
THE BROADWAY DEMOCRATS

♦ District Leaders: Curtis Arluck, Paula Diamond Román ♦ President: Pat Almonrode ♦

**Come Participate
in the Club's**

ENDORSEMENTS

**for the 10th and 13th
CONGRESSIONAL
DISTRICTS**

**and for
U.S. SENATE**

Thursday, March 10th

NOTE EARLIER START TIME:

Meeting starts at 7:45 p.m. sharp!

Sign-in begins at 7:30 p.m.

Bank Street College

610 West 112th Street (between Broadway and Riverside Drive)

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District Leader's Report

Curtis Arluck

President

As I write this, Hillary Clinton has won a lopsided victory in the South Carolina primary and the Super Tuesday elections are coming up. If Bernie Sanders can't score a significant victory in a key northern state such as Massachusetts on Super Tuesday or Ohio on March 15th, his path to the nomination will be extremely difficult. I voted for Hillary Clinton with some trepidation at the Broadway Democrats endorsement meeting, believing her by far the most qualified, but liking Bernie Sanders' passion, and concerned about Hillary's avoidable errors like taking all those fees to speak to Goldman Sachs. Since then, I have moved closer to fully supporting her, because she has understood, and embraced, a key point that seems to have eluded Bernie Sanders and especially his supporters: that President Barack Obama is the best advertisement for Democratic victory we have, in terms of his achievements, the strong and inspiring way he has governed, and because he truly did bring millions of new voters to the polls—unfortunately only in Presidential election years—while the Democratic turnout so far this year has been disappointingly down. Of course any new President must chart his or her own path, of course there is more to be done on issues from income equality to eradicating discrimination. But repeated recitations about how bad things are undermines our best argument—that Republican Bush failed while Democrat Obama succeeded—while doing a disservice to our President's legacy, and the inspiration he has been to so many. Of all the candidates running for President, only Hillary Clinton understands this—and has the courage to say so.

Congress, 13th (Rangel) District. The recent withdrawal of our esteemed State Senator Bill Perkins has left two clear front runners,

Assemblyman Keith Wright and State Senator Adriano Espaillat. Most pundits, including me, see no realistic path to victory for any of the other five candidates, though we certainly owe it to them and to ourselves to give them a fair hearing. I know and like both of the front runners, would gladly support them as the Democratic nominee, and think they would be effective progressive—though not radical—voices in Washington. At this point I lean to Keith Wright, because he has worked very hard to seek Paula and my advice and secure our endorsements, and as County Leader has shown a great knack for lining up his diverse and disparate District Leader ducks into some kind of order, a talent that will serve him well in Washington. But I too will be reading all the candidates' e-mails, and listening to what they have to say.



State Committee Report

Daniel Marks Cohen

First, as this is an even-numbered election year both Lynn Thomas and I are running for re-election as representatives of the 69th AD in the New York State Democratic Committee. And we ask for the club's endorsement for our re-election. Thank you.

The State Committee has been a bit quiet as of late—the party pulled together a (somewhat sneaky) superfast snap meeting at the end of February to endorse Chuck Schumer for re-election to the U.S. Senate. A proper spring meeting has not yet been called, although when it is I will be working hard with the Progressive Caucus to push the State Committee to endorse the FULL Women's Equality Act in the legislature (the Republicans keep leaving out a pro-choice portion of the law), and to demand that the renegade Independent Democratic Conference (a group of five State Senators that supports the Republican party minority to give them the Senate majority and

thus stop progressive legislation— including the aforementioned Women’s Bill of Rights). And I will also be out on the campaign trail in September attempting to elect REAL Democrats to those seats to make the State Senate a Democratic majority (who, for the record are: Tony Avella – Queens, David Carlucci – Rockland, Jeffrey D. Klein - Bronx, Diane J. Savino – Staten Island, and David J. Valesky - Oneida). I hope you will join me, too.

More recently I have been involved in the Task Force on HDFCs (Housing Development Fund Companies) which are nonprofit affordable housing – and in particular, affordable co-ops threatened with extinction if the City does not take action to prevent it. There are almost 1,300 HDFC co-ops, containing almost 26,000 units, in New York City (including over 40 buildings in Manhattan Valley alone). Of these, most are in Manhattan, about a third are in Brooklyn, and a fifth in the Bronx. The creation of HDFC co-ops was a sought-after solution for the *in rem* abandoned building crisis in the 1970’s. Having buildings come out of city property was the primary goal of the tenant and homesteader ownership programs. In that regard, HDFC co-ops were a success: tenants got their own homes often for little more than \$250 an apartment, the city got out of the landlord business and started collecting taxes, and neighborhoods were stabilized. However, now that abandonment is no longer a problem but the city’s violent appreciation is, the mechanisms used to regulate the affordability of HDFC co-ops prove to be insufficient to shield them from the city’s gentrification.

The city never thought of itself as the sponsor of a large number of limited-equity cooperatives. This crucial role has remained absent: properties are not tracked, resale formulas were never established, restrictions have not been supervised, a support system for co-ops in distress is non-existent, and no way of acting is specified when regulations lapse. While the majority of HDFC co-ops are receiving tax exemptions, these are neither regulated as nor understood as a tradeoff for affordability. Many co-ops have significantly improved the life of their shareholders. However, hundreds of households live in co-ops with

precarious conditions (absent boards, corrupt management, urgent need of capital repairs, defaulting shareholders, lack of access to loans, etc.) and the mechanisms available to help them are notably intricate; issues are currently resolved only through long and often expensive legal battles.

The Task Force on HDFCs, a coalition of not-for-profit housing groups (including my organization, the Housing Partnership) concerned with the preservation of HDFC co-ops, is proposing a series of reforms that will save these co-ops for generations to come through a new 100% tax exemption in exchange for a regulatory agreement that forces co-ops to limit resale prices to rates affordable to households of income levels less than 80% of AMI and requires HDFCs to enter in contract with a monitoring agency. Those HDFCs that decide not to enter into it would be taxed at full rate. We have begun meeting with city and state elected officials about this idea, and will be organizing meetings for HDFC shareholders in the spring. Only by focusing its attention on handling properly the HDFC co-ops can the city transform a loose end into thousands of units of affordable housing.



Eligibility to Vote

To be eligible to vote, you must have attended at least one of the previous nine monthly public meetings and you must pay (or have paid) your dues.

Please build in time to sign in, pay your dues, and allow us to determine your eligibility to vote.

As per the club constitution, there will be only one ballot. The winner will be selected by “Instant Runoff Voting”; “no endorsement” is still a ballot option.

Membership

In order to vote in club elections (endorsements, elections of officers, judicial convention, amendments), you must be an eligible, voting member of the Broadway Democrats. You must have attended at least one of the previous nine monthly public meetings and you must pay your dues. Dues partially defray the costs of presenting forums and putting out this newsletter. Dues are \$25; senior dues are \$10.

Name: _____

Address: _____

Telephone: _____

E-mail: _____

Special Interests: _____

The Broadway Democrats
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FIRST
CLASS

Assemblymember: Daniel O'Donnell
District Leaders: Curtis Arluck,
Paula Diamond Román
President: Pat Almonrode
Newsletter Editor: Gretchen Borges

ADDRESS CORRECTION REQUESTED

Congressional Endorsements

Thursday, March 10th 8:00 p.m.

Bank Street College of Education

(610 West 112th Street (between Broadway and Riverside Drive))