handle the volume of HDFC issues.
- ANCP's outsider purchasers, unlike TIL residents, don't go through any extensive training by HPD required to run an HDFC. The TIL residents have extensive years running their buildings, from collecting rents to dealing with repairs; outside purchasers are renters thrown into being owners without knowing what they are doing.
- Finally, ANCP HDFCs are paying annual increases in monitoring fees and management fees which TIL buildings never had to do--as they were self-managed. With the increased cost of utilities, keeping up the repairs that the management didn't do promptly, and just essential maintenance of the current building, their monthly maintenance payments will never be affordable in the long run for Harlem TIL residents who are currently at 30% to 50% AMI, must least the ANCP outsider purchasers.

Thank you,



Meshele Love