**Landlord Abuses, Excessive Rent Hikes Accompany Opposition to Luxury High-Rise**

Landlords in Prospect Lefferts Gardens, looking to fatten their rental incomes with the anticipated arrival of a 35-story luxury residential tower on Flatbush Avenue, are allegedly making life miserable for some longtime tenants and business owners.

Even as a coalition of neighborhood associations, city council Members, state senators, a couple of new merchants along Flatbush Avenue and others are posing problems for landlords who are already jacking up rents, violating rent-control terms and executing so-called emergency repairs making their units unliveable.

Based on their two-minute comment limit at a public forum on April 7 that was intended to take the neighborhood’s pulse about the controversial project, several speakers told horror stories of landlords who are already jacking up rents, violating rent-control terms and executing so-called emergency repairs making their units unliveable.

The town hall-type meeting at John Hous Moravian Church on Ocean Avenue drew a standing-room-only crowd of about 400 residents. The hearing at times sounded more like housing court than a community railing against a controversial high-rise construction project in a neighborhood dominated by four-to-six story buildings.

Not one person spoke in favor of the development.

There were several disturbing stories and personal anecdotes by longtime PLG residents—mainly senior citizens or immigrants fearful about their legal status—in rent-controlled apartments who claimed their landlords are harassing them in order to make them move.

One elderly woman, who said she is the primary caregiver of a young grandchild and who thought she was protected by rent-control laws, said her landlord waited until she went on a trip before demolishing and rendering her apartment unliveable under the guise of an emergency plumbing repair. She is now living with friends.

“It’s that building,” she cried. “That building is making these landlords think they can do anything.”

Listening intently to her plight were Brooklyn Borough President Eric Adams, State Senator Kevin Parker, and City Councilmember Matthew Eugene, as the woman pleaded: “I called everybody, every public official and nobody has done a thing to help me. Please help me!”

The woman appeared to exchange contact information with community group leaders at the end of the meeting.

Other speakers, both commercial and residential tenants, say their landlords are shortening their leases and taking huge increases if they deem to renew.

Newspapers run the hair salons and the nail studios know this neighborhood is changing and their landlords are taking advantage by shortening the leases, she said. “We are not pointing fingers at anyone, but we just want fairness.”

Gentrification, real estate speculation and the media’s discovery of PLG are eroding the quality of life in the neighborhood and making it harder, said one man who identified himself as a longtime Fenimore St. resident.

“It’s painful to see neighbors you knew for 30 or 40 years get priced out of the neighborhood,” he said. “And to think, this is only the beginning.”

Few speakers’ testimony deviated as straight a line between the project and their quality of life more than a mother of five who noted: “My kids’ doctor was in that building and now he has moved away,” referring to the family medical clinic moved to clear the construction site.

The halt toAaron or modify the scale of the project is still awaiting the judge’s ruling. Meanwhile the developer, The Hudson Cos., has cleared the site and has broken ground with a projected finish date in the summer of 2016.

Despite the vocal opposition, Hudson Cos. executives told the Echo that many residents have communicated their silent support and best wishes for the project.

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begged the owners to let my husband
last open house on a long day of open house visits.
Randy could see the place too. And Bed-Stuy until one day Mary, rushing to her
erm conveniences and some have embraced more contemporary flair.
amarble fireplace. Reconfigured areas now create two grand
rooms and a wealth of intact original woodwork and decorative
details. It’s a marvelous place. On the floors above.
The parlor floor and rear garden of a picturesque circa
1904-15 out door row house on a charming cut-on-the
water designation neighborhood I had never seen before.
Mary said. “[We] have always wanted a dining
and community gatherings space. This is now a fully
functioning garden, with raised beds and a “heap house” for
nurturing seedings, growing fruits and vegetables and teaching children about growing their own food.
monique’s collection from her timespentin India working in finance.
When it came to renovating and decorating, monique McClure, a corporate attorney, had been searching exclusively in prospect Lefferts Gardens to find her next home ever since
she took her son to a birthday party here.
I brought my son to a birthday party on Maple Street and I couldn’t believe it,” she said. “I was following Google Maps and turned into this beautiful neighborhood I had never seen before. Through McClure loved her modern loft in Park Slope, the fourth floor walk-up was never going to work for her dad, who walks with a cane. She knew she wanted a house and remembered the architectural beauties in PLG.
“I knew from past experience buying houses in Brooklyn that I wanted to pick a neighborhood and focus. So I started driving around Lefferts all the time. It took a year but I found what I wanted.”
Based on that experience, McClure has transformed the basement of her three-story 1908 A turn-of-the-twentieth century semi-detached wood frame
A Day to View Irresistible Interiors and Gorgeous Gardens
untouched for 40 Years, Lincoln Road Home’s Restoration Blends Classic with Contemporary
by Janene Baron
Being a veteran homeowner and experienced at renovating and decorating, Monique McClure saw the potential in the Lincoln Rd. home as soon as she laid eyes on it. “No one had done a thing to it for 40 years,” she recalled. “It was infested with bugs, there were holes in the walls and there was a whole wall of smoky mirrored glass in the living room. My contractor couldn’t believe people had been living in it.”
But McClure was undaunted by the challenge of making the large home even roomier and comfortable enough for her father, a 96-year-old whom she moved from Pennsylvania to Brooklyn, Ill., to live with his daughter and grandchildren. She said that the dining and kitchen area could be transformed into an open plan to give her a bigger sense of space, which she so loved in her Park Slope loft.
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