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**Stuyvesant Town Tenants Win Huge Legal Victory  
Blackstone Withdraws Challenge to Rent Protections for More than 5,000  
Apartments**

**New York, NY**—By withdrawing a pending appeal on Friday, February 23, 2024, the owners of Stuyvesant Town and Peter Cooper Village have abandoned a long-standing effort to deregulate thousands of apartments in the two complexes.

The Stuyvesant Town–Peter Cooper Village Tenants Association [filed a successful lawsuit](#) in March 2020 to retain rent stabilization protections for more than 5,000 units in the two complexes. On January 4, 2023, Justice Robert R. Reed of the New York State Supreme Court ruled that all units covered by New York State’s Housing Stability and Tenant Protection Act of 2019 on the date of its enactment remained protected. This ruling was disputed by the owners of the complexes, and a notice of appeal was filed with the NYS Appellate Division, First Department. That appeal had been pending for more than a year.

The owners, controlled by the Blackstone organization, agreed to drop their appeal in the wake of a decision by the Supreme Court of the United States to deny review in two cases challenging the constitutionality of New York State’s rent stabilization laws. The withdrawal also followed a [recent decision](#) in the case of *Tuan Mai v. SP1143 Second LLC*, where the Appellate Division found that units protected by rent stabilization under the 2019 law remained stabilized.

All of this litigation followed the landmark 2009 ruling in *Roberts v. Tishman Speyer*, which placed thousands of rental units under rent protections based on the owners’ receipt of special tax benefits under the state’s J-51 abatement program. Until the adoption of the 2019 rent reforms, it was anticipated that those units would have undergone eventual deregulation.

“This is a great day for us as well as other rent-stabilized tenants around the city and state who may be in similar situations. We are thrilled that we have preserved stabilization for everybody who lives here now and in the future. This legal victory would not have been possible without the expertise and talent of our attorney, Timothy Collins, of Collins, Dobkin & Miller, and the many federal, state, and local elected representatives who stood with us, as well as our neighbors who supported us,” said **Susan Steinberg**, president of the Tenants Association.

"The withdrawal of this appeal is a profoundly positive conclusion for the thousands of tenants in Stuyvesant Town and Peter Cooper Village who recently faced the prospect of losing their rent and eviction protections altogether. It is also a testament to the power of a well-organized and broadly supported tenant association. Time and again the ST/PCV Tenants Association has played a leadership role by supporting groundbreaking legislative initiatives and judicial challenges. It is an honor to work with them," said **Timothy L. Collins**, a partner in the law firm Collins, Dobkin & Miller LLP.

**Stuyvesant Town–Peter Cooper Village**, an 80-acre community, was developed by the Metropolitan Life Insurance Company to house returning World War II veterans and people of moderate means.

In October 2006, MetLife sold the complex to Tishman Speyer Properties, who tried to convert the community to luxury housing. Unable to meet its debt obligations, Tishman Speyer relinquished control of the property in 2010 to CWC Capital, a debt servicer, which sold it to Blackstone for about \$5.3 billion.

"**Blackstone** is the world's largest alternative asset manager, with \$1 trillion in assets under management, and ~12,500 real estate assets as of September 30, 2023" (from Blackstone's website).

**Stuyvesant Town–Peter Cooper Village Tenants Association** was founded in fall 1971. It is a 100% volunteer-run organization whose purpose is to inform, educate, and advocate for its community.

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