

Lantern Organization

February 17, 2015

Christine Berthet, Chair
Jesse R. Bodine, District Manager
Manhattan Community Board 4
330 West 42nd Street, 26th Floor
New York, NY 10036

Re: Stardom Hall, 330-332 West 51st Street, New York, NY

Dear Ms. Berthet & Ms. Bodine:

We are following up on your letter to the Vicki Been, NYC Commissioner of Housing Preservation and Development, dated February 13, 2015, in order to correct and/or clarify many of the issues raised, particularly with respect to building operations.

Tenant Communication and Information

In preparation for the anticipated renovation of Stardom Hall, we have sent out several communications to our tenants each time providing a status update. Prior to renovation commencement, we met with tenants on-site to provide detailed information, answer questions and listen to tenant's concerns. We plan to update the tenants about the renovation progress on a regular monthly basis.

Tenant Protection Plan

An amended Tenant Protection Plan has been filed with and approved by NYC Department of Buildings on February 12, 2015.

Asbestos Abatement

Asbestos Abatement permit application (ACP7) was filed and approved by NYC Department of Environmental Protection on October 17, 2014. Asbestos material was abated from the basement of 330 and 332 W. 51st Street from 10/27/14 to 11/7/14. NYC DEP signed off the abatement on November 7, 2014. No violations were issued during this abatement process. DEP permits in connection with the asbestos abatement were posted on

the building bulletin boards as required by law. Tenant were also notified at our meetings prior to construction commencement.

Project Name

The owner of the buildings is Stardom HDFC and the project name is Stardom Hall. All building communications appear on Stardom Hall letter head with the appropriate contact information.

- **Building address numbers on front doors**
 - The building address numbers are now and have always been displayed on the front entry door of each building.

- **Front door entry lock**
 - The front door entry lock is in working order.

- **On-site building staff**
 - There is an on-site superintendent and porter. Both reside in the 332 W. 51st Street building and are available on 24-hour emergency call basis.
 - Previously, mail was delivered in bulk and distributed by on-site superintendent. Mail is now delivered and distributed by US Postal Service. Tenants are responsible for packages delivered by other carriers (UPS, FedEx, DHL). The mail delivery changes are *de minimis* in nature and do not substantiate a failure to provide a required and/or essential service.

- **Public corridor and bathroom cleaning**
 - Public corridor and bathrooms are cleaned once a day, 6 days per week. The building superintendent and porter are on-site in case of an emergency situation.
 - The cleaning schedule is now and has always been posted on the hallway bulletin board.

- **Bathroom leaks and mold**
 - There are presently no unrepaired leaks and mold has not been an issue in the buildings.
 - Bathrooms are cleaned on a regular basis. Repairs, when needed, are addressed immediately after they are noticed by maintenance staff or reported by tenants.

- **Building extermination**
 - Regular bi-weekly extermination service is now and has always been provided at the buildings. The service schedule is posted on the bulletin board.
 - Special bed-bug treatment is scheduled on an as requested and as needed basis.

- **Water treatment**
 - Water treatment service remains in place and is provided by Metro Group, Inc.

- **DHCR rent registration and tenant's preferential rent**
 - All tenants pay a "preferential rent," an amount significantly lower than legally allowable DHCR registered rent as of 2011.
 - No tenant has received an increase in rent in the last 3 years, whether or not such increase was allowable. In several cases, rents have been reduced or arrears forgiven.
 - As an appeasement, we are amending DHCR past registration so that it is compliant with 2013 and 2014 Rent Guidelines Board. However, the existing and/or amended DHCR registration will have no effect on the tenant's rent and will ultimately be revised by HPD after construction completion.

- **Current social services at the building**
 - A plan has been established to provide limited social services during construction and address existing tenant's needs.

Please let us know if you have any question regarding the foregoing.

Sincerely yours,



Rafal Markwat
Development Associate

cc: Stardom Hall Tenants
Manhattan Borough President Gale A. Brewer
NYC Councilmember Corey Johnson
Manhattan Community Board 4
Jessica Katz, Assistant Commissioner, NYC HPD
Raymond Hodges, Director of Planning and Development, NYC HPD