

GATEWAY PLAZA TENANTS ASSOCIATION

Background: The Gateway Plaza Tenants Association (GPTA) was created in 1984 to respond to tenant-related issues at Gateway Plaza, the largest residential complex in Battery Park City.

GPTA Officers:	Rosalie Joseph Robin Forst Jeff Galloway Karlene Wiese	President First Vice President Second Vice President Treasurer
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History: Residents who have lived in Gateway Plaza since June 2009, are protected by a rent stabilization agreement that expires in June 2020. However, before the 2009 agreement – going all the way back to 1987 – EVERYONE at Gateway was protected by a rent stabilization agreement.

GPTA is working with the Battery Park City Authority (BPCA) and the local elected officials to secure a renewal AND expansion of the rent stabilization agreement: We want the agreement expanded to cover ALL Gateway residents and we want the agreement extended until at least 2040.

The rent stabilization agreement is the result of the settlement of a lawsuit brought by GPTA in the mid-1980s against BPCA and the LeFrak Organization. The tenants alleged in that lawsuit that because Gateway was developed and constructed with public funds under the NYS Mitchell Lama program, BPCA was under an obligation to regulate the rents and maintain Gateway as affordable housing. LeFrak acknowledged that Gateway's rents should be regulated by a governmental authority, but claimed that the proper regulator was HUD, the federal housing agency; this was during the Reagan Administration, when HUD took a hands-off approach to regulation.

GPTA, BPCA and LeFrak settled the lawsuit in 1987 in an agreement that required all rent increases to be governed by NYC Rent Stabilization Guidelines, while permitting initial rents for a lease to be whatever the market would allow. This meant that if you could afford to live in Gateway when you moved in, you could probably afford to stay for many years. This covered all Gateway residents, no matter when they moved in.

The original 1987 agreement was extended several times until 2009. However, the 2009 agreement was limited to cover only tenants who lived here as of June 20, 2009.

As the 2009 agreement is coming up on its 2020 expiration date, GPTA is working on another renewal: We want an extension to at least 2040, which is the current end date for LeFrak's ground lease – and we want the agreement to once again cover ALL Gateway residents, no matter when they move in.