



**FEDERATION OF NEW YORK HOUSING  
COOPERATIVES & CONDOMINIUMS**

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## **NEWSLETTER SEPTEMBER 2008**

Many of the residents of our member buildings, due to circumstances beyond their control, have lost their Health Insurance coverage. To serve the co-op and condo community FNYHC has formed a Health Insurance group.

A top-rated insurance broker, Rampart Group, will be holding Seminars scheduled to begin in October, 2008. **Tom Dougherty** of The Rampart Insurance Group will conduct these meetings. Information on Long Term care will be discussed.

The benefits to the members of FNYHC:

- Special member discounts
- Home consultations by appointment (no obligations)
- Educational workshops (no obligations) throughout the year.
- New York State Partnership Programs

Call the Federation for more details at 718-423-4438.

The first seminar will be held Tuesday, October 28, 2008 at Aunt Bella's Restaurant in Little Neck. Dinner will be served.

Please call the FNYHC hot line (718-423-4438) for additional information.

**All residents of a member building can be part of this group.**

Call the Federation for more details at 718-423-4438.

**LOCAL LAW 11 TO BEGIN IN 2009**

**Local Law 11**, in the past, has required that all reports from all affected buildings were due at the same time. This procedure led to a heavy burden on cooperative and condominium Boards, Managing Agents, Architects, Engineers, Contractors and the Building Department . The City Council has enacted Legislation to spread the deadlines over the next reporting cycle which begins January 2009 and extends to February 2014. The Department of Buildings has carefully examined all affected properties. The cycle you are placed in is determined by the last number of the Block Number, in addition to the certain conditions of the property.

The reports will be staggered over three sub-cycles.

- The first sub cycle period will be 2009 through 2010. This cycle will include the buildings with most unsafe conditions, safe with a repair and maintenance program (“SWARMP”) and non-filers.
- The second cycle will be 2011 through 2012.
- The third cycle will be 2013 through 2104

Public hearings will be held and permanent regulations will be in place before the Dept. of Buildings can issue the final draft. That will be issued by January 1, 2009.

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### **VETERAN’S COOPERATIVE LOANS**

The Federation, along with our Washington representative, The National Association of Housing Cooperatives, has successfully achieved legislation for Veterans to obtain cooperative loans.

The legislation authorizes the Veterans Administration to promulgate regulations to achieve this end. For several years nothing had happened while NAHC’s lobbyist was stirring the pot and, now, with Congressional help and some regulations, Veterans returning home will be able to obtain places to live that they can afford.

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### **COOPERATIVES UNDER ATTACK**

For the second time the Massachusetts legislature passed a bill that would make financial criteria the only reason for rejecting a potential buyer. (Shades of NYC 119 “Reasons Bill). The first time the legislature passed this bill the Governor vetoed it on the grounds of equity reasons. The way the legislation was written it did not take Low Income Housing into consideration. The second time the Legislature corrected the language and sent it on to the Governor. The Federation was advised that the governor would sign it. FNYHC, along with other cooperatives associations, wrote to the Governor requesting he use his veto again. He did so at the eleventh hour. This is an example of Cooperatives working together to achieve a goal.