January 24, 2013

Mathew Wambua, Commissioner
Housing Preservation and Development
100 Gold Street
New York, NY 10038

Dear Commissioner Wambua: Re: Enclosed petition

On May 22, 2012, cu4ml informed you of our opposition to the amendment of Title 28 adopted on December 6, 2011, that created regulation §3-14(i)(15) allowing conversion of Mitchell-Lama cooperatives to HDFC cooperatives. In letters and conferences, the leadership of cu4ml has explained its opposition to this amendment to representatives of HPD, HDC, the Attorney General's Office and members of the NYC Council. We appreciate the active response from your agency and from the others concerned.

Cu4ml's rank and file members were informed of the amended regulation through the cu4ml.org web site. On December 1 2012, a general meeting of cu4ml was held at which the amendment and the proposed conversion process were discussed. Members were then invited to join the enclosed petition. Members requested additional copies of the petitions to carry back to their Mitchell-Lama cooperatives for further signatures; they elicited a ready response from cooperators.

Enclosed are 58 pages carrying the signatures of **451 Mitchell-Lama cooperators** who support cu4ml's opposition to the new regulation and a typed list of their signatures.

The cu4ml leadership is aware that the Attorney General's Office has recently proposed a procedure for these conversions that is similar to HPD's process for voluntary dissolution described in §3-14(i). While modifying the process addresses some of our concerns, it does not provide a defensible rationale for such conversions while allowing the regulation to erode the system of Mitchell-Lama cooperatives.

**The leaders and members of cu4ml hereby petition HPD to
rescind regulation §3-14(i)(15) of Title 28.**

Sincerely yours,

Jeanne S. Poindexter, President
Cooperators United for Mitchell-Lama

Cc: R. Froehlich, HDC; Eric Schneiderman, AGO; C. Quinn, NYC Council
Encl.: petition; 58 signed petitions; 10-page typed list of signatories