METROPOLITAN COUNCIL ON HOUSING
Housing for People Not Profit

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Tenant Inquilino

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Metropolitan Council on Housing
339 Lafayette St.
New York, NY 10012

PERIODICAL

Landlords Seeking "Unique or Peculiar" Increases Back Before Fairer DHCR

By Sue Susman

How things change with a new state administration!

Governor Eliot Spitzer and Commissioner Deborah Van Amerongen of the state's Division of Housing and Community Renewal have changed the rules of the game for landlords trying to hike rent-stabilized rents in former Mitchell-Lamas.

In response to pressure from tenants and meetings with representatives of the PIE coalition (advocates for and tenants from Mitchell-Lamas seeking Protection of tenants, Incentives for landlords to stay in the program, and Enforcement of the law), the governor and Van Amerongen closed a serious loophole. They recognized that the state's Emergency Tenant Protection Act of 1974 (ETPA) was enacted to sweep thousands of unregulated apartments into rent stabilization because of a dire shortage of affordable housing.

Under that law, the first rent-stabilized rent is the last rent the tenant paid. But for the odd apartment—such as the super's, whose rent had been zero—either the tenant or the landlord can ask the DHCR to adjust the rent to levels prevailing in the area. This is the "unique or peculiar circumstances" loophole that landlords such as KSLM-Columbus and Larry Gluck of Stellar Management have been using to try to raise the rents of all buildings leaving Mitchell-Lama that were constructed before 1974. Under the Mitchell-Lama program, rents were limited to costs plus 6 percent return on whatever money the landlord had actually invested.

The landlords argue that just leaving Mitchell-Lama is itself a "unique or peculiar circumstance" justifying an increase to market rate. And the Appellate Division, the state's mid-level court, agreed with them in a side comment, relying on some letters written a decade ago by DHCR commissioners. The court did not mention that such a ruling would turn the ETPA on its head, making thousands of apartments unaffordable and sweeping them out of rent regulation. On appeal, the Court of Appeals, the state's highest court, ignored that side comment and said that the DHCR should decide the landlord's application for "unique or peculiar" increases.

Meanwhile, back at the ranch, owners of other pre-1974 Mitchell-Lama buildings rushed to take advantage of the loophole. Larry Gluck filed applications for 11 buildings that he had gobbled up and taken out of Mitchell-

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2007 Annual Meeting

Please Join Us for Met Council

Thursday, Sept. 27, 6:30 p.m.

Judson Memorial Church, Assembly Rm.,
239 Thompson St.
(between West Third Street and Washington Square South)

Program
What Can Tenants Expect in Albany Next Year?
Nonprofit Institutional Landlords!
Good Neighbors or Bad Landlords?

Invited speakers
State Senator Bill Perkins; Manhattan Borough President Scott Stringer; tenant leaders from West Harlem and the Salvation Army residences

Directions: By subway: A, B, C, D, E, F, or V trains to West Fourth Street.
By bus: Fifth Avenue downtown to Eighth Street.

Facing Overwhelming Community Opposition, CB9 Rejects Columbia Expansion

By Joe Catron

Despite Columbia University's efforts to pack an August 15 Community Board 9 committee hearing with supporters of its proposed West Harlem expansion, opponents testifying against the plan outnumbered them by more than three to one.

CB9's Uniform Land Use Review Procedure committee voted against Columbia's current request for 197c rezoning 17-1, and the entire board followed with a 32-2 vote five days later. If implemented, the university's proposal would displace approximately 400 tenants from seven rent-stabilized apartment buildings.

At least 100 community members spent hours locked outside the Manhattanville Houses Community Center's small gymnasium, as expansion supporters mobilized by Columbia's $40,000-per-month consultants at Bill Lynch Associates testified in favor of the university's plan to absorb 17 acres.

"I'm just here for some fresh air," a resident of the Addicts Rehabilitation Center Foundation, operated by the Charity Baptist Church of Christ's Rev. Reginald Williams, told the *Columbia Daily Spectator* as she distributed glossy Columbia brochures. "What are we doing? Supporting the projects?"

Williams is a participant in the Coalition for the Future of Manhattanville, a pro-expansion group announced the day of the hearing by Kevin Wardally, Bill Lynch Associates' director of political and government operations.

"Columbia University made a big mistake," Community Board 9 chair Jordi Reyes-Montblanc told the *New York Press*. "They brought in union reps and a busload of people from all of the areas of Harlem who are in some sort of program run by or influenced by Mr. Lynch. Most of these people didn't know what was going on or what they were doing."

At least one group of community members sought admission through a side entrance between chants of "Harlem: Not for sale!" and "Let us in!" Many eventually left without gaining entrance.

But of the 95 people who eventually testified, 73 opposed Columbia's proposal.

Calling urban homesteaders facing eviction "the epitome of what we want in this community," State Senator Bill Perkins told the board, "I will not support any plan that has eminent domain in it."

Dozens of other speakers, from the Coalition to Preserve Community, Congregations for Justice and Peace, the Harlem Tenant Council, the Mirabel Sisters Cultural and Community Center, Service Employees Local 32BJ, the Student Coalition on Gentrification and Expansion, the West Harlem Business

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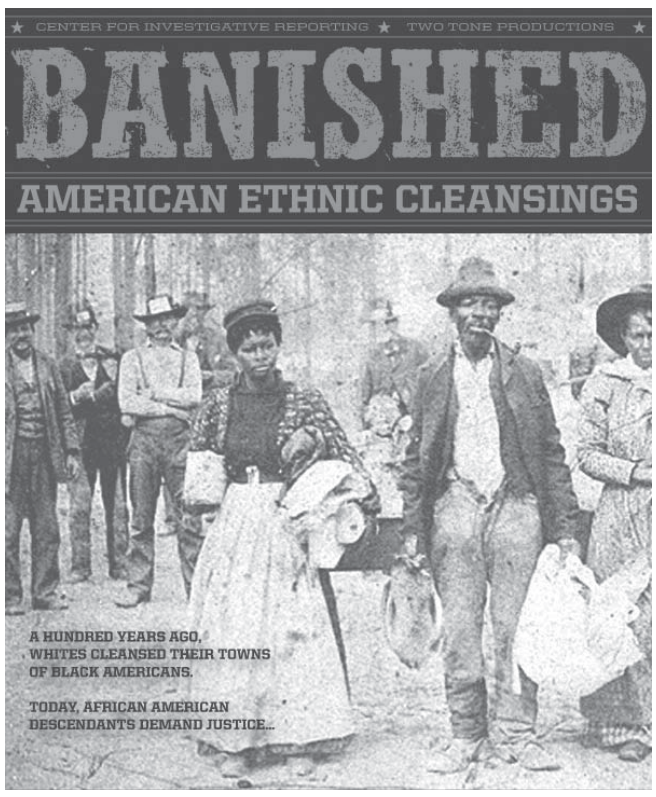
INSIDE THIS ISSUE!

Banished: The Obscure Legacy of America's Racial Expulsions

By Steven Wishnia

Very few Afro-Americans live in the hills of north Georgia. Part of this is historical demographics—the land at the southern end of the Appalachian Mountains wasn't prime plantation country, so it was settled mainly by whites too poor to afford slaves. And part of it is the legacy of racism. In 1912, after a black teenager was accused of raping a white girl and lynched, almost all of the approximately 1,100 black residents of Forsyth County were driven out in one day. The ones reluctant to leave by midnight had their houses burned.

That forced exodus was the worst of a number of little-known incidents of local ethnic cleansing in the early 20th century, most in areas of the Southern and border states with relatively small black populations. Their aftermath is the subject of Marco Williams' film *Banished*. Following the work of reporter Elliot Jaspin, Williams journeys to Forsyth County, Pierce City, Missouri, and the Ozark Mountain town of Harrison, Arkansas, to talk to descendants of the expelled, tracking their efforts to win emotional and financial compensation and filming current white residents' reactions.



Out of necessity, it's a low-key film, consisting mainly of interviews and interactions. In Forsyth County, the descendants of Morgan Strickland try to trace the fate of his land, seized as "abandoned" after he was forced out, while in Missouri, two St. Louis brothers try to get their great-grandfather's body transferred from an unmarked grave in Pierce City to their family plot. As such, it raises the issue of reparations. What could be proper compensation for your ancestors losing their homes and community to racist terrorism? And what do today's whites owe for something that happened 100 years ago?

The white officials reluctant to help offer superficial sympathy, but turn weaselly when faced with the concept of actually giving up anything. In Pierce City, they bridle at paying for the exhumation, and in Forsyth County, now a suburb of Atlanta, the Strickland family's land is occupied by brick McMansions that sell for up to $600,000. Ironically. Harrison, the community where local whites seemed to be the most sincere about making amends—led by a charismatic preacher, they created a scholarship fund for black students—is also the home of one faction of the Ku Klux Klan. That faction's leader, who once published a book entitled *The Negro: A Beast*, is now more media-savvy, speaking mainly about "preserving our community." But one white retiree, clipping coupons at his kitchen table, is less circumspect; he tells Williams—a dreadlocked black man—that he settled in Harrison because there were "no blacks."

So this history is not merely a relic of the ancient past. Banished includes footage from Forsyth County in 1987, when '60s civil-rights activist Hosea Williams joined a group of local whites holding a "brotherhood march" and the Klan attacked them with rocks. And though the film doesn't go into this, racial cleansing is common today—in the more subtle, ethno-economic form of urban gentrification, such as the Brooklyn landlord who bought five buildings on a Bushwick block and immediately purged all the Puerto Rican tenants, to make the neighborhood more "desirable."

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EL INQUILINO HISPANO

Caseros que buscan aumentos por "circunstancias únicas o peculiares" regresan de nuevo ante una DHCR más justa

Por Sue Susman
Traducido por Lightning Translations

¡Cómo cambian las cosas con un nuevo gobierno estatal!

El gobernador Eliot Spitzer y la comisionadaria Deborah Van Amerongen de la División de Vivienda y Renovación Comunitaria (Division of Housing and Community Renewal, DHCR) estatal han cambiado las reglas del juego para los caseros que buscan aumentar las rentas estabilizadas en antiguos edificios Mitchell-Lama.

Como respuesta a la presión de inquilinos y reuniones con representantes de la coalición PIE (defensores e inquilinos de edificios Mitchell-Lama buscando Protección de inquilinos, Incentivos para que caseros queden en el programa y que la ley se haga respetar), el gobernador y Van Amerongen cerraron un grave resquicio legal. Ellos reconocieron que la ley estatal de Protección de Emergencia para Inquilinos de 1974 (Emergency Tenant Protection Act, ETPA) fue aprobada para llevar miles de apartamentos desregulados *adentro* de la estabilización de rentas a causa de una extrema escasez de vivienda asequible.

Bajo la ley, la primera renta estabilizada es la última renta pagada por el inquilino. Sin embargo, para algunos pocos apartamentos como el del superintendente, la renta del cual hubiera sido cero, el inquilino o el casero puede pedir que la DHCR ajuste la renta a los niveles que prevalecen en el área. Este es el resquicio legal de "circunstancias únicas o peculiares" que caseros como KSLM-Columbus y Larry Gluck de Stellar Management han utilizado para tratar de aumentar las rentas en todos los edificios construidos antes de 1974 que salgan del programa Mitchell-Lama. Bajo dicho programa, las rentas se limitaron a los costos más una ganancia de un 6 por ciento sobre cualquier suma de dinero realmente invertida por el casero.

Según los caseros, el simple hecho de salir del programa Mitchell-Lama constituye en sí una "circunstancia única o peculiar" que justifica un aumento a la tasa del mercado. La Sala de Apelaciones, el tribunal estatal al nivel intermedio, estuvo de acuerdo con ellos en un comentario aparte, apoyándose en algunas cartas escritas hace una década por comisarios de la DHCR. La corte omitió mencionar que tal fallo pondría la ETPA patas arriba, haciendo inasequibles miles de apartamentos y llevándolos *fuera* de la regulación de rentas. En la apelación, la Corte de Apelaciones, el tribunal más alto del estado, hizo caso omiso del comentario aparte y dijo que la DHCR debería decidir la petición del casero para aumentos por "circunstancias únicas y peculiares".

Mientras tanto, los propietarios de otros edificios Mitchell-Lama construidos antes de 1974 se precipitaron a aprovechar el resquicio legal. Larry Gluck presentó peticiones para 11 edificios que había apropiado y sacado del programa Mitchell-Lama (actualmente ha presentado al menos dos más) y otros caseros hicieron lo mismo.

Las asociaciones de inquilinos en al menos dos edificios se rindieron ante la realidad de honorarios legales y las presiones de la DHCR y sus caseros para "hacer un arreglo" pendiente de las peticiones de "circunstancias únicas o peculiares".

Para aumentar la presión, hace varios meses Gluck entabló una demanda contra la DHCR, pidiendo que la corte obligue a la

pasa a la página 4

Los Ajustes de la "Junta de Regulación de Renta" de la Ciudad de Nueva York (Orden No. 39)

Para los contratos de apartamentos de Renta Estabilizada que comienzan el 1ro. de octubre de 2007 hasta el 30 de septiembre de 2008.

Tipo de Contrato	Renta Legal Actual		Contrato de 1 Año	Contrato de 2 Años
Renovación del Contrato	Todos		3%	5.75%
Contratos para Apartamentos Vacíos	Más de $500	Incrementos por desocupación cobrados en los últimos 8 años	17.25%	20%
		Incrementos por desocupación no cobrados en los últimos 8 años	0.6% por el número de años desde el último incremento por estar vacío, más el 17.25%	0.6% por el número de años desde el último incremento por estar vacío, más el 20%
	Menos de $300	Incrementos por desocupación cobrados en los últimos 8 años	17.25% + $100	20% + $100
		Incrementos por desocupación no cobrados en los últimos 8 años	0.6% por el número de años desde el último incremento por estar vacío, + 175% + $100	0.6% por el número de años desde el último incremento por estar vacío, + 20% + $100
	Renta de $300 a $500	Incrementos por desocupación cobrados en los últimos 8 años	17.25% o $100, lo que sea mayor	20% o $100, lo que sea mayor
		Incrementos por desocupación no cobrados en los últimos 8 años	0.6% por el número de años desde el último incremento por estar vacío, mas 17.25%, o $100, lo que sea mayor	0.6% por el número de años desde el último incremento por estar vacío, mas 20%, o $100, lo que sea mayor

Renovación de Contrato
Los caseros tienen que ofrecer a los inquilinos de renta estabilizada una renovación de contrato dentro de 90 a 120 días antes de que venza su contrato actual. La renovación de contrato tiene que mantener los mismos términos y condiciones que el contrato que vencerá, excepto cuando refleje un cambio en la ley. Una vez que se haya recibido el ofrecimiento de renovación, los inquilinos tienen 60 días para aceptarlo y escoger si van a renovar el contrato por uno o dos años. El propietario tiene que devolver la copia firmada y fechada al inquilino dentro de 30 días. La nueva renta no entrará en vigencia hasta que empiece el nuevo contrato, o cuando el propietario devuelva la copia firmada (lo que suceda después). Ofrecimientos retrasados: si el casero ofrece la renovación tarde (menos de 90 días antes de que venza el contrato actual), el contrato puede empezar, a la opción del inquilino, o en la fecha que hubiera empezado si se hubiera hecho un ofrecimiento a tiempo, o en el primer pago de renta fechada 90 días después de la fecha del ofrecimiento del contrato. Las pautas de renta usadas para la renovación no pueden ser mayores que los incrementos de la RGB vigentes en la fecha en que el contrato debía empezar (si se lo hubiera ofrecido a tiempo). El inquilino no tiene que pagar el nuevo aumento de renta hasta 90 días después de que se haya hecho el ofrecimiento.

Asignación de Subarriendo
Los caseros podrán cobrar un aumento de 10 por ciento durante el término de subarriendo que comience durante este período de las pautas.

Programa de Exención de Incrementos de Renta para las Personas de Mayor Edad Las personas de mayor edad con renta estabilizada (y los que viven en apartamentos de renta controlada, Mitchell-Lama y cooperativas de dividendos limitados), con 62 años o más, y cuyos ingresos familiares disponibles al año sean de $27,000 o menos (para 2006) y que paguen (o enfrenten un aumento de renta que les haría pagar) un tercio o más de aquel ingreso en renta pueden ser elegibles para una congelación de renta. Solicite a: NYC Dept of the Aging, SCRIE Unit, 2 Lafayette St., NY, NY 10007 o llame al 311 o visite su sitio Web, nyc.gov/html/dfta/html/scrie_sp/scrie_sp.shtml.

Programa de Exención de Incrementos de Renta para Minusválidos
Inquilinos con renta regulada que reciben ayuda económica elegible relacionada con discapacidad, que tengan ingresos de $17,580 o menos para individuales y $25,212 o menos para una pareja y enfrenten rentas iguales o más de un tercio de sus ingresos pueden ser elegibles para un congelamiento de renta. Solicite a: NYC Dept. of Finance, DRIE Exemptions, 59 Maiden Lane - 20th floor, New York, NY 10038. Llame al 311 para una solicitud o vaya al sitio Web en www.nyc.gov/html/dof/html/property/property_tax_reduc_drie.shtml

Las unidades desvanes
Los aumentos legalizados para unidades de desván son un 2.5 por ciento por un contrato de un año y 5.25 por ciento por dos años. No se permiten incrementos para las unidades de desván vacías.

Hoteles y SROs
El aumento es un 0 por ciento de la renta cobrada el 30 de septiembre de 2007 para los apartamentos de hotel de clase A, casas de alojamiento, hoteles de clase B (30 o más habitaciones), hoteles de una sola habitación y pensiones (clase B, 6-29 habitaciones).

Exceso de cobro
Los inquilinos deben estar al tanto de que muchos caseros se aprovecharán de las complejidades de estas pautas y concesiones adicionales, además del poco conocimiento de los inquilinos del historial de renta de sus apartamentos, para cobrar una renta ilegal. Los inquilinos pueden impugnar los aumentos de renta sin autorización en las cortes o al presentar una impugnación con la agencia estatal de vivienda, la División de Vivienda y Renovación Comunitaria (Division of Housing and Community Renewal, DHCR). El primer paso en el proceso es ponerse en contacto con la DHCR para ver el registro oficial del historial de renta. Vaya a www.dhcr.state.ny.us o llame al 718-739-6400 y pida un historial de renta detallado. Luego, hable con un abogado o defensor experto antes de seguir.

Para las pautas previas, llame a la RGB al 212-385-2934 o vaya al www.housingnyc.com

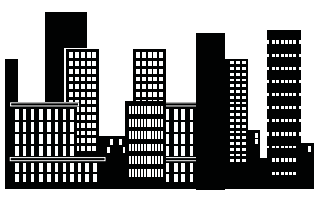
Juez permite el desalojo de inquilinas del Ejército de Salvación

Por Jenny Laurie
Traducido por Lightning Translations

Sin dar consideración a los alegatos de los inquilinos, el juez Milton Tingling de la Corte Suprema Estatal emitió en agosto un fallo que permite que el Ejército de Salvación (Salvation Army) siga con el desalojo de alrededor de 30 inquilinas que quedan en dos de sus residencias para mujeres.

Tingling, quien debe su escaño en la Corte al padrinazgo del miembro de la asamblea estatal Denny Farrell, líder demócrata de Manhattan, emitió un breve rechazo a los alegatos de las inquilinas. Rehusó ordenar una audiencia sobre los hechos. Según las inquilinas, si los hechos del caso salieran a la luz del día, refutarían la aseveración del Ejército de Salvación que no había operado los edificios como una empresa con fines de lucro y comprobarían que las inquilinas deben ser protegidas por las leyes de estabilización de rentas.

Organizaciones religiosas y de servicios sociales como el Ejército de Salvación normalmente están exentas de las leyes de estabilización de renta cuando administran viviendas como parte de sus obras de caridad. Sin embargo, las inquilinas de las dos residencias, el Parkside-Evangeline en Gramercy Park South y el Ten-Eyck Troughton en el este de la calle 39, sostuvieron que el Ejército había alquilado habitaciones directamente a escuelas de idiomas con fines de lucro como viviendas para estudiantes extranjeros que estuvieron aprendiendo inglés. Además, arguyeron, una vez que la organización decidió vender los edificios al mejor postor para destinar las ganancias a otros propósitos, su exención de las leyes de renta debía terminar.



Las inquilinas se decepcionaron profundamente por el fallo. "Me sorprendió que el caso simplemente no le importó al juez bastante para querer oír todas las cosas injustas que el Ejército de Salvación ha hecho en contra de las inquilinas", dijo Princess Usanga, la líder de las inquilinas en el Parkside. Específicamente, se molestaron por la negativa del juez Tingling a permitir un proceso completo que hubiera permitido, mediante los trámites de descubrimiento, una inspección de las cuentas del Ejército de Salvación, especialmente las del Ten-Eyck, que había dejado de alquilar a inquilinas que no fueran estudiantes tiempo antes de que la organización hiciera saber su intención de vender el edificio.

En septiembre de 2006, se les advirtió a las mujeres que vivían en los dos edificios que las residencias se cerrarían y que ellas necesitaban buscar otra vivienda. De ingresos bajos y moderados, muchas de las inquilinas hallaron difícil encontrar otros apartamentos al alcance de sus bolsillos. Las dos residencias cobraban más o menos $1.000 al mes, pago que incluía desayuno, cena y todos los servicios públicos. Las habitaciones individuales son pequeñísimas, pero ambos edificios tienen grandes y cómodos salones, comedores y jardines en sus azoteas; además, las residencias ofrecían una combinación acogedora de las atmósferas de una casa internacional y una asociación femenina estudiantil. "La atmósfera era maravillosa: todas las mujeres que vivían allí brindaban mucho aliento y apoyo", dijo una inquilina que desde entonces se ha mudado del Ten-Eyck, al describir la cálida bienvenida y el apoyo que recibió de las otras inquilinas al llegar a la Ciudad de Nueva York para empezar sus estudios avanzados, siendo una joven mujer que no conocía a nadie aquí.

Las inquilinas, representadas por Jim Provost y Rosalind Black de LSNY, el Proyecto de Servicios Legales de Manhattan para hoteles de una sola habitación (SRO Legal Services Project) y gratuitamente por Marc Landis y Candice Frost de Phillips Nizer, apelarán el fallo. Podrán quedarse en los edificios hasta que la apelación se decida, más tarde durante este otoño.

amumentos "UoP"

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agencia de vivienda a determinar que sus (entonces 11) peticiones pendientes para aumentos por "circunstancias únicas o peculiares" fueran consistentes con su aseveración que el simple hecho de salir del programa fue una circunstancia "única o peculiar" ("U o P") en sí.

Entonces, sin embargo, el escenario cambió de una manera dramática. Mientras el caso en la corte estaba pendiente, el gobernador Spitzer declaró la nueva política de la DHCR: Que el simple hecho de salir del programa Mitchell-Lama no constituyó en sí un motivo para aumentos por "circunstancias únicas o peculiares". La DHCR propuso nuevas normas que dicen que los caseros que quieran aumentar rentas estabilizadas podrán solicitar los aumentos bajo las disposiciones de "apuros" y no bajo el resquicio legal de "circunstancias únicas o peculiares". Una audiencia pública sobre estas normas propuestas se ha fijado para el 24 de septiembre.

A pesar de las súplicas de Gluck para que la corte impugne la nueva política de la DHCR, el juez rechazó su caso. La corte escribió que incumbía a la DHCR declarar sobre el tema.

¿Y luego, qué?

La DHCR finalizará sus normas en algún momento en octubre y luego, como aseveró Gluck en sus trámites legales, probablemente usará los nuevos procedimientos para rechazar las 11 "U o P" peticiones de él para Prospect Towers en Brooklyn; Central Park House West Apartments y Westwood House en Manhattan; y Boulevard Towers I, Bruckner Towers, Dancia House, Highbridge House, Janel Towers y Undercliff House en el Bronx.

Después, Gluck regresará a la corte para pedir que las normas sean rechazadas por ser inconsistentes con la ETPA.

La mala noticia: Los inquilinos seguirán pagando honorarios legales y viviendo en desasosiego.

La buena: La DHCR y sus normas están ahora de nuestro lado. Así que si la Sala de Apelaciones o cualquier otra corte se fía en las políticas de la DHCR, estamos protegidos.

El gobernador Spitzer asevera que la aplicación de la ETPA se limita a la DHCR, ya que es ésta la agencia de vivienda del estado. Sin embargo, los que ocupamos los 20,000 apartamentos en juego nos sentiríamos mucho más seguros si tuviéramos una ley estatal que estableciera el mismo punto. La legislación goza de un rango más alto en la jerarquía de leyes que las políticas y normas, lo que es una razón orque los inquilinos en edificios construidos después de 1974 estarán completamente desprotegidos cuando estos edificios salgan del programa Mitchell-Lama, y ni siquiera la DHCR puede mantener sus rentas asequibles. Sin embargo, un cambio en la legislación puede suceder solamente con un Senado estatal en pro de los inquilinos. Así que nos va a costar trabajo.

Inquilinos de mayor edad y minusválidos

Las personas mayores de 62 años o más, en vivienda de renta regulada, Mitchell-Lama y algunos otros programas, con ingresos disponibles anuales de familia de $27,000 o menos (el año pasado) y quienes pagan (o enfrentan un aumento de renta que les obligaría a pagar) un tercio o más de estos ingresos en renta pueden llenar los requisitos para una Exención de Incrementos de Renta para las Personas de Mayor Edad (Senior Citizen Rent Exemption, SCRIE). Solicítela a:

The NYC Dept. of the Aging
SCRIE Unit
2 Lafayette Street, NY, NY 10007

Los inquilinos minusválidos que reciben ayuda financiera relacionada con invalidez y tienen ingresos de $17,580 o menos para individuos y $25,323 o menos para una pareja y quienes enfrentan rentas iguales a o más de un tercio de sus ingresos pueden llenar los requisitos para la Exención de Incrementos de Renta para Minusválidos (Disability Rent Increase Exemption, DRIE). Solicítela a:

NYC Dept. of Finance
DRIE Exemptions
59 Maiden Lane – 20th Floor
New York, NY 10038

La información sobre DRIE y SCRIE está disponible en el sitio Web de la ciudad, www.nyc.gov, o llame a 311.

Gardens, Columbus Manor, Town

Hotline Volunteers Needed!

Our phones are ringing off the hook! Met Council is looking for people to counsel tenants on our hotline. We will train you! The hotline runs on Mondays, Wednesdays and Fridays from 1:30-5 p.m. If you can give one afternoon a week for this crucial service to the tenant community, call Jenny at (212) 979-6238 x207.

Developers' Incentives
Now with More Caveats, 421-a Program Finally Gets State Makeover

By Rachel Nielsen

It's official: With a few strokes of Gov. Eliot Spitzer's pen, New York City's 421-a regulations were rewritten so the developer-incentive program promotes affordable housing in all five boroughs and demands mixed-income housing. On Aug. 24, Spitzer announced that he had signed the bills reforming the city-run, state-governed 421-a program, and it signaled a wrap to over a year of reform efforts by city officials and housing advocates and to a summer of political wrangling in Albany. State legislators have promised that the three bills, which the governor actually signed Aug. 15, soon will be joined by a fourth bill that fixes what city officials saw as problems with the 421-a state legislation.

The 421-a program operates on a scale to rival programs such as the state's Mitchell-Lama developer incentives: 421-a has figured in the construction of more than 110,000 apartments in the city since its inception nearly 40 years ago, according to the governor's office. It's a tax-abatement program that exempts developers from paying, for a decade or longer, the substantial increases in taxes that result from building on a vacant lot or improving an existing building. The program, created in 1971 to encourage residential building of any kind during the city's fiscal crisis that decade, was reformed in the 1980s to limit the givebacks to developers.

Even with the earlier reforms, 421-a required developers to build affordable housing only if they were getting the 421-a tax break for developments in Manhattan between Houston Street and 96th Street, or on one section of the Brooklyn waterfront. Brooklyn, Queens and the Bronx saw rents rise in recent years, but the affordable housing requirements did not apply to them.

Developers weren't required to have affordable units in their buildings, meaning the lower-rent units could go into a different building or even a different neighborhood—contributing to gentrification. So in February Mayor Bloomberg convened a task force, and last December the City Council passed a law making major changes to the 421-a program, including forcing developers to put the affordable housing onsite and increasing the number of neighborhoods where affordable housing is required for 421-a.

Since 421-a is part of state law, the Council sent its bill to Albany for approval. After political maneuvering by state and city officials and development lobbyists, the final bills emerged.

The Albany and City Hall reforms mean a number of dramatic changes to the law. The state legislature's language also means special provisions for Atlantic Yards, the enormous residential and commercial development under way in Brooklyn. The highlights of those changes and provisions:

- The amount of land that stands to get affordable housing under 421-a is more than doubled. The areas of the city where affordable housing is required expand from most of Manhattan to all of Manhattan, huge swaths of Brooklyn, and parts of the Bronx, Staten Island and also Queens. (The language in the legislature's bills identifies the neighborhoods by county and street intersections.) The result is that for many parts of the city, developers would have to commit to affordable housing to get 421-a tax benefits.
- Affordable housing is required in the new or improved buildings themselves—which means from now on, 421-a in the exclusion areas will be a mixed-income housing program. Under the 1985 reform, the areas of Manhattan between Houston Street and 96th Street were considered a "geographic exclusion area," meaning they were set aside as areas where developers had promised the city affordable housing units in order to get 421-a tax breaks. But until the Council's changes last December—and now the state legislature's changes—developers in that zone were able to build that affordable housing off-site. They got "certificates" from the Department of Housing Preservation and Development that allowed them to put the affordable units in a totally separate building or a different neighborhood. (The affordable units had to be finished before developers could get 421-a tax break on the market-rate units, however). That stipulation is no more. Now, developers must include the affordable units in the building itself.
- Atlantic Yards got special provisions—but they may be trimmed in the fourth and final piece of 421-a legislation. Since the City Council's expansion of the "geographic exclusion areas," the Atlantic Yards development must build affordable housing according to 421-a stipulations to receive the tax abatements. Under the legislature's bills, Atlantic Yards will be allowed to have tenants with higher incomes in its affordable units than generally is allowed under 421-a. The language in the bills also says Atlantic Yards would be allowed to meet the requirements for affordable housing across all of its units, a number that developer Forest City Ratner projects at 6,400. The legislation means—and will mean until the fourth bill passes with amended wording—that the Brooklyn development could receive tax abatements for affordable housing before any such housing is built. Under the proposed fourth bill, A. 9373/S. 6446, the development will be required to meet the 421-a affordability requirement every 1,500 units, however.
- There are provisions to make sure the affordable housing units stay affordable, and that they're available to people already living in the neighborhood. In the statement put out by Spitzer's office on Aug. 24, Brooklyn Assemblyman Vito Lopez, the Assembly sponsor of the city's bill, said the reform "mandates that 50 percent of the affordable housing units built using 421-a will be set aside for community residents." What's more, the units will be required to stay affordable for 40 years, under the current bills, or for 35 years under the fourth bill—and that's regardless of how long the developer's 421-a tax abatement for the building lasts.
- There's a grandfathering provision that will let developers keep intact the financing plans for developments already underway. This "prevents the disruption of projects already in the development pipeline by exempting them from these new regulations," according to the Spitzer statement. In practical terms, that means if a development company got an offsite "certificate" for affordable housing before Dec. 28, 2006, and if it begins construction before June 30, 2009, it is exempt from "exclusion zone" affordable housing requirements. In general, the 421-a reforms will apply to construction beginning on or after July 1, 2008.
- The fourth bill is expected to allow developers multiple options for meeting the standards for affordable housing. The upshot is that developers will be able to build a mix of low, moderate, and middle-income housing using 421-a tax breaks. Lopez pointed to 421-a's new commitment to mixed housing, saying the reform "is a major victory for low-income and middle-income New Yorkers."

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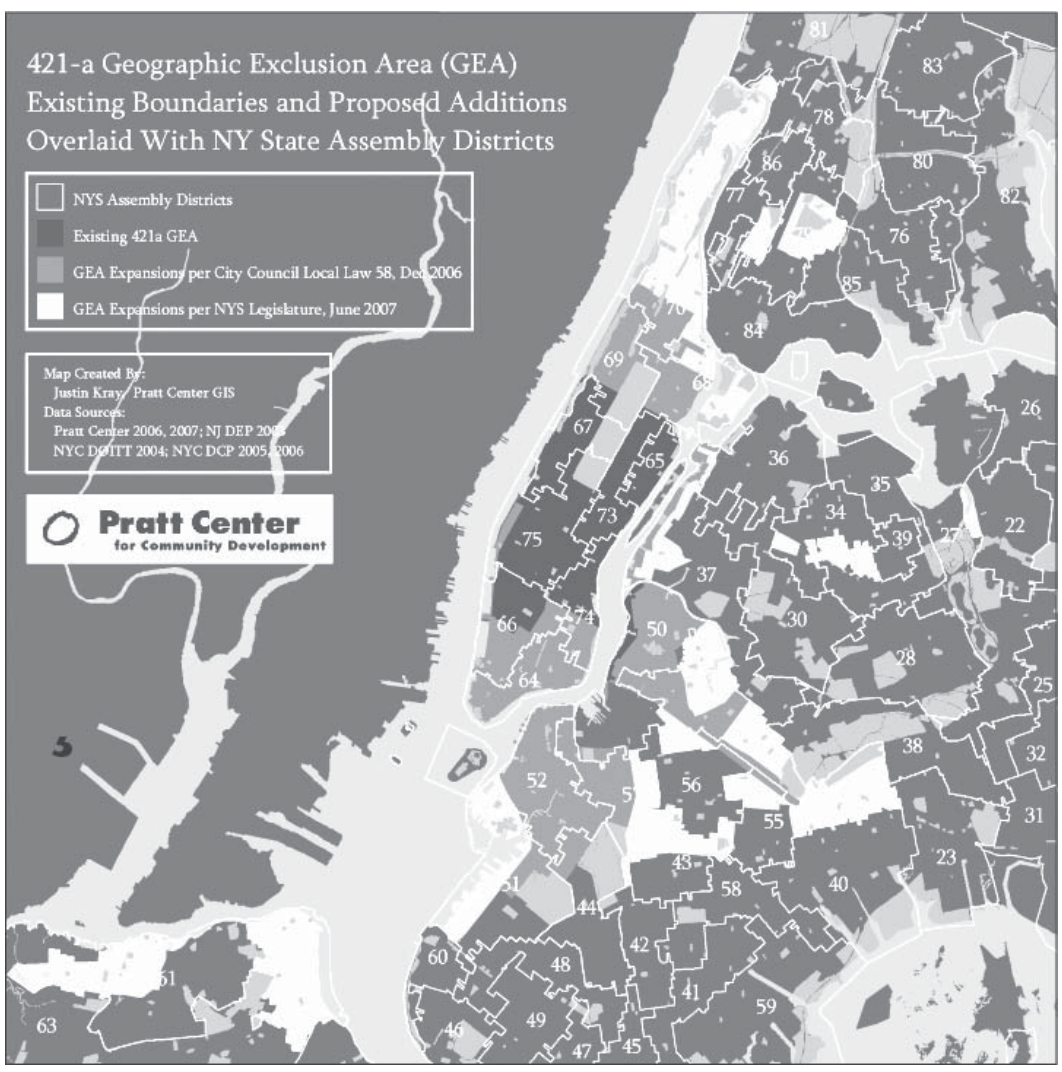

Judge Allows Eviction of Salvation Army Tenants

By Jenny Laurie

Without considering the tenants' arguments, State Supreme Court Justice Milton Tingling in August issued a judgment allowing the Salvation Army to proceed with the evictions of about 30 remaining tenants in two of its residences for women.

Tingling, whose seat on the State Supreme Court was godfathered by Assemblymember Denny Farrell—Manhattan's Democratic leader—issued a short dismissal of the tenants' arguments. He refused to order a hearing on the facts. If the facts come out, tenants say, they would disprove the Salvation Army's contention that it has not been operating the buildings as a for-profit venture—and would prove that the tenants should be protected by rent stabilization.

Religious, social-service organizations like the Salvation Army are normally exempt from rent stabilization when they operate housing as part of their charitable work. But the tenants of the two residences, the Parkside-Evangeline on Gramercy Park South and the Ten-Eyck Troughton on East 39th Street, argued that the Army had been renting rooms directly to for-profit language schools as housing for students from abroad who were learning English. And once the organization had decided to sell the buildings to the highest bidder in order to use the profits for other purposes, they argued, its exemption from the rent laws should have ended.

Tenants were deeply disappointed by the ruling. "I was surprised that the judge just didn't care enough about the case to hear all the unjust things that the Salvation Army has done against the tenants," said Princess Usanga, the tenant leader at the Parkside. Particularly, they were upset about Judge's Tingling's refusal to allow a full trial, which would have allowed, through the discovery process, an examination of the Salvation Army's books—especially on the Ten-Eyck, which had stopped renting to non-student tenants some time before the organization announced its intention to sell the building.

The women living in the two buildings were warned in September 2006 that the residences would be closed and that they needed to look for other housing. With low and moderate incomes, many of the tenants found it difficult to find other apartments they could afford. The two residences charged tenants about $1,000 per month, a fee which included breakfast, dinner and all utilities. The individual rooms are very small, but both buildings have large, comfortable public lounges, dining rooms, and rooftop gardens, and the residences had a comfortable combination of international-house and sorority atmospheres. "The atmosphere was wonderful—the women who lived there were all very encouraging and supportive," said one tenant who has since moved from the Ten-Eyck, describing the warm welcome and support she received from fellow tenants when she arrived in New York City to start graduate school, as a young woman who knew no one here.

The tenants, represented by Jim Provost and Rosalind Black of LSNY-Manhattan's SRO Legal Services Project and pro bono by Marc Landis and Candice Frost of Phillips Nizer, will appeal the decision. They will be able to remain in the buildings until the appeal is decided, later this fall.

State to Increase Public Housing Shelter Allowance

Gov. Eliot Spitzer on Aug. 15 signed legislation that would increase the shelter allowance provided for families on public assistance who live in public housing. Under the law, the state will pay the same amount to public housing authorities to cover these tenants' rent as it does to private landlords.

The increase will be phased in over three years. It will immediately go up to 50 percent of the maximum level provided to private landlords, and will then rise to 75 percent in 2008-2009 and 100 percent in 2009-2010.

The New York Is Our Home campaign estimated that the change will provide an additional $63 million for the New York City Housing Authority over the next two years.

The legislation was important, Spitzer's office said in a statement, because "this subsidy was distributed unequally," that the stipend provided to private landlords was sometimes nearly three times as much as what was given for a similar apartment in public housing.

The highest shelter allowance in the state is in Suffolk County: $503 a month for a family of four.

Complaint Numbers

To reach the Department of Housing, Preservation and Development's Central Complaints hotline, call 311.

Also call 311 to reach the Department of Buildings and other city agencies.

NYC Rent Guidelines Board Adjustments
(Order No. 39)

for Rent Stabilized Leases commencing Oct. 1, 2007 through Sept. 30, 2008

Lease Type	*Current Legal Rent*		*One-year Lease*	*Two-year Lease*
Renewal Leases	All		3%	5.75%
Vacancy leases	More than $500	Vacancy allowance charged within last 8 years	17.25%	20%
		No vacancy allowance charged within last 8 years	0.6% times number of years since last vacancy allowance, plus 17.25%	0.6% times number of years since last vacancy allowance, plus 20%
	Less than $300	Vacancy allowance charged within last 8 years	17.25% plus $100	20% plus $100
		No vacancy allowance charged within last 8 years	0.6% times number of years since last vacancy allowance, plus 17.25% plus $100	0.6% times number of years since last vacancy allowance, plus 20% plus $100
	Rent $300 to $500	Vacancy allowance charged within last 8 years	17.25% *or* $100, whichever is greater	20% *or* $100, whichever is greater
		No vacancy allowance charged within last 8 years	0.6% times number of years since last vacancy allowance, plus 17.25%, *or* $100, whichever	0.6% times number of years since last vacancy allowance, plus 20%, *or* $100, whichever is greater

Renewal Leases
Landlords must offer rent-stabilized tenants a renewal lease 90 to 120 days before the expiration of their current lease. The renewal lease must keep the same terms and conditions as the expiring lease, except when reflecting a change in the law. Once the renewal offer is received, tenants have 60 days to accept it and choose whether to renew the lease for one or two years. The owner must return the signed and dated copy to the tenant in 30 days. The new rent does not go into effect until the start of the new lease term, or when the owner returns the signed copy (whichever is later). Late offers: If the owner offers the renewal late (fewer than 90 days before the expiration of the current lease), the lease term can begin, at the tenant's option, either on the date it would have begun had a timely offer been made, or on the first rent payment date 90 days after the date of the lease offer. The rent guidelines used for the renewal can be no greater than the RGB increases in effect on the date the lease should have begun (if timely offered). The tenant does not have to pay the new rent increase until 90 days after the offer was made.

Sublease Allowance
Landlords can charge a 10 percent increase during the term of a sublease that commences during this guideline period.

Senior Citizen Rent Increase Exemption Program Rent-stabilized seniors (and those living in rent-controlled, Mitchell-Lama, and limited equity coop apartments), 62 or older, whose disposable annual household income is $27,000 or less (for 2006) and who pay (or face a rent increase that would cause them to pay) one-third or more of that income in rent may be eligible for a rent freeze. Apply to: NYC Dept. for the Aging, SCRIE Unit, 2 Lafayette St., NY, NY 10007 or call 311 or visit their Web site, *www.nyc.gov/html/dfta/html/scrie/scrie.shtml.*

Disability Rent Increase Exemption Program
Rent-regulated tenants receiving eligible disability-related financial assistance who have incomes of $17,580 or less for individuals and $25,212 or less for a couple and are facing rents equal to more than one-third of their income may be eligible for a rent freeze. Apply to: NYC Dept. of Finance, DRIE Exemptions, 59 Maiden Lane, 20th floor, New York, NY 10038. Call 311 for an application or go to the Web site at *www.nyc.gov/html/dof/html/property/property_tax_reduc_drie.shtml.*

Loft Units
Legalized loft-unit increases are 2.5 percent for a one-year lease and 5.25 percent for two years. No vacancy allowance is permitted on vacant lofts.

Hotels and SROs
There is no increase on rent charged September 30, 2007 for Class A apartment hotels, lodging houses, Class B hotels (30 rooms or more), single room occupancy (SRO) hotels, and rooming houses (Class B, 6-29 rooms).

Rent Overcharges
Tenants should be aware that many landlords will exploit the complexities of these guidelines and bonuses—and the tenant's unfamiliarity with the apartment's rent history—to charge an illegal rent. Tenants can challenge unauthorized rent increases through the courts or by filing a challenge with the state housing agency, the Division of Housing and Community Renewal (DHCR). The first step in the process is to contact the DHCR to see the official record of the rent history. Go to *www.dhcr.state.ny.us* or call (718) 739-6400 and ask for a detailed rent history. Then speak to a knowledgeable advocate or a lawyer before proceeding.

For previous guidelines, call the RGB at (212) 385-2934 or go to www.housingnyc.com.

Courts Issue Contradictory Rulings on Deregulating J-51 Buildings

By Steven Wishnia

Should landlords receiving J-51 tax abatements in their buildings be allowed to remove apartments in them from rent stabilization? State and city courts issued contradictory rulings on that issue last month.

In the first case, *Roberts v. Tishman Speyer Properties*, State Supreme Court Judge Richard B. Lowe held that the owners of Stuyvesant Town/Peter Cooper Village *could* deregulate apartments occupied by tenants making more than $175,000 a year, even though the complex has been receiving J-51 benefits since 1992. That decision was issued on Aug. 23. But three days before, in *Metro Team Realty v. Diaz*, Housing Court Judge Peter M. Wendt held that a landlord receiving J-51 benefits *could not* evict tenants from apartments that were supposedly deregulated because their official rent was more than $2,000.

Owners in the J-51 program, in which they get tax breaks for upgrading their buildings, are required to keep apartments under rent stabilization in exchange for receiving those benefits. When the state enacted high-rent and high-income decontrol, it said that such apartments could not be taken out of rent regulation if they "became or become subject" to it "by virtue of receiving tax benefits" of J-51.The differences between the two rulings stem from varying interpretations of what "by virtue of" means.

In the Stuy Town case, the court ruled that the restrictions applied only if the buildings were rent-stabilized *solely* because they were receiving J-51 benefits. As Stuyvesant Town/Peter Cooper Village was rent-stabilized before 1992, Judge Lowe said the owners were entitled to deregulate apartments under the high-rent and high-income provisions.

The word "solely" came from a 1996 letter from the state Division of Housing and Community Renewal interpreting what "by virtue of" meant in relation to those provisions. In 2000, DHCR amended the state Rent Stabilization Code with similar language, saying that apartments were protected from deregulation only if they were rent-stabilized "solely by virtue of" receiving tax breaks. Judge Lowe noted that the state Legislature had not required the DHCR to change that language when it renewed the rent-stabilization laws in 2003. He also contended that as the state had enacted a law not to "subsidize rents for high-income households," a city-administered tax program could not interfere with that without running afoul of the Urstadt law.

In an amicus brief, landlord lobbyists the Rent Stabilization Association argued that a "parade of horrors" would ensue if the court supported the tenants' position. "Owners of countless apartments throughout the city would be exposed to massive overcharge claims," it stated. "Chaos would result from attempts to reregulate presently unregulated units."

Meanwhile, the court in the *Diaz* case took the opposite opinion, saying that both the state Rent Stabilization Law and the city administrative code contain provisions that the courts have consistently interpreted as requiring buildings receiving J-51 to be rent-stabilized in order to get the tax break. "The only reasonable interpretation of these provisions," Judge Wendt wrote, is that "premises receiving [such] tax benefits are required to be subject to rent regulation for the period they are receiving such tax benefits."

Accepting the landlords' argument, he added, would create "the absurd result" that some already rent-stabilized apartments would have to be deregulated while their owner was getting J-51 benefits, but a deregulated apartment would have to be reregulated if its owner got the benefits.

The principle behind the law is simple, says Alan Canner of Legal Aid's Harlem Community Office, the lawyer for the tenants in the case: "If a landlord is getting the benefits of J-51, they should be giving something back to the community."

The case involved a building on 112th Street where the landlord, Metro Team Realty, got four low-income tenants who had gone on rent strike to protest conditions in their apartments to move into renovated units in the building at the same rents they had been paying. But their new leases contained a clause stating that the tenants agreed their apartments were "no longer subject to any rent control or rent stabilization rules or regulations" and that they would receive a preferential rent for "the duration of the lease." The landlord claimed that the tenants knew that their rents were slated to go up, which Canner calls "absurd." Lead plaintiff Yvonne Diaz, he notes, lives on a fixed income and was paying $550 a month.

When the four tenants' leases expired last October, Metro Team refused to renew them and filed a holdover proceeding to evict them. Judge Wendt summarily dismissed it, saying the apartments were still rent-stabilized and the landlord had offered no cause for eviction.

A backup argument in *Diaz* is that the rent increases used to justify deregulating the vacant apartments were fraudulent. The apartment Diaz moved into, according to a brief filed by Canner, rented for $458 a month in 2000 and was deregulated as being over $2,000 in 2004. Even with two 20-percent vacancy increases, he wrote, the landlord would have had to spend more than $50,000 on renovations to obtain such increases under the 1/40th rule. "Your affirmant has been to Ms. Diaz's apartment and, while not an expert in such matters, can assert that it is doubtful that more than $50,000 in improvements has been made." The landlord also claimed a similar increase on Diaz's old apartment.

The Stuyvesant Town tenants will likely appeal, with the case to be handled by the state Appellate Division. If the landlord appeals the *Diaz* ruling, says Canner, it would go to the Appellate Term—which would be unlikely to take the case if an appeal on the same issue is pending before the Appellate Division, a higher court.

Spitzer Vetoes Inspection Bill

Gov. Eliot Spitzer on Aug. 28 vetoed a bill that would have required New York City to inspect buildings that have been cited for hazardous conditions more regularly.

Under the bill, introduced by Assemblyman James F. Brennan (D-Brooklyn), the city Department of Buildings would have had to reinspect such buildings every two months until the conditions were corrected. But in an Aug. 23 letter, Mayor Michael Bloomberg urged the governor to veto it, saying it would cost the city as much as $4 million and place an excessive burden on property owners.

Brennan told the *New York Times* that he had introduced the bill after numerous accidents, some fatal, at construction projects in his Park Slope-Windsor Terrace district. A common theme, he said, was "violations that have been issued by the Buildings Department and not been enforced."

A Spitzer administration official told the *Times* that the increase in inspections would have diverted agency resources from the most dangerous violations.

Columbia

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Group, and West Harlem Environmental Action spoke against the plan.

The crowd drowned out pro-expansion speakers mobilized by Bill Lynch Associates, including former mayor David Dinkins (now a Columbia professor) and Columbia president Lee Bollinger, with chants of "Hell, no! We won't go!" and "Shame!"

As it currently stands, the university's plan seems less like a serious proposal than a bargaining feint intended to lower the community's expectations before the university puts an actual offer on the table. It promises 6,000 new jobs and a public secondary school, but neither a single job nor any seats at the school have been reserved for current neighborhood residents.

Columbia's promotional materials pledge "to make a major investment toward the creation of new affordable housing in West Harlem," but fail to specify a single number, site, or income bracket. And a university press release announcing "that [Columbia] would not ask the Empire State Development Corp. to use its condemnation authority as a way of evicting residential tenants now living in… 132 apartment units" leaves open the possibility that Columbia will seek to evict tenants from buildings it purchases outright.

Both the committee and the full board votes opposed any plan not including ten specific changes to Columbia's proposal, including "an effective housing antidisplacement program" that would leave current tenants in their apartments. They also want the university to construct enough housing outside the community district to provide for all new employees and students brought in by the expansion.

Neither vote, however, is binding on the City Planning Commission or the City Council, which will make the ultimate decision. In the meantime, Community Board 9 will reconvene Sept. 19 to consider an alternative proposal by Manhattan Borough President Scott Stringer.

"Unique or Peculiar"

continued from page 1

Lama (he has now filed at least a couple more) and other landlords did the same.

Tenant associations in at least two buildings succumbed to the financial realities of legal fees and pressure by DHCR and their landlords to "settle" pending "unique or peculiar" applications.

Adding to the pressure, a few months ago Gluck filed a court case against DHCR, asking the court to force the housing agency to determine that his (then 11) pending applications for "unique or peculiar" increases were consistent with his claim that just leaving Mitchell-Lama was itself a "U or P" circumstance.

But then the scene shifted dramatically. While the court case was pending, Governor Spitzer set forth DHCR's new policy: That just leaving Mitchell-Lama was not itself grounds for "unique or peculiar" increases. DHCR proposed new regulations that say landlords who want to increase rent stabilized rents can apply for them under "hardship" provisions, and not under the "unique or peculiar" loophole. A public hearing on those proposed regulations is scheduled for Sept. 24.

Despite Gluck's pleas for the court to challenge DHCR's new policy, the judge threw his case out. The court wrote that the issue was a matter for DHCR to determine.

What's next?

DHCR will finalize its regulations some time in October and then—as Gluck asserted in his legal papers—probably use the new procedures to deny Gluck's 11 "U or P" applications for increases at Prospect Towers in Brooklyn; at Central Park Gardens, Columbus Manor, Town House West Apartments, and Westwood House in Manhattan; and at Boulevard Towers I, Bruckner Towers, Dancia House, Highbridge House, Janel Towers, and Undercliff House in the Bronx.

Then Gluck will go back to court asking that the regulations be stricken as inconsistent with the ETPA.

The bad news: Tenants will continue to pay legal fees and live in some fear.

The good news: DHCR and its regulations are now on our side. So if the Appellate Division or any other court relies on DHCR policy, we're protected.

Governor Spitzer asserts that applying the ETPA is strictly a matter for DHCR as the state's housing agency. But those of us occupying the 20,000 affected apartments would feel a lot safer if we had a state law making the same point. Statutes rank higher than policy and regulations in the hierarchy of laws—which is one reason that tenants in buildings constructed from 1974 on are completely unprotected when those buildings leave Mitchell-Lama, and even DHCR can't keep their rents affordable. But a change of statute can only happen with a pro-tenant state Senate. So we have our work cut out for us.

September 24 Mitchell-Lama Hearing

Whether you're a Mitchell-Lama or Limited Dividend tenant or simply support tenants' rights on principle, mark September 24 on your calendar. The state Division of Housing and Community Renewal will hold a hearing on regulations proposed to stop rewarding landlords who buy out of affordability programs with deregulation for "unique and peculiar" circumstances.

Come prepared to tell the DHCR that New York City needs every affordable unit it has and then some, that landlords should be penalized, not rewarded, for buyouts, and that landlord greed is not "unique or peculiar"—it's "common and ordinary."

The New York City hearing will be Monday, Sept. 24, at 22 Reade St., in Manhattan, on the first floor. The morning session will be held from 10 a.m. to 12:30 p.m.; the afternoon session will run from 2 to 4 p.m.

Preregistration of speakers is advised. To preregister, call the office of Maurice Jamison, Special Assistant to the Deputy Commissioner at (718) 262-4816, or e-mail *MJamison@dhcr.state.ny.us* and state the time you wish to speak at the hearing and whom you represent. Speakers who register the day of the hearing will be heard in the order of registration at those times not already reserved.

Have a question about your rights?

Our phones are open to the public Mondays, Wednesdays & Fridays from 1:30 to 5 p.m.

We can briefly answer your questions, help you with organizing or refer you to other help.

212-979-0611

Senior and Disabled Tenants

Seniors, 62 or older, in rent-regulated, Mitchell-Lama and some other housing programs whose disposable annual household income is $27,000 or less (for the previous year) and who pay (or face a rent increase that would cause them to pay) one-third or more of that income in rent may be eligible for a Senior Citizen Rent Increase Exemption (SCRIE). Apply to:
The NYC Dept of the Aging
SCRIE Unit
2 Lafayette Street, NY, NY 10007.

Disabled tenants receiving eligible disability-related financial assistance with incomes of $17,580 or less for individuals and $25,212 or less for a couple facing rents equal to or more than one-third of their income may be eligible for the Disability Rent Increase Exemption (DRIE). Apply to:
NYC Dept. of Finance
DRIE Exemptions
59 Maiden Lane - 20th floor
New York, NY 10038

DRIE and SCRIE info is available on the city's website, www.nyc.gov, or call 311.

WHERE TO GO FOR HELP

LOWER EAST SIDE BRANCH at Cooper Square Committee
61 E. 4th St. (btwn. 2nd Ave. & Bowery)
Tuesdays ..... 6:30 pm

CHELSEA COALITION ON HOUSING
Covers 14th St. to 30th St., 5th Ave. to the Hudson River.
322 W. 17th St. (basement), CH3-0544
Thursdays ..... 7:30 pm

GOLES (Good Old Lower East Side)
171 Avenue B (between 10 and 11 St.); and by appointments only except for emergencies. 212-533-2541.

HOUSING COMMITTEE OF RENA
Covers 135th St. to 165th St. from Riverside Dr. to St. Nicholas Ave.,
537 W. 156th St.
Thursdays ..... 8 pm

LOWER MANHATTAN LOFT TENANTS
St. Margaret's House, Pearl & Fulton Sts., 212-539-3538
Wednesdays ..... 6 pm-7 pm

VILLAGE INDEPENDENT DEMOCRATS
26 Perry St. (basement), 212-741-2994
Wednesdays ..... 6 pm

WEST SIDE TENANTS UNION
4 W. 76 St.; 212-595-1274
Tuesday & Wednesday ..... 6-7 pm

HOUSING CONSERVATION COORDINATORS
777 10 Ave.; 212-541-5996
Mondays.....7-9 pm

Join Met Council

Membership: Individual, $25 per year; Low-income, $15 per year; family (voluntary: 2 sharing an apartment), $30 per year. Supporting, $40 per year. Sustaining, min. of $100 per year (indicate amount of pledge). For affiliation of community or tenant organizations, large buildings, trade unions, etc. call 212-979-6238.

My apartment ❑ controlled ❑ stabilized ❑ unregulated ❑ other_____

❑ I am interested in volunteering my time to Met Council. Please call me to schedule times and duties. I can ❑ counsel tenants, ❑ do office work, ❑ lobby public officials, ❑ attend rallies/protests.

Name

Address *Apt. No.*

City *State* *Zip*

Home Phone Number *Email*

Send your check or money order with this form to:
Metropolitan Council on Housing, 339 Lafayette St., NY, NY 10012