



**Department of
Housing Preservation
& Development**

nyc.gov/hpd

Office of Asset & Property
Management
Division of Housing
Supervision
100 Gold Street
New York, N.Y. 10038

ADOLFO CARRIÓN
Commissioner
A. A. HENDRICKSON
Deputy Commissioner

JULIE WALPERT
Assistant Commissioner

July 29, 2022

Fran I. Lawless, Esq.
Kagan Lubic Lepper Finkelstein & Gold, LLP
200 Madison Avenue, 24th Floor
New York, NY 10016-7295

Re: Esplanade Gardens, Inc.
Proposed Application for
Carrying Charge Increase

Dear Ms. Lawless:

I am writing to acknowledge the Department of Housing Preservation and Development's receipt of the housing company's petition requesting a carrying charge increase. The submitted Carrying Charge Increase Application has been reviewed for accounting and legal sufficiency.

A remote Public Hearing has been scheduled for **Wednesday, September 7, 2022 @ 4:00 pm**. Participants can log into the meeting using the access information provided below. Participants can log in using a computer or mobile device; there is also an audio only option using the telephone number below:

Log in website: <https://www.webex.com>
Event number (access code): 23403282238
Event password: 2022
Event phone number: (646) 992-2010
QR Code to join:



Shareholders who are not able to attend the hearing may email Mitchell-Lama@hpd.nyc.gov or comment in writing to:

Assistant Commissioner Julie Walpert
H. P. D.
100 Gold Street, Rm. 7-L2
New York, NY 10038

Please ensure that each shareholder is notified of the pending application and the date and place set for the hearing. The notification shall be delivered to the shareholders with a copy of the Carrying Charge Increase Application, the financial projections and this letter by ordinary mail or by placing under each shareholder's door, not less than 30 days prior to the date set for the hearing. In addition a copy of the notification and this letter shall be conspicuously posted in a public space on the ground floor of each building affected. Copies of the notice to the shareholders shall also be kept available for inspection by any shareholder requesting a copy. Satisfactory proof of notification to shareholders must be supplied to HPD not less than 10 days prior to the date for the hearing.

Please note that HPD reserves the right either to concur with the requested increase, or in the alternative, to order any appropriate increase that it determines is necessary in order to achieve the desired economic stability of this housing company.

Sincerely,



Julie C. Walpert

JCW/bfs

cc: M. Davis R. Mellina N. Duncan P. Donohue
V. Leon J. Felix C. Hicks

NYC



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**TO ALL TENANTS OF ESPLANADE GARDENS, INC.
NOTICE OF APPLICATION FOR RENTAL INCREASE**

NEW YORK CITY DEPARTMENT OF HOUSING
PRESERVATION AND DEVELOPMENT

-----X

In the Matter of the Application of

ESPLANADE GARDENS, INC.

**NOTICE OF APPLICATION
FOR CARRYING CHARGE
INCREASE**

For an increase of the maximum average monthly carrying charges from the present maximum average base monthly carrying charges (including utilities) of \$201.06 per room to \$222.17 per room (10.5 %) in the first year, from \$222.17 per room to \$229.95 per room (3.5%) in the second year and from \$229.95 per room to \$237.99 per room (3.5%) in the third year based on then current finances, pursuant to the provisions of Article 2 of the Private Housing Finance Law.

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TO: ALL TENANT-STOCKHOLDERS OF ESPLANADE GARDENS, INC.:

PLEASE TAKE NOTICE, that upon the annexed application of ESPLANADE GARDENS, INC. ("Esplanade") to the New York City Department of Housing Preservation and Development ("HPD"), HPD will be requested to approve an increase in the maximum average monthly carrying charges, including utilities, in the housing development of Esplanade from the present maximum average monthly carrying charges of \$201.06 per room to \$237.99 per room, to be implemented in three stages as follows: in the first year, from \$201.06 per room to \$222.17 per room (10.5 %), in the second year from \$222.17 per room to \$229.95 per room (3.5%), and in the third year, from \$229.95 per room to \$237.99 per room (3.5%) depending on the financial circumstances as determined by the Board of Directors of Esplanade at that time.

PLEASE TAKE FURTHER NOTICE that a public hearing will be held remotely on Wednesday, the 7th day of September, 2022 at 4:00 p.m. You may log in on a

computer or mobile device or call in (for audio only) by telephone, using the following access information:

1. To join the virtual meeting:
 - a. Log in to website: <https://www.webex.com>
 - b. Click on "Join a Meeting"
 - c. Enter event number (access code): 23403282238 (no dashes)
 - d. Register for the Hearing (you will need to enter your first and last name, and email address) - you may register at any time after receiving this notice;
 - e. Enter event password: 2022
 - f. **NOTE:** to join the hearing from a mobile device you must download the app: Webex Meetings

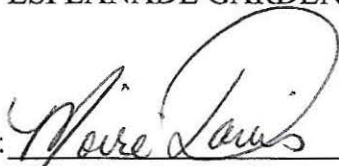
2. To join by telephone (audio only):
 - a. Dial 1-646-992-2010
 - b. Enter event number followed by #, i.e. enter: 23403282238#

The hearing is being held as designated by HPD in the attached cover letter from HPD (which also has a QR Code which may be used to join the hearing) and at that time evidence will be introduced in support of said application by the undersigned. Interested parties may appear in person (remotely) to comment or may provide written comments to HPD.

YOU MAY APPEAR IN PERSON OR BY ATTORNEY.

Dated: New York, New York
August 2, 2022

ESPLANADE GARDENS, INC.

By: 
Moiré Davis, President

Kagan Lubic Lepper
Finkelstein & Gold, LLP
Attorneys for Esplanade Gardens, Inc.
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