

FALLACIES upon which The City has based a proposal that will bring crisis to HDFC buildings and gut the equity of HDFC shareholders:

	False	Truth
HDFCs are Public Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HDFCs are Private Housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HDFCs were meant to be cheap housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Affordability for life is the HDFC goal, not low sales prices	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HDFCs were built to provide housing for low income	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HDFCs buildings already existed and have people with different incomes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HDFCs sell at high prices	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HDFC sales prices are affordable: apartments sell for less than market rate	<input type="checkbox"/>	<input checked="" type="checkbox"/>

MISLEADING CLAIMS The City is making to justify their aims

	False	Truth
HPD is Regulating HDFCs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HPD is Breaking a contract with HDFCs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HPD is Helping distressed HDFC buildings and improving everyday governance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HPD is Punishing successful HDFCs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HPD is Preserving Affordability	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HPD is Moving Affordability	<input type="checkbox"/>	<input checked="" type="checkbox"/>

HDFCs are coops formed under Article XI of the New York Private Housing Finance Law (PHFL). We own our buildings and the land under them. Our by-laws state the way and on what our boards make all governing decisions re: sales, subleases, flip taxes, etcetera. ● HDFCs do not have sales caps. HDFCs were abandoned by landlords, banks, and the City, which sold them to tenants who represented a range of incomes and classes (middle, lower-middle, low) and who, as owners, saved their buildings through sweat equity and sound management. Income restrictions apply to new buyers in HDFCs. ● HDFCs count on high flip-tax income from rising sales prices; this income pays for capital improvements and upkeep, and holds maintenance low for everyone. ● The City has a contract with HDFCs that includes a tax exemption (DAMP) that lasts until 2029. Thousands of HDFC shareholders bought their property knowing this exemption was in place until 2029. The Mayor and HPD wish to break that contract and offer one that has a slew of stunningly punitive regulations attached, including unheard-of sales caps. It's as if HPD said, "First we break the contract, then we break their backs!" ● HPD's proposal will not help distressed buildings or improve everyday governance. This proposal interferes with privacy, and fiscally punishes successful HDFCs, yet doesn't address gaps in existing regulations and offers no tools to help to resolve problems in buildings that struggle. Our owner's rights are revoked by this proposal, leaving us only with the rights of tenants. ● HPD's strategy is not about "preserving" but about "moving" — moving us out and bringing others in. Maintenance will go up and force lower-income shareholders to leave the city, thus making their apartments available. These new units will be counted as new "affordable housing units." (The "units" will change hands, no new units will be built.) Elections are coming up and Mayor de Blasio's administration, so far unable to fulfill its promise of 200,000 affordable housing units, will add ours to his count.