THE CITY OF NEW YORK
COMMUNITY BOARD 9
MANHATTAN

Morningside Heights
Manhattanville
Hamilton Heights
Sugar Hill

May 21, 2026

Manhattan Community Board #9
3291 Broadway
New York, NY 10027

Dear USDA,

At its last regularly, scheduled General Board Meeting held on Thursday, May 21, 2026. Manhattan Community Board No. 9 passed the following Letter of Commitment re: Uptown & Boogie Healthy Project / Uptown Good Food (UGF) Farmers Market by unanimous consent with 28 members present.

Project Applicant: Uptown & Boogie Healthy Project / Uptown Good Food (UGF) Farmers Market

Project Title: Turnkey Marketing and Promotion Project

1. Introduction
Community Board 9/Manhattan serves the Harlem community. Our mission is to [briefly describe mission, e.g., represent the interests of residents, support local economic development, and advocate for community well-being]. We are committed to strengthening access to fresh, locally grown food for all residents in our district, and we see the Uptown Good Food as a vital community asset in achieving that goal.

2. Commitment to the Project
Community Board 9/Manhattan hereby commits to partnering with Uptown Good Food on their USDA Farmers Market Promotion Program (FMPP) Turnkey Marketing and Promotion grant application. We agree to actively participate in and support the following project activities:

- Assist in developing and reviewing a marketing plan tailored to the Harlem community's needs
- Help distribute marketing and promotional materials (flyers, social media content, signage) within our district
- Support outreach to SNAP/EBT-eligible residents by sharing market information through our community channels
- Participate in at least [X] community meetings or events related to the project per year
- Provide feedback and input to help evaluate marketing and promotion activities

3. Time Period of Partnership
Our organization commits to this partnership for the full duration of the grant project period, anticipated to run from September 30, 2026, through September 29, 2028 (24 months).

4. Roles and Responsibilities
Appropriate Committee will serve as the primary point of contact for Community Board 9/Manhattan and dedicate approximately 3hrs per month to project activities. Specific responsibilities include: Marketing, and Promotion attending quarterly project meetings, distributing market promotional materials within the district, connecting market staff with community stakeholders].

5. Agreement to Management Plan
We, the undersigned, confirm that Community Board 9/Manhattan and its participating individuals agree to abide by the management plan contained in the Uptown Good Food FMPP grant application. We understand our role as a partner/collaborator and are committed to supporting this project's goals for the benefit of the Harlem community.

Sincerely,

Victor Edwards

Victor Edwards
Chair

May 26, 2026

Hon. Kathy Hochul
Governor of New York State
NYS State Capitol Building
Albany, NY 12224

Hon. Zohran Mamdani
Mayor
City Hall
New York, N.Y. 10007

Hon. Dina Levy
Commissioner
NYC Department of Housing Preservation & Development
100 Gold Street New York, NY 10038

Dear Governor Hochul, Mayor Mamdani, and Commissioner Levy,

At its regularly scheduled **General Board Meeting held on Thursday, May 21, 2026, Manhattan Community Board No. 9** passed the following **Letter of Support re: Pending State Legislation S.8170A/A.10549 and S.880A/A.2707-A, by unanimous consent**, with **27 members present:**

Community Board 9, representing West Harlem, writes in unified support with the Harlem Coalition for Age in Place in Affordable Dignity (HC–APAD) to protect the thousands of long-term Harlem co-op, HDC-regulated, and HDFC residents facing displacement from an unmanageable property-tax cliff. While emphasizing immediate support for pending state legislation S.8170A/A.10549 and S.880A/A.2707-A, the Board further urges the development of new legislative frameworks to address "Age in Place" tax-cliff transition relief and "Construction Defect Claw back" protections. These conceptual pillars are essential to safeguarding the seniors, city workers, and fixed-income families who have no administrative remedy following the past March 1, 2026, Tax Commission deadline, and are now entirely dependent on the enactment of comprehensive legislative solutions.

From 2026 through 2030, more than 1,100 limited-equity and income-restricted co-ops and condos citywide — roughly 25,000 households, disproportionately Black and Latino — face the expiration of 421-a abatements or earlier-protection phasedowns. In CB 9, similarly situated buildings in West Harlem inherited original construction defects that shareholders — not the developer — were forced to finance and repay. The New York State Legislature adjourns June 10, 2026 — making action in the coming weeks the last opportunity to advance these bills before the FY 2027 window closes. Affected buildings have no administrative remedy for this cycle and are entirely dependent on legislative relief.

Community Board 9 formally supports a unified, four-track preservation framework:

1. **Pass S.8170A / A.10549 (Kavanagh-Braunstein J-51 Extension)** to extend J-51R through 2036, raise the cost-recovery cap from 70% to 100%, and align the program with Local Law 97 deadlines. The current J-51R program (RPTL §489) expires June 30, 2026, leaving an estimated 1,358 co-ops and condos — including HDFCs and HDC-regulated buildings — without a viable mechanism to finance required energy retrofits. Note also that the Co-op/Condo Tax Abatement under RPTL §467-a expires on the same date, June 30, 2026, and requires a separate legislative extension.
2. **Pass S.880A / A.2707-A (Jackson-Taylor HDFC & HDC Self-Determination, Preservation and Affordability Act), as amended,** to make the HDFC tax exemption permanent before its 2029 expiration and to extend equivalent protections to HDC-regulated cooperatives. Assemblymember Jordan Wright has agreed to co-sponsor and supports an amendment to include HDC-co-op buildings. Without this amendment, HDC co-op owners are left behind. There are more than 1,100 HDFCs and HDC co-ops that house approximately 90,000 New Yorkers. These homeowners would be in financial crisis if this bill is not enacted. We call upon the state legislature to pass this bill as amended to give these residents the help they need.
3. **Enact "Age in Place in Affordable Dignity" tax-cliff transition relief** for the gap not addressed by either bill above: (a) a transition-period, property-tax cap pegged to a regulated affordability baseline; (b) income-scaled relief for moderate- and middle-income shareholders; (c) a freeze for qualifying seniors, city workers, people with disabilities, and longtime residents; (d) HPD-led inter-agency coordination with DOF, HCR, and HDC to deploy Article XI exemptions, regulatory-agreement renewals, and 485-x bridges building-by-building.
4. **Enact Construction Defect Claw Back Legislation** provides a remedy for shareholders in HPD Cornerstone, HDC-regulated, and other publicly financed co-ops who were forced to absorb the cost of original construction defects caused by developers. In many of these buildings, residents discovered the defects soon after the statute of limitations had passed or faced other hurdles preventing legal recourse to address the developer's shoddy construction. We call for: a 15-year statute of limitations for defect claims; LLC ownership exposure for developers who received public subsidy; an HPD-administered shareholder restitution fund; and restoration of income ceilings elevated solely by defect refinancing.

Support for Local Action

New York City Council is considering Resolution 0009-2026, calling on the State Legislature and Governor to enact stronger, permanent property-tax relief for HDFC and other income-restricted cooperatives. Community Board 9 supports this call to ensure moderate-income homeowners are not destabilized by tax burdens that treat them like commercial or luxury properties.

The tax cliff sits alongside other displacement pressures Harlem homeowners face — deed theft, predatory equity stripping, and inherited construction debt — that together threaten two generations of Black and Brown homeownership gains. Community Board 9 will not stand by while seniors, families, and residents who have called Harlem home for decades are taxed out of the neighborhoods they built.

We urge swift action in the FY 2027 budget cycle, so that legislation can be enacted before the Legislature adjourns on June 10. Community Board 9 stands ready to provide testimony and building-level data.

If any further information is needed, please do not hesitate to contact me, or our District Manager Eutha Prince at the board office (646) 355-3172.

Sincerely,

Victor Edwards
Chair

cc: Hon. Anthony Delgado, Lt. Governor
Hon. Letitia James, Attorney General
Hon. Mark Levine, NYC Comptroller
Hon. Brad Hoylman-Sigal, Manhattan Borough President
Hon. Cordell Cleare, New York State Senate
Hon. Chuck Schumer, New York State Senate
Hon. Adriano Espaillat, Congressman
Hon. Micah Lasher, Assembly Member
Hon. Al Taylor, Assembly Member
Hon. Linda Rosenthal, Assembly Member
Hon. Jordan Wright, Assembly Member
Hon. Shaun Abreu, City Council Member
Hon. Yusef Salaam, City Council Member
Hon. Pierina Sanchez, City Council Member
Hon. Brian Kavanagh, Senator
Hon. Robert Jackson, Senator
Zead Ramadan, Executive Director, WHDC

THE CITY OF NEW YORK
COMMUNITY BOARD 9
MANHATTAN
Morningside Heights
Manhattanville
Hamilton Heights
Sugar Hill

May 26, 2026

Laura Rosenbury
President
Barnard College
3009 Broadway, New York, NY 10027

Dear President Rosenbury,

At its regularly scheduled **General Board Meeting held on Thursday, May 21, 2026, Manhattan Community Board No. 9** passed the following **Letter of Support re: Barnard Students Lack of Cooking Gas at 620 W 116th Street, by unanimous consent**, with **27 members present:**

We are reaching out on behalf of the Columbia Tenants' Union, a collection of Columbia and Barnard undergraduate and graduate students, non-affiliated tenants in Columbia housing, and Columbia staff and faculty committed to ensuring that all tenants in Columbia-owned housing live with the dignity and security they deserve.

We are writing this letter as we approach an entire year of Barnard students at 620 West 116th Street not having access to cooking gas. While it is our understanding that efforts are underway to install new stoves as the leases of current tenants end, the gas outage continues to present severe financial difficulties to students who rely on cooking to manage their budgets. Many of the tenants in this building made significant financial, logistical, and personal decisions based on the expectation that they would have access to this basic amenity.

Over the past year, several tenants in the building have communicated with Barnard about the financial strain caused by this abrupt change. In response, Barnard has, on multiple occasions, refused to provide rent abatement for affected students or provide any kind of alternative assistance. The Columbia Tenants' Union has also reached out to Barnard at various points throughout the year, but the University has still not taken any steps towards addressing student needs. Buildings all over New York City lose access to cooking gas from time to time. But landlords across the city also often provide rent abatements by acknowledging the issue as a basic breach of the implied warranty of habitability.

We request that Barnard follow their lead by offering students a rebate that is commensurate with the financial cost that students have endured by either buying their own hot pot or air fryer or enrolling in a more expensive meal plan. The Columbia Tenants' Union would be happy to schedule a meeting in person or over Zoom to discuss any of these concerns with you. Thank you for your time and attention.

If any further information is needed, please do not hesitate to contact me, or our District Manager Eutha Prince at the board office (646) 355-3172.

Sincerely,

Victor Edwards
Chair

cc: Hon. Kathy Hochul, Governor
Hon. Anthony Delgado, Lt. Governor
Hon. Zohran Mamdani, Mayor
Hon. Letitia James, Attorney General
Hon. Mark Levine, NYC Comptroller
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Hon. Al Taylor, Assembly Member
Hon. Shaun Abreu, City Council Member
Hon. Yusef Salaam, City Council Member
Zead Ramadan, Executive Director, WHDC

May 26, 2026

Claire Shipman
Acting President
Columbia University
Office of the President
202 Low Library, 535 W. 116 St., MC 4309 · New York, NY 10027

Dear Acting-President Shipman,

At its regularly scheduled **General Board Meeting held on Thursday, May 21, 2026, Manhattan Community Board No. 9** passed the following **Letter of Support re: Requesting an Update Concerning Plans for Columbia University to Make Four More of its Vacant Apartments Available to the Community This Summer, by unanimous consent**, with **27 members present:**

We are reaching out on behalf of the Columbia Tenants' Union, a collection of Columbia undergraduate and graduate students, non-affiliated tenants in Columbia housing, and Columbia staff and faculty committed to ensuring that all tenants in Columbia-owned housing live with the dignity and security they deserve.

We are writing to request an update regarding plans for Columbia University to make four more of its vacant apartments available to the community this summer. While we were glad to see the University work with the Morningside Heights Community Coalition and Broadway Community and commit to putting four initial apartments on the market at the beginning of the year, we are disappointed not to have heard any updates on Columbia's commitment to identifying the four additional vacant units.

This program is an important opportunity for Columbia to alleviate some of the extreme stress caused by the housing crisis in West Harlem. Since the University's expansion in 2008, this district's Black population has declined by at least 14 percent, its Hispanic population by at least 10, and the district's rent-regulated housing stock by at least fifteen. As the largest private landlord in West Harlem and New York City, it is essential that Columbia continue to make its vacant housing available to the public in order to provide much-needed relief.

As we near the end of May, we are also seeking reassurance that the tenants in 542 West 112th Street are being given access to comparable housing as they are relocated. Many of the tenants in this building made significant financial, logistical, and personal decisions based on the expectation that they could remain in their apartments for the duration of their degrees. Forced relocation creates serious financial strain, academic disruption, and personal hardship, especially for the many international students and families with children living in the building. Please confirm that all tenants who have sought other housing in Columbia University's portfolio have been given opportunities to seek housing with the same amenities and cost.

Finally, we are seeking further information regarding the units that are currently occupied by tenants who are not affiliated with the University. Our understanding has always been that these tenants live in rent-stabilized apartments owned by the University. If there are any exceptions to this, meaning there are non-affiliated tenants living in market-rate housing owned by the University, please let us know. The Columbia Tenants' Union would be happy to schedule a meeting in person or over Zoom to discuss any of these concerns with you. Thank you for your time and attention.

If any further information is needed, please do not hesitate to contact me, or our District Manager, Eutha Prince, at the board office (646) 355-3172.

Sincerely,

Victor Edwards

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Chair

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