

Attention Market-Rate Tenants

In the recent court decision, *Roberts v. Tishman Speyer Properties, L.P.*, the highest court in New York State ruled that the owners of Stuyvesant Town and Peter Cooper Village had improperly deregulated thousands of rent stabilized apartments.

The court found that the owner, while benefiting from a tax abatement program known as J-51, should not have deregulated apartments, denying tenants the protections required under the rent stabilization law.

Market-rate tenants residing in buildings throughout New York City whose landlords benefited from the J-51 tax abatement program are now organizing to further determine their rights as a result of the Roberts decision.

Any constituent who is a market-rate tenant, or who has been offered a market-rate lease, should review this list to ascertain whether their building's owner benefited from receiving a J-51 tax abatement.

If your building is on the posted list, I encourage you to call my Community Office at 212-866-3970 for further assistance.

Please Note

The list of buildings found below was taken from a larger, city-wide list which appears on the New York City Department of Finance website. Tenants with market-rate leases to apartments in these buildings may have a right to a rent stabilized lease and possibly a rent adjustment. Furthermore, their landlords should not currently be in the process of deregulating any tenant based on a claim of high income.

The Department of Finance website only lists buildings whose landlords are currently benefiting from the J-51 tax abatement program. However, if you believe your landlord benefited from the J-51 tax abatement program at any point during your tenancy, you may have the right to a rent stabilized lease and a rent adjustment.

Highlighted buildings are part of a much larger group of buildings that once benefited from the J-51 program, but no longer do.

While every effort was made to compile an accurate list, tenants should seek further advice from my Community Office, a tenant advocacy group, or a lawyer before acting upon this information.

Buildings in the 69th Assembly District whose owners have benefited from the J-51 tax abatement program.

| NUMBER | STREET | ZIP CODE |
|---------------|----------------------|-----------------|
| 1810 | ADAM C POWELL BOULEV | 10026 |
| 1836 | ADAM C POWELL BOULEV | 10026 |
| 1854 | ADAM C POWELL BOULEV | 10026 |
| 1858 | ADAM C POWELL BOULEV | 10026 |
| 1020 | AMSTERDAM AVENUE | 10025 |
| 722 | AMSTERDAM AVENUE | 10025 |
| 732 | AMSTERDAM AVENUE | 10025 |
| 794 | AMSTERDAM AVENUE | 10025 |

Buildings in the 69th Assembly District whose owners have benefited from the J-51 tax abatement program.

| NUMBER | STREET | ZIP CODE |
|----------------|--------------------------|-----------------|
| 941 | AMSTERDAM AVENUE | 10025 |
| 961 | AMSTERDAM AVENUE | 10025 |
| 976 | AMSTERDAM AVENUE | 10025 |
| 2412 | BROADWAY | 10024 |
| 2552 | BROADWAY | 10025 |
| 2616 | BROADWAY | 10025 |
| 2621 | BROADWAY | 10025 |
| 2644 | BROADWAY | 10025 |
| 2670 | BROADWAY | 10025 |
| 2731 | BROADWAY | 10025 |
| 3139 | BROADWAY | 10027 |
| 3200 | BROADWAY | 10027 |
| 2589-99 | BROADWAY | 10025 |
| 207 | CENTRAL PARK NORTH | 10026 |
| 211 | CENTRAL PARK NORTH | 10026 |
| 241 | CENTRAL PARK NORTH | 10026 |
| 350 | CENTRAL PARK WEST | 10025 |
| 360 | CENTRAL PARK WEST | 10025 |
| 463 | CENTRAL PARK WEST | 10025 |
| 478 | CENTRAL PARK WEST | 10025 |
| 480 | CENTRAL PARK WEST | 10025 |
| 180 | CLAREMONT AVENUE | 10027 |
| 182 | CLAREMONT AVENUE | 10027 |
| 183 | CLAREMONT AVENUE | 10027 |
| 184 | CLAREMONT AVENUE | 10027 |
| 186 | CLAREMONT AVENUE | 10027 |
| 188 | CLAREMONT AVENUE | 10027 |
| 189 | CLAREMONT AVENUE | 10027 |
| 191 | CLAREMONT AVENUE | 10027 |
| 950 | COLUMBUS AVENUE | 10025 |
| 967 | COLUMBUS AVENUE | 10025 |
| 971 | COLUMBUS AVENUE | 10025 |
| 975 | COLUMBUS AVENUE | 10025 |
| 981 | COLUMBUS AVENUE | 10025 |
| 983 | COLUMBUS AVENUE | 10025 |
| 985 | COLUMBUS AVENUE | 10025 |
| 987 | COLUMBUS AVENUE | 10025 |
| 989 | COLUMBUS AVENUE | 10025 |
| 991 | COLUMBUS AVENUE | 10025 |
| 993 | COLUMBUS AVENUE | 10025 |
| 995 | COLUMBUS AVENUE | 10025 |
| 2049 | FRED DOUGLASS BOULEV | 10026 |
| 2051 | FRED DOUGLASS BOULEV | 10026 |

Buildings in the 69th Assembly District whose owners have benefited from the J-51 tax abatement program.

| NUMBER | STREET | ZIP CODE |
|---------------|-------------------------|-----------------|
| 2053 | FRED DOUGLASS BOULEV | 10026 |
| 2055 | FRED DOUGLASS BOULEV | 10026 |
| 2057 | FRED DOUGLASS BOULEV | 10026 |
| 2059 | FRED DOUGLASS BOULEV | 10026 |
| 2061 | FRED DOUGLASS BOULEV | 10026 |
| 2063 | FRED DOUGLASS BOULEV | 10026 |
| 2071 | FRED DOUGLASS BOULEV | 10026 |
| 2084 | FRED DOUGLASS BOULEV | 10026 |
| 2095 | FRED DOUGLASS BOULEV | 10026 |
| 2099 | FRED DOUGLASS BOULEV | 10026 |
| 2103 | FRED DOUGLASS BOULEV | 10026 |
| 2107 | FRED DOUGLASS BOULEV | 10026 |
| 2109 | FRED DOUGLASS BOULEV | 10026 |
| 2111 | FRED DOUGLASS BOULEV | 10026 |
| 2113 | FRED DOUGLASS BOULEV | 10026 |
| 2115 | FRED DOUGLASS BOULEV | 10026 |
| 2117 | FRED DOUGLASS BOULEV | 10026 |
| 2119 | FRED DOUGLASS BOULEV | 10026 |
| 2121 | FRED DOUGLASS BOULEV | 10026 |
| 2123 | FRED DOUGLASS BOULEV | 10026 |
| 157 | MANHATTAN AVENUE | 10025 |
| 246 | MANHATTAN AVENUE | 10026 |
| 312 | MANHATTAN AVENUE | 10026 |
| 320 | MANHATTAN AVENUE | 10026 |
| 344 | MANHATTAN AVENUE | 10026 |
| 345 | MANHATTAN AVENUE | 10026 |
| 347 | MANHATTAN AVENUE | 10026 |
| 349 | MANHATTAN AVENUE | 10026 |
| 372 | MANHATTAN AVENUE | 10026 |
| 6 | MORNINGSIDE AVENUE | 10026 |
| 16 | OLD BROADWAY | 10027 |
| 260 | RIVERSIDE DRIVE | 10025 |
| 270 | RIVERSIDE DRIVE | 10025 |
| 305 | RIVERSIDE DRIVE | 10025 |
| 425 | RIVERSIDE DRIVE | 10025 |
| 318 | WEST 101 STREET | 10025 |
| 207 | WEST 102 STREET | 10025 |
| 315 | WEST 102 STREET | 10025 |
| 103 | WEST 104 STREET | 10025 |
| 105 | WEST 104 STREET | 10025 |
| 107 | WEST 104 STREET | 10025 |
| 109 | WEST 104 STREET | 10025 |
| 220 | WEST 104 STREET | 10025 |

Buildings in the 69th Assembly District whose owners have benefited from the J-51 tax abatement program.

| NUMBER | STREET | ZIP CODE |
|---------------|-----------------|-----------------|
| 306 | WEST 104 STREET | 10025 |
| 200 | WEST 105 STREET | 10025 |
| 202 | WEST 105 STREET | 10025 |
| 204 | WEST 105 STREET | 10025 |
| 206 | WEST 105 STREET | 10025 |
| 214 | WEST 105 STREET | 10025 |
| 227 | WEST 105 STREET | 10025 |
| 115 | WEST 106 STREET | 10025 |
| 53 | WEST 106 STREET | 10025 |
| 54 | WEST 106 STREET | 10025 |
| 57 | WEST 106 STREET | 10025 |
| 203 | WEST 107 STREET | 10025 |
| 210 | WEST 107 STREET | 10025 |
| 220 | WEST 107 STREET | 10025 |
| 230 | WEST 107 STREET | 10025 |
| 317 | WEST 107 STREET | 10025 |
| 69 | WEST 107 STREET | 10025 |
| 207 | WEST 108 STREET | 10025 |
| 246 | WEST 108 STREET | 10025 |
| 18 | WEST 108 STREET | 10025 |
| 63 | WEST 108 STREET | 10025 |
| 68 | WEST 108 STREET | 10025 |
| 71 | WEST 108 STREET | 10025 |
| 102 | WEST 109 STREET | 10025 |
| 106 | WEST 109 STREET | 10025 |
| 110 | WEST 109 STREET | 10025 |
| 114 | WEST 109 STREET | 10025 |
| 122 | WEST 109 STREET | 10025 |
| 126 | WEST 109 STREET | 10025 |
| 132 | WEST 109 STREET | 10025 |
| 134 | WEST 109 STREET | 10025 |
| 210 | WEST 109 STREET | 10025 |
| 244 | WEST 109 STREET | 10025 |
| 309 | WEST 109 STREET | 10025 |
| 60 | WEST 109 STREET | 10025 |
| 63 | WEST 109 STREET | 10025 |
| 66 | WEST 109 STREET | 10025 |
| 70 | WEST 109 STREET | 10025 |
| 204 | WEST 111 STREET | 10026 |
| 205 | WEST 111 STREET | 10026 |
| 208 | WEST 111 STREET | 10026 |
| 212 | WEST 111 STREET | 10026 |
| 216 | WEST 111 STREET | 10026 |

Buildings in the 69th Assembly District whose owners have benefited from the J-51 tax abatement program.

| NUMBER | STREET | ZIP CODE |
|---------------|-----------------|-----------------|
| 217 | WEST 111 STREET | 10026 |
| 233 | WEST 111 STREET | 10026 |
| 240 | WEST 111 STREET | 10026 |
| 303 | WEST 111 STREET | 10026 |
| 305 | WEST 111 STREET | 10026 |
| 311 | WEST 111 STREET | 10026 |
| 302 | WEST 112 STREET | 10026 |
| 304 | WEST 112 STREET | 10026 |
| 306 | WEST 112 STREET | 10026 |
| 310 | WEST 112 STREET | 10026 |
| 314 | WEST 112 STREET | 10026 |
| 218 | WEST 113 STREET | 10026 |
| 280 | WEST 113 STREET | 10026 |
| 305 | WEST 113 STREET | 10026 |
| 307 | WEST 113 STREET | 10026 |
| 309 | WEST 113 STREET | 10026 |
| 303 | WEST 114 STREET | 10026 |
| 305 | WEST 114 STREET | 10026 |
| 307 | WEST 114 STREET | 10026 |
| 309 | WEST 114 STREET | 10026 |
| 311 | WEST 114 STREET | 10026 |
| 315 | WEST 114 STREET | 10026 |
| 315 | WEST 115 STREET | 10026 |
| 353 | WEST 115 STREET | 10026 |
| 355 | WEST 115 STREET | 10026 |
| 310 | WEST 116 STREET | 10026 |
| 312 | WEST 116 STREET | 10026 |
| 314 | WEST 116 STREET | 10026 |
| 360 | WEST 116 STREET | 10026 |
| 362 | WEST 116 STREET | 10026 |
| 370 | WEST 116 STREET | 10026 |
| 374 | WEST 116 STREET | 10026 |
| 341 | WEST 121 STREET | 10027 |
| 505 | WEST 122 STREET | 10027 |
| 524 | WEST 123 STREET | 10027 |
| 409 | WEST 125 STREET | 10027 |
| 437 | WEST 125 STREET | 10027 |
| 457 | WEST 125 STREET | 10027 |
| 465 | WEST 125 STREET | 10027 |
| 471 | WEST 125 STREET | 10027 |
| 567 | WEST 125 STREET | 10027 |
| 460 | WEST 126 STREET | 10027 |
| 464 | WEST 126 STREET | 10027 |

Buildings in the 69th Assembly District whose owners have benefited from the J-51 tax abatement program.

| NUMBER | STREET | ZIP CODE |
|---------------|-----------------|-----------------|
| 504 | WEST 126 STREET | 10027 |
| 506 | WEST 126 STREET | 10027 |
| 47 | WEST 85 STREET | 10024 |
| 3 | WEST 87 STREET | 10024 |
| 129 | WEST 88 STREET | 10024 |
| 205 | WEST 88 STREET | 10024 |
| 66 | WEST 88 STREET | 10024 |
| 39 | WEST 89 STREET | 10024 |
| 169 | WEST 95 STREET | 10025 |
| 27 | WEST 96 STREET | 10025 |
| 206 | WEST 99 STREET | 10025 |
| 216 | WEST 99 STREET | 10025 |
| 250 | WEST 99 STREET | 10025 |
| 808 | WEST END AVENUE | 10025 |
| 814 | WEST END AVENUE | 10025 |
| 832 | WEST END AVENUE | 10025 |
| 908 | WEST END AVENUE | 10025 |
| 915 | WEST END AVENUE | 10025 |
| 941 | WEST END AVENUE | 10025 |
| 815-17 | WEST END AVENUE | 10025 |