

STUYVESANT TOWN - PETER COOPER VILLAGE TENANTS ASSOCIATION

CANVASSER TALKING POINTS

- The future character of Stuyvesant Town and Peter Cooper Village depends on who emerges from a foreclosure or bankruptcy as the owner of the property. An outside buyer would likely convert the property to market rate and continue to take aim at tenants as we have seen over the past three years. In pursuit of profit, such a buyer might change the layout of the property, remove green space or playgrounds, add stories on top of buildings or construct new buildings altogether.
- Dan Garodnick, along with all our electeds, and Stuyvesant Town/Peter Cooper Village Tenants Association are working to team up with socially responsible investors to purchase the property, or to buy the property ourselves.
- The goal of such a bid would be to protect the rights of all to stay in their homes as renters, to maintain the current layout of the property, and if tenants so desire, to give them the opportunity to purchase their homes.
- Tenants will continue to be protected by rent stabilization laws in any transaction that we would support and will continue to have a right to remain in their apartments as renters. If there were a tenant-backed conversion, rent-stabilized tenants could have an opportunity to buy their apartments.
- We are hoping to have a significant number of tenants sign the pledge by April 1, 2010.
- "If it's non-binding, what good is it anyway?"
 - It is an incredibly important symbolic gesture, which is why all of our elected officials, from our U.S. Senators to our Councilman (and Peter Cooper resident) Dan Garodnick -- as well as thousands of our neighbors -- have all already signed it. A united tenant body illustrates to potential partners and competitors that they must work with the tenants in any restructuring plan. We need to show the outside world that we can be unified, constructive partners in a plan that we support, or that we could potentially be difficult adversaries in a plan that could do harm to our neighbors. In short, even though this is

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a non-binding pledge, it will strengthen our power at the negotiating table if we can show that our community is united.

- "Some tenants still don't believe it is non-binding"
 - The language of the pledge explicitly says that it is non-binding. But if you'd like to talk to one of the free tenant lawyers set up by your elected officials to talk it over, you can always call 646-459-3022.
- Let us work together to honor the joint commitment to middle class housing that was made over 60 years ago when this neighborhood was initially constructed.

If tenants stand together, and negotiate as a group, we will be able to secure much better terms for tenants than any one of us negotiating on our own behalf.