

Legislature Gets Anti-Slumlord Bill

Special to World-Telegram

ALBANY, Feb. 18—An omnibus receivership bill to allow Mayor Robert F. Wagner's administration to crack down more quickly on slumlords who fail to correct housing violations was introduced here today.

Sponsored by Sen. Joseph Zaretski (D., Man.), upper house minority leader, the bill would permit naming of receivers who could contract for rehabilitation of up to \$5000 without advertising. The law now requires advertisement for 10 days. Present requirements for competitive bidding would be continued.

Increased Limit

Another provision would permit receivers to incur expenses for individual repair items of up to \$2500 without either advertising or competitive bidding. The present limit is \$500.

A receiver would be empowered to remove all violations from a building, and he is granted a prior lien before mortgage payment or taxes. This would enable a receiver to use rent collections to remove hazardous violations before making a tax payment.

"Because the Mayor does not want this important legislation fragmentized, my omnibus bill contains all the key provisions that had been introduced by the administration in separate measures previously," Zaretski said.

Killed Before

The diversion of rent money provision was removed from a previous bill by the Republican leaders, who considered it unconstitutional. Zaretski challenged this, saying:

"We think the Legislature should be concerned first with the welfare of the people and leave the constitutionality matter to the courts."

Meanwhile, a proposed law

calling for a \$10 million supplementary appropriation to speed school integration was introduced by Assemblyman Jerome Kretchmer (D., Man.). The money would help local school districts employ teachers in speech, corrective reading and guidance and physical education and physical education instructors.

WT & Sun

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Suit Seeks to Nullify Rent Control

A suit sponsored by the Metropolitan Fair Rent Committee was filed in State Supreme Court today asking that the city's rent control law be nullified because it is unconstitutional.

The long-awaited test of the legality of rent control was initiated by a Manhattan landlord, Amsterdam-Manhattan Inc., owner of a 145-unit apartment building at 175 W. 73rd St.

A complaint and summons

was served on the City Rent and Rehabilitation Administration by the law firm of Sullivan and Cromwell on behalf of the landlord. The suit is backed by the Metropolitan Fair Rent Committee, the city's largest group of property owners.

The complaint also asked the court to issue a permanent injunction restraining the city from enforcing the law, which regulates rents on more than 1.5 million apartments in the five boroughs.

GOVERNOR SIGNS
APARTMENTS BILL

Condominium Plan Permits
the Outright Ownership of
Each Unit in Building

BUDGET CUT IS BACKED

Assembly G.O.P. Would Shift
\$12 Million to School Aid—
Cigarette Tax Rise Urged

By LAYMOND ROBINSON
Special to The New York Times
ALBANY, March 3—The way
was opened today for middle-
income families in New York
to purchase apartments for as
little as \$11,000.

Governor Rockefeller signed a
bill enabling those families to
own an apartment outright, just
as they do a private home. The
apartment owners would obtain
their own mortgages and pay
their own property taxes.

The measure, commonly called
the "Condominium Bill," is de-
signed to spur badly needed
middle-income housing in the
New York City metropolitan
area.

Its aim is to attract families
who either do not want to live
in a private house or cannot
afford to buy one.

A Bipartisan Measure

The measure was introduced
on a bipartisan basis by Assem-
blyman Alfred E. Lama, Demo-
crat of Brooklyn, and Senator
MacNeil Mitchell, Republican
of Manhattan. It was signed by
the Governor without comment.

Condominium means that
each occupant in an apartment
house owns his unit outright.
In a cooperative apartment a
tenant is merely a stockholder
in the corporation that owns
the building.

The condominium owner may
buy and sell his apartment as
he sees fit. He can get mort-
gage financing on an individual
basis, just as if his apartment
were a private home. Each unit
would be individually taxed and
each owner would have an in-
terest in the common elements
of the building.

The measure became effec-
tive with the Governor's ap-
proval. It permits builders or
landlords to place old or new
apartment houses on a condo-
minium basis.

Other Actions Taken

In other legislative develop-
ments the Assembly's Republi-
can majority endorsed propos-
als to cut \$12 million from
Governor Rockefeller's budget
and make that amount avail-
able for an increase in state aid
to public schools.

In a closed conference on
school-aid a majority of the
Republican Assemblymen vot-
ed, on a show of hands, to
support a 1-cent-a-pack
increase in the cigarette tax to
support education if such a bill
for that purpose comes to the
floor of the lower house. A
bill to do this has been intro-
duced, but Mr. Rockefeller and
Walter J. Mahoney, the Senate
majority leader, oppose it and
all other tax increases this
year.

The Assembly pushed through
a measure enabling the New
York City Housing Authority to
reorganize its police force on a
more professional basis. The
measure was sent to the Senate.

The lower house also passed a
measure requiring bus compa-
nies transporting schoolchildren
to install seat safety belts for
each child. If approved by the
Senate, it would become effec-
tive Sept. 1.

the village VOICE, February 13, 1964

State May Allow Artists
To Make Wide Use of Lofts

by Susan Goodman

Space-hungry and rent-poor artists, who have long
made their homes illegally in the city's lofts, may soon
be able to come out of hiding. A measure which will
permit them to show their faces openly was introduced in

Albany this week by Greenwich
Village's Republican State Sena-
tor, MacNeill Mitchell. The ex-
perimental bill, which has full
backing from the City, would al-
low painters and sculptors to re-
side on all floors of loft build-
ings that meet certain fire and
health standards.

Opposition by the City and so-
cial welfare groups defeated a
measure sponsored by Mitchell
last year that was more favor-
able to loft dwellers than the
present bill. "This year's bill at
least gives artists a fighting
chance for their lives," said a
spokesman for the City Admin-
istrator's Office, which ham-
mered out a compromise with Sena-
tor Mitchell last week.

A Thousand People

The City spokesman noted that
some civic groups are bound to
oppose any lowering of multiple-
dwelling standards. "In certain
ways they're right. We're mak-
ing an exception for artists be-
cause they are being driven out
of New York, but we're afraid
other groups will ask for special
treatment, too." He estimated
that "at the most" a thousand

people will be affected by the
Mitchell bill.

Robert Henry, a member of
the executive board of the Art-
ist Tenants Association, said the
new legislation "looks good,"
but refused to commit himself
definitely until the ATA ex-
amines the bill and its lawyer
checks into the fine print. He
urged all artists in the city to
attend an ATA meeting at Jud-
son Memorial Church on Wash-
ington Square South on Friday,
February 21, at 8.30 p. m. A
spokesman for Senator Mitchell

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indicated that he would "wel-
come" suggested amendments.

Henry observed that some of
the structural changes might be
expensive for landlords to
install. However, he thought that
the law of supply and demand
would keep the average rental
for a floor-through loft at the
present \$100 a month level. He
also noted that the bill might
encourage private philanthropic
groups—such as the Citizens
Committee for Artists Housing,
which recently purchased two
West Village lofts—to rehabili-
tate structures for use as art-
ists' cooperatives.

Bill's Provisions

Under the current Mitchell
bill, only the street floor may
be used for commercial purposes
in loft buildings where artists
live. The studios must have fully
equipped inside kitchens and
bathrooms. Either central heat-
ing or "approved" gas or elec-
tric space heaters must be used.
The partitions between apart-
ments must be fireproofed, as
must the entrance door and
frame. There must be either two
fireproofed exits or one fire-
proofed exit and a sprinkler sys-
tem for each studio. There are
additional fireproofing require-
ments for buildings with eleva-
tors.

The Mitchell bill applies only
to persons "regularly engaged in
the visual fine arts, such as
painting or sculpture, on a pro-
fessional basis." An art acad-
emy, association, or society rec-
ognized by the City's office of
Cultural Affairs or the New York
State Council on the Arts may
certify the artists. However, the
exact procedure by which this
will be done has not as yet been
worked out.

"No matter what you do,
people will always think of ways
of getting around the law," Hen-
ry said. "The artists' organiza-
tions—out of pure self-interest—
will have to stop them."

The bill, an experimental one,
will run out in December, 1968.
Artists who have qualified prior
to that time can remain in their
lofts. A new bill, with whatever
amendments prove necessary
will be introduced after 1968.

Unofficial Agreement

The Mitchell bill will run con-
currently with an agreement
drawn up in 1961 after the artists
threatened to boycott all gal-
eries and depart from New
York. Under this unofficial
agreement, which the City Ad-
ministrator's Office last week
promised to write into the ad-
ministrative code, only two art-

ists may live in a loft building.
Thus, if the Mitchell measure
passes, either two or five floors
of a six-story loft building may
be occupied as dwelling studios.

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Use of Lofts