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Tenant Inquilino

Housing for people, not profit

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Metropolitan Council on Housing
64 Fulton Street
New York, NY 10038

PERIODICAL

FREEZE OUR RENTS! Angry Tenants Disrupt RGB Meeting; Board Votes 4-6% Increases; \$15 Poor Tax

By Steven Wishnia

Chanting "Freeze Our Rents," scores of outraged tenants disrupted a Rent Guidelines Board meeting June 22, taking over the stage after the noise forced the board to recess.

However, the night ended disastrously for tenants. Police escorted the protesters off stage, and the board returned to vote increases of 4% for a one-year lease renewal, 6% for two years, and a \$15 poor tax on apartments under \$500 a month.

The vote was 6-3. It was passed with no debate, except for tenants shouting "NOT FAIR!" The RGB also voted 5-4 to impose a \$215 minimum rent.

"This whole board is a sham," said Joseph Evangelis of Glen Oaks, Queens. "Some people pay more than half their income in rent."

"There's no democracy in this at all," added Jeanie Dubnau of Washington Heights.

But with landlords' fuel costs spiking over the last year, the board's sentiments were closer to those expressed by landlord representative Harold Lubell. "It would be a mistake for this board to curtail necessary increases for considerations of affordability," he declared.

Tenant rage had little effect on the RGB's anti-tenant majority. Public member Edward Weinstein voted with the owner representatives 14 out of 15 times, with the one exception the board's 7-2 rejection of the landlords' opening proposal—5% and 9% increases and a \$20 poor tax. Justin Macedonia voted with the landlords 12 out of 15 times, breaking with them to support smaller increases for single-room-occupancy hotel tenants.

RGB chairman Edward Hochman also voted with the landlords 12 out of 15 times. His sole pro-tenant vote

was meaningless, and he cast the deciding vote for several anti-tenant proposals.

Hochman opened the meeting with a proposal for 3% and 5% increases and a \$20 poor tax, which he said he came up with after "considerable consultation" with Giuliani administration officials. He repeated his mantra that "if both sides are unhappy, we're doing our job." Tenants reacted angrily, screaming "NO!" after each item, and one activist walked down to the front, holding up a "Lower East Side Tenants Union" sign like Sally Field in *Norma Rae*.

The proposal received one vote, Hochman's.

Protests erupted again a few minutes later, when Lubell proclaimed that "we all serve one master." Tenants responded with screams of "GIULIANI!" and "MONEY!" before



Demonstrators at an overnight vigil at Gracie Mansion June 13.

uniting in a "FREEZE OUR RENTS" chant. Hochman hastily adjourned the meeting, and a group of women took the stage.

A silver-haired man in a

Giuliani mask did guerrilla theatre with a woman in a mustache and unwrapped cigar. The woman, Emmaia Gelman, said

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Met Council Endorses Liz Krueger in Bid to Take Back State Senate

by Kenny Schaeffer

The Met Council board voted unanimously on June 28 to endorse Liz Krueger for the 26th District State Senate seat currently occupied by Republican/Liberal Roy Goodman.

This year, because of voter shifts, the Republicans' hold on the State Senate is weaker than it has been in decades. Goodman, who has represented the Upper East Side district for 30 years, is the chairman of the Republican Party in Manhattan, and has helped funnel millions of dollars in real-estate contributions to corrupt the political process in Albany and City Hall. While he was one of the few Republican

state senators to vote for renewing rent regulations in 1997, he is a linchpin of the Republicans' slim majority in the State Senate, which devastated rent controls in 1997 and has blocked legislation essential to tenants.

Krueger is on leave from her posts as associate director of the Community Food Resource Center and treasurer of the City-Wide Task Force on Housing Court's board. She will likely face a primary in September for the Democratic nomination against Robert J. Bellinson, who lost to Goodman in the last two elections. She has already been nominated by the Green and Working Families parties.

Goodman appears vulnerable. The East Side "silk stocking" district, one of the richest parts of the city, is traditionally Republican, but has elected Democrats to formerly Republican seats in Congress and on the City Council in the last four years. Democrats and independents now outnumber Republicans.

Liz Krueger has been part of the housing movement for many years, both at the Community Food Resource Center—where she has worked to alleviate hunger and prevent evictions, and to attack the political causes of hunger and poverty—and at the City-Wide Task Force on Housing Court, which pro-

vides invaluable information to the 90% of tenants who must face eviction threats without the benefit of counsel.

This year, Krueger worked with Met Council, the Coalition for the Homeless, and other

groups against the \$15 a month "poor tax" on low-rent apartments. Testifying before the Rent Guidelines Board in May, she said that many poor families faced with the ad-

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South Brooklyn Legal Services Housing Workshop Series

Wednesdays from 3-4:30 p.m.

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(by subway: 2, 3, 4, or 5 to Borough Hall; N or R to Court St.)

South Brooklyn Legal Services will hold housing-related workshops Wednesday afternoons this month for housing advocates, tenants, and anyone involved in eviction-prevention work. Each workshop will include discussion of the rights of disabled tenants.

July 12—Housing Court: Procedure and defenses in nonpayment and holdover proceedings. Includes discussion of rent-deposit laws.

July 19—Public Housing and Section 8: Termination of tenancy proceedings, subsidy cut-offs, rent calculation.

July 26—Welfare Rights for Tenants: Shelter allowances, *Jiggetts*, emergency rent grants, and the impact of sanctions and work requirements.

August 2—How to Get Repairs: The ABCs of Housing Part (“HP”) actions for repairs and 7-A proceedings (for a court-appointed administrator). Includes discussion of lead paint and other health issues.

For more information, contact South Brooklyn Legal Services, 105 Court St., Brooklyn, NY 11201; phone, (718) 237-5500.

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EL INQUILINO HISPANO

¡Congelene Nuestras Rentas! Inquilinos Enfadados Interrumpen Reunión de la RGB Junta Vota para Incrementos de 4-6%; \$15 "Impuesto de Pobres"

Por Steven Wishnia
Traducido por Lightning Translations

Mientras coreaban "Congelene Nuestras Rentas," decenas de inquilinos enfadados interrumpieron una reunión de la Junta de Regulación de Rentas (RGB, por sus siglas en inglés) el 22 de junio, y se apoderaron del escenario después de que el ruido forzó a la junta a clausurarse.

Empero, la noche fue un desastre para los inquilinos. La policía escoltó a los inconformes fuera del escenario, y la junta regresó para pasar incrementos de un 4% por un contrato de un año, 6% por dos años, y un "impuesto de pobres" para apartamentos que se alquilan por menos de \$500 al mes.

El voto fue de 6-3. Se hizo sin debate, menos las voces de los inquilinos que gritaron "¡NO ES JUSTO!" La RGB también votó 5-4 a imponer una renta mínima de \$215.

"Toda esta junta es una farsa," dijo Joseph Evangelis de Glen Oaks en Queens. "Hay gente que paga más de la mitad de sus

ingresos en renta."

"No hay democracia alguna en este proceso," añadió Jeanie Dubnau, de Washington Heights.

Pero con los gastos de combustible de los caseros en alza durante el año pasado, los sentimientos de la junta se acercaron más a los expresados por el representante de caseros

Harold Lubell. "Sería un error si esta junta restringiera incrementos necesarios por consideraciones de una vivienda asequible," declaró.

La rabia de los inquilinos afectó poco a la mayoría en contra de los inquilinos en la junta. El miembro públi-

pasa a la página 4

Los Ajustes de la "Junta de Regulación de Renta" de la Ciudad de Nueva York (Orden No. 31)

Para los contratos de apartamentos de Renta Estabilizada que comienzan el 1ro. de octubre de 1999 hasta el 30 de septiembre de 2000, incluyendo las concesiones de Pataki adoptadas por la Legislatura Estatal el 19 de junio de 1997

Los topes de renta que aparecen en el cuadro son los incrementos máximos que los dueños de edificios pueden cobrar legalmente por los apartamentos de renta estabilizada en la ciudad de Nueva York. Son válidos para todos los contratos que comienzan dentro del período de doce meses a partir del 1ro. de octubre de 1999. Los incrementos de alquiler basados en las pautas para la renovación del contrato de 1 o 2 años pueden cobrarse solamente una vez durante el período cubierto por dichas pautas, y deben ser aplicados a la renta legal estabilizada para el 30 de septiembre de 1999. Las cantidades que aparecen en el cuadro y los incrementos para los apartamentos vacíos no se aplican a los apartamentos que estaban sujetos a renta controlada en aquella fecha.

Los Contratos para Apartamentos Vacíos o Nuevos En junio de 1997, el gobernador George Pataki, al intentar destruir la regulación de rentas, forzó cambios que les dieron a los caseros una sobrepaga muy grande por los apartamentos vacíos. Una cláusula de la "Reforma al Acta de Regulación de Renta" de 1997 permite que los nuevos alquileres sean incrementados en un porcentaje obligatorio: 20% para un contrato de dos años, y por un contrato de 1 año, 20% de incremento menos la diferencia en el tope de renovación para los contratos de 1 y 2 años. La nueva ley permite también incrementos adicionales para los apartamentos vacíos donde no se habían cobrado incrementos por desocupación por ocho años o más.

Sobrecargos de Renta Los inquilinos deben estar al tanto de que muchos caseros van a aprovecharse de la complejidad de estas regulaciones y sobrepagas, así como del poco conocimiento de los inquilinos del historial de renta de sus apartamentos, para cobrar un

inquilino haya tomado posesión del apartamento, puede escoger entre llenar un formulario de queja de sobrecargo de renta con la oficina de la División de Vivienda y Renovación Comunal (DHCR), o disputar la cantidad de la renta en la corte de vivienda de la ciudad para que se determine cuál es el alquiler legal.

Si un posible inquilino da muestras de conocer sus derechos, lo más probable es que el casero no firmará ningún contrato con tal inquilino. Los caseros evitan contratar con inquilinos que les pueden dar problemas. El sobrecargo de alquiler es muy común. Todos los inquilinos deben luchar contra posibles sobrecargos. Obtenga y llene un formulario *Form RA-89* con la oficina de DHCR para determinar el alquiler correcto en los archivos oficiales. Llame a la DHCR a (718) 739-6400 para obtener un formulario.

La Apelación de la Renta de Mercado Justa Otro tipo de sobrecargo ocurre frecuentemente cuando se vacía un apartamento que previamente estaba sujeto a renta controlada y se alquila con renta estabilizada. La Junta de Regulación de Renta (RGB) es-

tablece anualmente lo que ellos llaman el "Tope Especial de la Renta de Mercado Justa," el cual es empleado por la DHCR para bajar las rentas de mercado injustas de los inquilinos que llenan el formulario llamado "Apelación a la Renta Justa de Mercado" (FMRA). Según la Orden 31, es la Renta de Mercado Justa de HUD o un 150% sobre la renta base máxima. Ningún inquilino de un apartamento de renta estabilizada que fue descontrolado el 1ro de abril de 1984 o después debe dejar de poner a prueba la llamada "Renta Legal Inicial Regulada" (renta de mercado) que los caseros cobran cuando hay descontrol del apartamento. Use el formulario de DHCR *Form RA-89*. Indique claramente que su queja es tanto una queja de "Apelación a la Renta Justa de Mercado" como de "sobrecargo." La corte de vivienda no puede tomar decisión sobre una Apelación de Renta de Mercado. Apartamentos vacíos que antes estaban controlados en edificios que se han convertido en cooperativas o condominios no se vuelven estabilizados y no satisfacen los requisitos para la Apelación de la Renta Justa de Mercado.

Exención de Incrementos para las Personas de Mayor Edad: Las personas de 62 años o más que viven en apartamentos estabilizados y cuyos ingresos familiares anuales son de \$20,000 o menos, y que pagan (o enfrentan un incremento de alquiler que los forzaría a pagar) una renta de un tercio o más de sus ingresos, pueden tener derecho al programa de Exención de Incrementos para las Personas de Mayor Edad (SCRIE, por sus siglas en inglés), si aplican al Departamento de la Ciudad de Nueva York Sobre las Personas de Mayor Edad, cuya dirección es: SCRIE Unit, 2 Lafayette Street, NY, NY 10007. Si el alquiler actual de un inquilino que tiene derecho a este programa sobrepasa un tercio del ingreso, no se lo puede reducir, pero es posible evitar incrementos de alquiler en el futuro. Obtenga el formulario de SCRIE por llamar al (212) 442-1000.

Unidades de Desván (Lofts) Los incrementos legales sobre la renta base para las unidades de desván son de un 1 por ciento por un contrato de un año y un 2 por ciento por un contrato de dos años. No se permiten in-

crementos para las unidades de desván vacías.

Hoteles y Apartamentos de una Sola Habitación Lo establecido es un 4% para los apartamentos de hotel de Clase A, casas de habitaciones, hoteles de clase B (de 30 habitaciones o más), hoteles de una sola habitación, y las casas de habitaciones (Clase B, 6-29 cuartos), sobre la renta legal que se pagaba el 30 de septiembre de 1999. No se permiten incrementos para apartamentos vacíos. Lo incremento estipulado no se puede cobrar a menos que un 70 por ciento de las unidades en el edificio sean ocupadas por inquilinos permanentes de renta estabilizada o controlada, pagando rentas reguladas legales. Además, no se permiten incrementos si el casero ha omitido de darle al nuevo ocupante una copia de los Derechos y Responsabilidades de los Dueños e Inquilinos de Hoteles.

La Desregulación de Rentas Altas y Altos Ingresos (1) Los apartamentos que legalmente se alquilan por \$2,000 o más por mes y que se desocuparon entre el 7 de julio de 1993 y el 1ro. de octubre de 1993, o en o desde del 1ro de abril de 1994 son sujetos a la desregulación. (2) La misma desregulación se les aplica, para el mismo período establecido en (1), a los apartamentos que legalmente pagan \$2,000 o más mensualmente aunque no se desocupen, si el ingreso total de la familia es más de \$175,000 en los dos años consecutivos previos. Para cumplir los requisitos de esta segunda forma de desregulación, el casero tiene que enviarle un formulario de certificación de ingreso al inquilino entre el 1ro de enero y el 1ro de mayo, así como someter dicho formulario al DHCR y conseguir su aprobación.

Tipo de Contrato	Renta Legal Actual	Contrato de 1 Año	Contrato de 2 Años	
Renovación del Contrato	Más de \$500	2%	4%	
	\$500 o menos (Alquileres de \$215 o menos se alzan a \$215 después de aplicarse los aumentos)	2% + \$15	4% + \$15	
Contratos para Apartamentos Vacíos	Más de \$500	Incrementos por desocupación cobrados en los últimos 8 años	18%	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 18%	0.6% por el número de años desde el último incremento por estar vacío, más el 20%
	Less than \$300	Incrementos por desocupación cobrados en los últimos 8 años	18% + \$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, + 18% + \$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	18% 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 18%, 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



Congelen Nuestras Rentas

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co Edward Weinstein votó con los representantes de los caseros en 14 de 15 ocasiones, la única excepción siendo el rechazo de 7-2 a la

minutos más tarde. Para empezar, Lubell arguyó que un quinto de los residentes de la ciudad viven en la miseria y, sin tomar en cuenta la

'Sería un error si esta junta restringiera incrementos necesarios por consideraciones de una vivienda asequible.'

—Representante de caseros Harold Lubell

propuesta inicial de los representantes de los dueños—incrementos de un 5% y 9% y un impuesto de pobres de \$20. Justin Macedonia votó con los caseros en 12 de 15 ocasiones, apartándose de ellos al apoyar incrementos menos grandes para inquilinos de apartamentos de una sola habitación.

El presidente de la junta, Edward Hochman, también votó con los caseros en 12 de 15 ocasiones. Su único voto en favor de los inquilinos no tuvo importancia, y dio el voto clave para pasar varias propuestas en contra de los inquilinos.

Hochman comenzó la reunión con una propuesta para incrementos de un 3% y 5% y un impuesto de pobres de \$20, que dijo haber decidido después de “amplias consultas” con funcionarios de la alcaldía de Giuliani. Repitió su *mantra* que reza, “Si ambas partes están disgustadas, estamos haciendo nuestro trabajo.” Los inquilinos reaccionaron con enojo, gritando “¡NO!” después de cada punto, y una activista que sostenía un letrero que decía “Unión de Inquilinos del Loisaída” caminó hacia el frente, como Sally Field en la película *Norma Rae*.

La propuesta recibió un voto, el de Hochman.

Las protestas surgieron otra vez unos minutos después, cuando Lubell proclamó que “Todos servimos al mismo jefe.” Los inquilinos respondieron con gritos de “¡GIULIANI!” y “¡EL DINERO!” antes de unirse en corear “CONGELLEN NUESTRAS RENTAS.” Hochman levantó la sesión de prisa, y un grupo de mujeres se apoderaron del escenario.

Un hombre con cabello plateado y una máscara de Giuliani hizo teatro guerrillero con una mujer con bigotes y un puro desenvuelto. La mujer, Emmaia Gelman, dijo que la mayoría de los inquilinos en su edificio en el Sur del Bronx son pobres. “Yo no puedo pagar un incremento del alquiler mío, ¿cómo pueden hacerlo ellos?” preguntó.

“¿Cómo vas a resolver un problema del desamparo al crear un problema del desamparo?” preguntó Anthony Williams, de Imagínese a los Desamparados (Picture the Homeless). “En vez de construir más vivienda, estás alzando la renta. No es nada más que cifras y estadísticas. No nos miran como seres humanos.”

La junta se convocó otra vez 20

minutos más tarde. Para empezar, Lubell arguyó que un quinto de los residentes de la ciudad viven en la miseria y, sin tomar en cuenta la cantidad del alza de sus alquileres, van a seguir siendo pobres—y que, por eso, los caseros no deben ser obligados a encargarse de mantenerlos. El representante de inquilinos Jeffrey Coleman propuso incrementos de un 1% y 2%, al decir que los ingresos de los inquilinos habían disminuido mientras las ganancias de los caseros habían hecho un salto de un 21% en los últimos dos años.

“Varios inquilinos de la clase

El presidente de la RGB, Edward Hochman, propuso un “impuesto de pobres” de \$20, que dijo haber decidido después de “amplias consultas” con funcionarios de la alcaldía de Giuliani.

media nos han dicho que ya no pueden vivir en la ciudad,” sostuvo. “Una ciudad de solamente ricos y pobres sería un desastre.”

“Los inquilinos no ven incrementos en sus sueldos a la par de los incrementos en sus alquileres que estamos votando,” subrayó

What has been touted as the most successful publicly funded housing program in the country appears to be in deep financial trouble, according to a recent audit from city Comptroller Alan Hevesi. City-supervised developments in the Mitchell-Lama housing program are floundering in unpaid taxes and mortgage arrears, the audit finds.

The audit points the finger at the city Department of Housing Preservation and Development, which is solely responsible for overseeing the management of 56 of the city's 142 Mitchell-Lama projects. Hevesi said HPD has failed to track numerous financial and maintenance violations that may put the projects at risk in the future. While most of the developments are still in good condition, some have serious physical problems that have gone uncorrected for years.

Between 1957 and 1974, the Mitchell-Lama program underwrote over 60,000 units of housing in the city for low and middle-income tenants. The pro-



Una protesta a Gracie Mansion al noche de 13 de Junio.

David Pagan, el otro representante de los inquilinos. La junta rechazó su propuesta 6-3; Hochman votó en favor solamente después de que se hizo claro que la propuesta iba a fallar.

Hochman dio el voto clave en

incrementos de un 2%, al cambiar Justin Macedonia de opinión después de que la junta rechazó tanto congelación de las rentas como un incremento de un 4%. Los inquilinos se anotaron una pequeña victoria en la materia, dado que Coleman logró cambiar las pautas preliminares para asegurar que los caseros de SROs no pueden cobrar incrementos de renta a menos que un 70% de sus habitaciones estén ocupadas por inquilinos permanentes con renta estabilizada.

Para desvanes, la junta votó 6-3 para incrementos de un 3% y 5%.

Quizás la señal más fuerte del sentimiento en contra de los inquilinos pareció en una de las áreas más arcanas de las pautas de renta: qué cantidad se puede subir el alquiler de los apartamentos vacíos de renta controlada antes de que

pasa a la página 5

Audit: Bad Oversight and Money Woes Plague Mitchell-Lama

by Alex Ulam

gram financed up to 95% of the development cost of each project. The city and state granted private developers more than \$4.1 billion in low-interest, long-term loans and also gave them partial real-estate-tax exemptions.

According to the audit, though, landlords haven't fulfilled their side of the deal. As of October 1998, 44 of the 56 city-supervised Mitchell-Lama projects owed more than \$21 million in taxes and city charges. Mortgages on 20 had arrears totaling over \$203 million. In addition, 50 of the 56 Mitchell-Lama projects were shortchanging their reserves or not funding them at all, meaning that the money supply for future repairs is precarious.

Since landlords are allowed to pass repair costs on to their renters, that puts tenants at risk, said Assemblymember Scott Stringer. “The problem is that the waste and the ineptitude result in large rent increases for tenants who cannot afford it.”

Last month, many of the same criticisms were leveled at HPD at

a City Council oversight hearing. Elected officials fumed that HPD was allowing developers who repeatedly violated the Mitchell-Lama agreements to take advantage of a clause that allows them to buy out of the program after 20 years and raise their rents, sometimes to market rates. HPD officials responded that they were legally powerless to stop the buyouts.

An HPD response included in the audit indicated that the agency was trying to improve its oversight. But many Mitchell-Lama residents remain skeptical. “We pointed out problems twenty years ago at Bedford Gardens in Brooklyn and Independence Plaza in Tribeca [two Mitchell-Lama developments],” said Robert Woolis, co-chair of the Mitchell-Lama Tenants Coalition. “They were noted in a comptroller's report in 1983. But conditions have actually gotten worse.”

Reprinted with permission from City Limits Weekly.

Rentas

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el nuevo inquilino pueda ponerlo a prueba por ser excesivo.

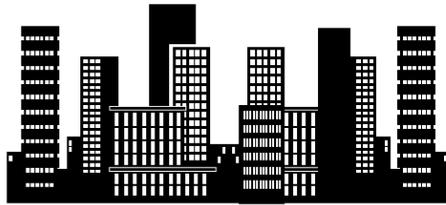
El representante de los caseros Lubell propuso que la pauta sea o 150% sobre la renta base máxima o la renta de mercado justa federal, lo que sea mayor. Coleman caracterizó la propuesta como "totalmente escandaloso." Vincent Castellano, el otro representante de los caseros, dijo que \$750 por un dormitorio "no es nada exorbitante." Coleman

contrapuso que las pautas propuestas permitirían que el alquiler de un apartamento del promedio de renta regulada, \$480, se subiría hasta \$1,200, y en lo esencial podría ponerlo fuera de las regulaciones de renta.

"Esto realmente es una amenaza contra la clase media," dijo Agustín Rive-

ra, el miembro público más partidario de los inquilinos. "¿Cómo va a afectar a la clase media?" preguntó Weinstein.

La junta pasó la pauta de un 150% 5-4; Hochman dio el voto clave. "Es otro golpe sobre la vivienda asequible," dijo Coleman.



STEVEN WISHNIA



CORRECTION Don't Underestimate Your Adversaries

Last April, hundreds of riot police invaded the Lower East Side to evict squatters from 713 East Ninth St. After the eviction, a *Tenant* reporter asked Police Chief Allan Hoehl if he was "making the building safe for the landlord to charge \$2,500 a month rent."

We were wrong. The July 4 issue of the *Village Voice* advertises a newly renovated three-bedroom apartment at 713 East Ninth St., complete with satellite TV and high-speed Internet access, for \$3,050 a month.

Tenant Alert!

Pataki's DHCR Still Pushing Anti-Tenant Changes

The state Division of Housing and Community Renewal shows no signs of letting up on its proposed changes to the Rent Stabilization Code. The "public comment period" on the changes will end on July 12. Between now and then, it is extremely important that tenants bombard both Pataki and the DHCR with letters, e-mails, faxes and calls opposing the changes. A sample letter appears below.

If DHCR decides to proceed with the changes, they will not go into effect immediately, so continued activism will be important. However, our letters will only become part of the "public record" if sent on or before July 12.

A group of attorneys are planning to file suit to prevent the changes. But this is not something that can be won by lawyers alone. If Pataki does not feel political pressure, the changes will go through regardless of their lack of legal merit. Get your neighbors, co-workers, friends, and family to write letters. If the governor senses that we are sleeping, we will lose.

Governor Pataki
Executive Chamber
State Capitol
Albany, N.Y. 12224
NYC phone: (212) 681-4580
gov.pataki@chamber.state.ny.us

Michael Berrios,
Executive Assistant at DHCR
92-31 Union Hall Street
Jamaica, N.Y. 11433
phone: (718) 262-4824
fax: (718) 262-4008

Dear Governor Pataki:

I am a tenant writing to you about the changes proposed by DHCR to the Rent Stabilization Code.

First and foremost, I am calling upon you as governor to prevent these changes from becoming permanent. As you know, these changes do not merely favor landlords, they undermine the system of rent stabilization and the supposed mission of DHCR. While all of the changes are unacceptable, the ones that concern me the most are these... (insert the proposed changes that will be most damaging in your community).

Secondly, I am calling upon you to extend the "public comment period" for 120 days after July 12, so that other tenants may give comments on the changes. The manner in which DHCR is attempting to force these changes upon tenants violates the State Administrative Procedure Act, by not soliciting input from the public in a meaningful way. I was unaware of the "public" hearing held on May 25 and therefore did not get an opportunity to testify before DHCR. (If you were one of the handful of people who did testify, you can write about how few tenants in your community were aware of the hearing.)

Last but not least, I am aware that you are facing re-election. As governor, you are responsible for the conduct of the state agencies under your authority. If you allow DHCR to dismantle what is left of our tenant protections—the protections that over 2 million of us rely on—you will pay for it at the polls.

Please respond to this letter.

Signed,
Jane Q. Tenant

Proposed Changes by DHCR to Rent Stabilization Code

Overcharges and Extra Charges

DHCR will not only force through the "four-year statute of limitations" on overcharge cases (which is the subject of pending court decisions), it is further proposing that new tenants in recently deregulated units be given only 90 days in which to file an overcharge complaint. The DHCR knows very well that it often takes years for tenants to discover such overcharges.

Landlords will be able to make "surcharges" on virtually anything they want, (gas, electricity, cable and Internet installation, washing machines, etc.) without any regulation.

In overcharge cases, the legal rent will no longer be determined by the rent registered with the DHCR, but by the "record" given by the landlord at the proceeding. That means whatever number the landlord can get away with lying about at the time.

Landlords will be allowed to charge as many 20% vacancy increases in a year as they can get away with. Rent Stabilization Code currently forbids landlords from charging more than one vacancy increase within a given Rent Guidelines Board annual cycle. This means that in cases where a tenant is evicted or leaves "mid-lease," the landlord can only charge the incoming tenant a vacancy increase, and not subsequent tenants within the same year). DHCR is proposing that there be no limit on the number of vacancy increases a landlord can collect in a one-year period. This is an open invitation for landlords to commit fraud, rent-gouge and evict tenants.

Eviction

DHCR will make it easier for tenants to be evicted for the landlord's "personal use," extending this to include the in-laws of landlords. "Personal use" cases (under the current definition, which includes all of a landlord's extended "blood" relations) are already being used fraudulently, resulting in landlords not only evicting individual tenants but whole buildings.

Eviction based on "non-primary residence" will be made easier. The proposed changes suggest that a driver's license and registration be the main indicator of a person's primary residence (over the current larger body of evidence used, such as voting records, tax records, insurance policies, time spent in the apartment, etc.). Additionally, it is proposed that legal subleases be used to indicate "non-primary residence." Non-primary residency cases are already used as a tool of harassment by landlords looking to displace long-term tenants.

MCIs

DHCR will now require tenants to hire engineers or architects to refute a landlord's fraudulent Major Capital Improvement charges. DHCR will require the same for tenants who try to file for decreases in rent due to violations in the apartment or building. Both of these are areas for which DHCR is responsible. DHCR is trying to wiggle out of its mission, while simultaneously giving a fair shake to only those tenants who can afford it.

Landlords will be allowed to file MCI applications without providing full proof and records relating to the MCI. DHCR will no longer be required to send the full copy of the landlord's application to affected tenants. In reality they have been neglectful on this for a long time (in violation of their own regulations).

Services/Repairs

Landlords will be able to collect rent increases even when they do not provide basic services to tenants.

Landlords will be given more leeway in fraudulently accusing tenants of non-access to apartments in repair proceedings. This means they will further avoid rent reductions when they violate the law. In instances where tenants do actually succeed in getting a rent reduction in these proceedings, the landlord will no longer be required to certify maintenance of these conditions, once the rent has been "restored."

NYPIRG Sues City, Charging Lead-Poisoning Coverup

By Steven Wishnia

The New York Public Information Research Group has filed suit against the city Department of Health, trying to force it to turn over statistics on the number of children tested for lead poisoning.

The suit was filed June 22 under the state Freedom of Information Law. In 1995, 57% of one- and two-year-olds were tested, but in 1996, only 43% were. The department has acknowledged that records exist for 1997 and later years, but has refused to turn them over.

"The request has been outstanding for almost two years, and they still haven't produced a single document," says NYPIRG attorney, Andrew Goldberg. He suspects that the reason is because the number of children tested is still below the 1995 level.

"If they were doing a good job, we wouldn't be suing them to find out about it," he says. "In New York City we're supposed to have universal screening of one- and two-year-olds. The law says it's supposed to be 100 percent. Fifty-seven percent is no great shakes."

NYPIRG first requested screening data in October 1998, several months before City Council Speaker Peter Vallone pushed through legislation gutting the city's lead-paint law. The data was politically significant, Goldberg notes, because Giuliani administration officials were contending that the Department of Health was finding fewer children poisoned at the most severe levels, 20 micrograms of lead per deciliter of blood. "What they didn't say was

that we're screening less children," he says.

Last February, the Health Department's FOIL appeals officer granted NYPIRG's request for data describing screening levels in New York City from 1995 to 1999. The appeals officer indicated that the department would soon begin to comply, but it has not yet sent NYPIRG any of the relevant records.

The appeals officer also granted NYPIRG's request that the records be made available in electronic form, known as the "LeadQuest" database. The Health Department had wanted to turn them over as a 50,000-page printout, which would cost \$12,500 to produce and make it almost impossible to analyze or compare the data.

"A 50,000-page printout is totally useless," says Goldberg. In the past, he says, the department gave out annual reports showing the ages, numbers, and ethnic breakdown of lead-poisoned children. Opponents of the 1999 law used that data to show that the highest concentrations of severely poisoned children occurred in a belt stretching through central Brooklyn into Queens, and that over 90% of the children diagnosed as severely poisoned in 1996 were black, Latino, or Asian—a statis-

tic dismissed by one bill supporter as racial pandering.

Vallone and Giuliani both promised to expand the city's screening programs after the law was passed, by sending 10 vans around the city as mobile testing units. Goldberg says this is not an adequate substitute for comprehensive screening in clinics. "How do you find one- and two-year-olds driving a van?" he asks. "Are they in the park playing cards?"

Gotta Have House (Music)

Met Council would like to thank Delphine Blue for DJing at our benefit party last April. If you would like to book her: call (212) 330-8243 or e-mail: shocking@inch.com

NYC Rent Guidelines Board Adjustments (Order No. 31)

for Rent Stabilized Leases commencing Oct. 1, 1999 through Sept. 30, 2000, including the Pataki vacancy bonuses adopted by the State Legislature on June 19, 1997

The above rent guidelines table shows the maximum increases landlords in New York City can legally charge for rent stabilized apartments on all leases commencing in the twelve-month period beginning October 1, 1999. Increases in rent based on the 1- or 2-year renewal guidelines can be charged only once during the period covered by the guidelines, and must be applied to the legal stabilized rent on September 30, 1999. The above guidelines and vacancy bonuses do not apply to an apartment which was rent controlled on that date.

Vacancy Leases

In June 1997, Governor George Pataki, as a part of his efforts to destroy rent regulation, forced changes that gave landlords large vacancy bonuses. Provisions of his Rent Regulation Reform Act of 1997 allow the rents of apartments to rise by a statutory percentage: 20 percent for a 2-year lease, and 20 percent minus the difference between the 1- and 2-year renewal guidelines for 1-year leases. The new law also allows additional vacancy increases for apartments which have had no vacancy allowance in eight or more years.

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. The tenant can choose between filing an overcharge complaint with the Division of Housing and Community Renewal or challenging the rent in Housing Court to get a determination of the legal rent.

Lease Type	Current Legal Rent	One-year Lease	Two-year Lease	
Renewal Leases	more than \$500	2%	4%	
	\$500 or less (Rents that are \$215 or less brought up to \$215 after increases applied)	2% plus \$15	4% plus \$15	
Vacancy Leases	More than \$500	Vacancy allowance charged within last 8 years	18%	20%
		No vacancy allowance charged within last 8 years	0.6% times number of years since last vacancy allowance, plus 18%	0.6% times number of years since last vacancy allowance, plus 20%
	Less than \$300	Vacancy allowance charged within last 8 years	18% plus \$100	20% plus \$100
		No vacancy allowance charged within last 8 years	0.6% times number of years since last vacancy allowance, plus 18% 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	18% 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 18%, or \$100, whichever is greater	0.6% times number of years since last vacancy allowance, plus 20%, or \$100, whichever is greater

A prospective tenant who expresses knowledge of their rights will probably not be given a lease to sign. Landlords avoid renting to tenants who may be troublesome. Overcharging is very common. Every tenant should challenge possible overcharge. With DHCR, obtain and fill out *Form RA-89* to determine the correct rent from official records. Call DHCR at (718) 739-6400 to obtain the form.

Fair Market Rent Appeal

Another type of overcharge frequently occurs at the time that a previously rent controlled apartment becomes vacant and is re-rented as a stabilized unit. The Rent Guidelines Board annually sets what they call the "Special Fair Market Rent Guideline" that is used by DHCR to lower unfair market rents for tenants who file the Fair Market Rent Appeal

(FMRA). Under Order 31, it is HUD Fair Market Rent or 150% above the maximum base rent. No stabilized tenant of an apartment that was decontrolled on or after April 1, 1984 should fail to challenge the so-called Initial Legal Regulated Rent (market rent) that landlords charge upon decontrol. Use DHCR *Form RA-89*. Indicate clearly that your complaint is both a complaint of "overcharge" and "Fair Market Rent Appeal." The Housing Court cannot determine a Fair Market Rent Appeal. Formerly controlled vacant apartments in buildings converted to co-ops or condos do not become stabilized and are not eligible for a Fair Market Rent Appeal.

Senior Citizen Rent Increase Exemption

Rent stabilized seniors, 62 years or older, whose disposable

annual household income is \$20,000 or less 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) if they apply to the NYC Dept of the Aging, SCRIE Unit at 2 Lafayette Street, NY, NY 10007. If an otherwise eligible tenant's current rent level is already above one-third of income, it cannot be rolled back, but future rent increases may be waived. Obtain the SCRIE application form by calling (212) 442-1000.

Loft Units

Legalized loft unit increases above the base rent are 1 percent for a one-year lease and 2 percent for two years. No vacancy allowance is permitted on vacant lofts.

Hotels and SROs

The guideline is 4 percent for Class A apartment hotels, lodging houses, Class B hotels (30 rooms or more), single room occupancy (SROs) hotels, and rooming houses (Class B, 6-29 rooms), above the legal rent paid on September 30, 1999. No vacancy allowance is permitted. The guideline is not collectible unless 70% or more of the units in the building are occupied by permanent rent stabilized or controlled tenants paying legal regulated rents. Further, no increase is allowed when the landlord has failed to provide the new occupant a copy of the Rights and Duties of Hotel Owners and Tenants.

High-rent, High-income Deregulation

(1) Apartments legally renting for \$2,000 or more a month that became vacant from July 7, 1993 through October 1, 1993, or on April 1, 1994 and thereafter are subject to deregulation. (2) The same deregulation applies in the time periods set forth in (1) above to apartments legally renting for \$2,000 or more a month without their becoming vacant if the total household income exceeds \$175,000 in each of the prior two consecutive years. To be eligible for this second form of deregulation, the landlord must send an income certification form to the tenant between January 1 and May 1 and file it with and get the approval of DHCR.



Digression, Repression: The RGB Is Now in Session!

by Dave Powell

On June 15, the Rent Guidelines Board held its annual hearing on proposed rent increases for over 2 million rent-stabilized tenants. At the RGB's request, the Great Hall at Cooper Union was filled with members of the Police Department's Intelligence Division, and a handful of uniformed officers from the nearby 9th Precinct milled around in the lobby.

To the casual bystander, the heavy police presence might have seemed excessive for a public hearing filled largely with senior citizens. Indeed, Brooklyn Councilmember Steve DiBrienza blasted the board for treating tenants like "terrorists." But the police presence would speak for itself as the hearing went on.

The hearing began with testimony on single-room-occupancy units (SROs). Tenant after tenant told horror stories of living in SROs that were converting to tourist hotels—most often by illegal means. Colby Lenz of the Westside SRO Law Project presented photographic evidence of the difference between rooms rented to tenants vs. those rented to tourists—in the same hotels. One set of photos pictured pristine floors and fresh linen. The other showed torn floors, holes in walls the size of basketballs, and lead paint chipping from the ceiling. As has been the routine in recent years, not one hotel owner came forward to testify.

When it was time for testimony on rent-stabilized apartments, RGB landlord member Vincent Castellano took every opportunity to run the clock, by asking each elected official "What specific legislation have you sponsored than has dealt with the housing crisis?" This questioning might have had a place at a candidates' forum, but here appeared

to serve only one function: wasting precious time. Although over 120 tenants signed up to testify, less than 20 actually got to speak.

As usual at RGB hearings, emotions ran high in the crowd. Tenants yelled out loud during some testimony, as with one landlord whose main complaint was that most of his tenants had lived in their apartments "for more than ten years." Like a schoolyard bully with a gang of older brothers, RGB public member Edward Weinstein took the opportunity of the police presence to intimidate the crowd. "I want that one removed," he said, pointing at one tenant activist in her 60s, "yes, her." Two tenants were removed in such a fashion. But at tenant number three, Weinstein hit a rock.

Jeanie Dubnau, a longtime activist with the Riverside Edgecombe Neighborhood Association and City-Wide Tenant Coalition, unfurled a banner that Weinstein took offense to. "You have forfeited your right to be here," he declared as he pointed her out to the police. But unlike the two tenants before her, Dubnau refused to move. The police surrounded Dubnau, but hesitated, obviously embarrassed at the prospect of ejecting a non-violent person. The crowd broke into chants of "Let Her Stay!" and "Shame!"

Uniformed officers rushed in to back up the Intelligence Division cops, and a half-dozen tenants gathered around Dubnau. Three officers lifted her up and barreled up the aisle towards the exit. En route, one officer crashed into Bill Mordente, a tenant from Queens. The officer grabbed Mordente, pushing him to the floor and land-

ing on top of him. Mordente was scooped up and brought to the lobby in a submission hold, where both he and Dubnau were placed under arrest.

A small crowd followed the two arrested tenants into the lobby. Adele Bender, a tiny tenant activist from Queens, was among them, as was I. I noticed that two Intelligence Division officers had cornered her. Though visibly upset, Bender was not in the proximity of the officers making the arrests, nor was she making any gestures that normal people would consider threatening. I walked over to her and put my hand on her back. Suddenly, a uniformed cop three times her size barreled past the two plainclothes officers and grabbed her wrists. When I suggested to the officer that his actions were a little harsh, I became arrest number four.

I was the only tenant arrested that night under the age of 60. I mention that not because I believe seniors

are frail and unable to handle themselves, but to let everyone know that it is not just young people who were targeted for bogus arrests. The RGB has no bones about not only having tenants arrested at a public hearing for no reason, but senior citizens to boot!

We were held overnight at the Ninth Precinct, while a large portion of the crowd from the hearing stood vigil out front. Back at the hearing, things had more or less broken down, with Weinstein lecturing the crowd on his commitment to public service and how tenants before him deserved no respect. Three of us were released the next morning, but Mordente

was "put through the system" and taken to Central Booking. He was released later that night, after being held for 24 hours.

Remove Weinstein and Hochman

RGB Chair Ed Hochman and public member Ed Weinstein have demonstrated contempt for both the public they are appointed to serve and the process that they are supposed to follow. These men must go. In addition, the RGB as a whole is completely out of sync with the majority of New Yorkers. Of the nine members, all are male, virtually all are well-to-do, and seven are white. In a city as diverse as ours, it is obscene that rents can be set by such a homogenous and elitist group of men.

Mayor Giuliani claims to be upset by the "very high increases" passed by the RGB on June 22. As their boss he could have prevented the increases, but chose not to. He can make up for it by removing Hochman, Weinstein and the other three "public" members of the RGB. It is time to demand an RGB that represents our city and operates to regulate rents, not as an instrument of the real-estate industry.

Call Rudy Giuliani and demand that he remove the public members of the RGB: (212) 788-2958.

Support Bill Mordente

Bill Mordente has been charged with a felony (the cop who knocked him down has accused him of trying to steal his gun!) While the three of us that were released with desk-appearance tickets will probably have our cases thrown out of court, Mordente's charges (though equally trumped-up) are much more serious. He is being represented by an attorney from the National Lawyers Guild.

We may need people to show up and support him on his court date. Please stay in touch with Met Council for details. Call us at (212) 693-0553 x 6 or tune in to Housing Notebook, on WBAI, 99.5 FM, on Mondays at 7 p.m.

RGB

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most of the tenants in her South Bronx building were poor. "I can't afford an increase in my rent, how can they?" she asked.

"How're you going to solve a homeless problem if you're creating a homeless problem?" wondered Anthony Williams of Picture of the Homeless. "Instead of building more housing, you're raising rents. It's just numbers and statistics. We're not considered human beings."

The board reconvened 20 minutes later, with Lubell arguing that one-fifth of city residents were living in poverty and were going to stay poor regardless of how much their rents increased, so landlords shouldn't have the burden of sup-

porting them. Tenant representative Jeffrey Coleman proposed 1% and 2% increases, saying that tenants' income had decreased while landlords' profits had jumped 21% in the last two years.

"A number of middle-class tenants told us they couldn't afford to live in the city any more," he contended. "A city with only the rich and the poor would be a disaster."

"Tenants are not seeing increases in their paychecks of the magnitude that we are increasing their rents," argued David Pagan, the other tenant representative. The board rejected their proposal 6-3, with Hochman voting for it after it was clear it would fail.

Hochman cast the deciding vote against the next proposal, for 4% and 6% increases with no poor tax. Tenants booed Coleman and Pagan when they voted for it.

SRO tenants will see 2% increases, as Justin Macedonia actually switched sides after the board rejected both a rent freeze and a 4% increase. Tenants scored a small victory here, as Coleman was able to change the preliminary guidelines so that SRO landlords cannot get rent increases unless 70% of their rooms are occupied by permanent, rent-stabilized tenants.

For lofts, the board voted 6-3 for 3% and 5% increases.

Perhaps the strongest indication of the RGB's anti-tenant tenor came on one of the most arcane areas of the rent guidelines: how much vacant rent-controlled apartments can go up before the new tenant can challenge the rent as excessive.

Landlord representative Lubell proposed that the guideline

should be either 150% over the maximum base rent or the federal fair-market rent, whichever is greater. Coleman called that "completely outrageous." Vincent Castellano, the other landlord rep, said that \$750 for a one-bedroom apartment "is hardly exorbitant." Coleman replied that these guidelines would allow an apartment at the rent-controlled average of \$480 to go up to \$1,200, essentially deregulating it.

"This is truly a threat to the middle class," added Agustin Rivera, the most pro-tenant of the public members. "How does this affect the middle class?" Weinstein asked.

The board voted for the 150% guideline 5-4, with Hochman casting the deciding vote. "It's yet another jab at affordable housing," said Coleman.



Dave Powell interviewed at the Gracie Mansion sleep-in.

Senate

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ditional \$15 charge would have to cut back on their already inadequate food intake rather than get evicted. Excessive housing costs, she added, were a primary reason that food pantries and soup kitchens have experienced sharply increasing demand in recent years.

Liz Krueger's challenge to Goodman comes at a time when Republicans are aware that their hold on the State Senate may be slipping away. This year, there are serious challenges to Republican incumbents Guy Velella in the Bronx, by Lorraine Coyle Koppell, and Frank Padavan in Queens, by Rory Laneman. The Bronx race is complicated by the fact that Democratic county chair Roberto Ramirez has supported Velella in the past. Democrats could also make inroads in once solidly Republican Nassau County, which has elected a Democratic county government.

In the face of this threat, Republicans in Albany, including Gov. George Pataki and Senate Majority Leader Joseph Bruno, have been taking positions in sharp contrast with their far-right records on a number of issues. However, deals on two such bills fell through; one that would have limited rent increases from major capital improvements, and another which would have raised the state mini-

mum wage to \$6.75 an hour.

The Working Families Party experienced significant internal disagreement about whether to endorse certain Republicans if they had passed the \$6.75 minimum wage. The question became moot when industry mobilized a massive counterattack, which turned the Republicans around and led to their backing an increase only to \$6.15, which WFP rejected.

"So where does that leave the WFP?" asks state director Dan Cantor. "Basically, we feel pretty good. The dominant view inside the WFP is that we were right to try to win this legislation, that we were right not to automatically follow the Democrats, and that we were right to walk away when the Republicans reverted to form and decided to screw the working poor."

The Green Party is also enthusiastic about supporting races such as Krueger's, which will challenge corporate two-party control. And as for Liz Krueger, she is confident of getting the Democratic nomination and, with Working Families and Green support, "going on to victory in November," she stated.

Tenants who want to help Liz Krueger and Met Council take this Senate seat away from the party of Bruno and Pataki should call the Krueger campaign at (212) 689-7295.



Franz Lehman, Longtime Activist

It is with great sadness that we report the passing of Franz Lehman, Met Council board member, volunteer and beloved friend.

Franz, 85, was hit by a car in late May while delivering petitions calling for the repeal of the Rockefeller drug laws to Gov. George Pataki's local office. He died on June 24 after several weeks of struggling in intensive care. Our hearts go out to Rosel, his wife and partner of 54 years, who

runs the membership department and is an integral part of our organization and family.

Franz changed everyone at Met Council who knew him. We mourn his passing and will never forget his kindness, intelligence and commitment to social justice.

A tribute to Franz Lehman will appear in September's *Tenant/Inquilino*. A memorial is being planned for October. Letters of condolence can be sent to Rosel Lehman c/o Met Council.

Attention All On-line!

If you have an e-mail address, join the **Met Council "ACTIVE! list."** We'll send you alerts about demonstrations, hearings and other activities. Simply send us a message, subject heading "subscribe", to: activemch@aol.com

WHERE TO GO FOR HELP

LOWER EAST SIDE

Cooper Square Committee
61 E. 4th St. (btwn. 2nd Ave. & Bowery)
Tuesdays 6:30 pm
Closed August, reopens September 5.

HOUSING COMMITTEE OF RENA

Covers 135th St. to 165th St. from Riverside Dr. to St. Nicholas Ave., 544 W. 157th St. (basement entrance).
Thursdays 8:00 pm

BENSONHURST TENANT COUNCIL

1708 West 10th St., Brooklyn, 718-372-2413
Monday-Thursday 10 am-5 pm
Call for appointment.

LOWER MANHATTAN

LOFT TENANTS
St. Margaret's Home, Pearl & Fulton Sts., 212-539-3538
Wednesdays 5 pm-7 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

VILLAGE INDEPENDENT

DEMOCRATS
26 Perry St. (basement), 212-741-2994
Wednesdays 6 pm-7:30 pm

GOLES (Good Old Lower East Side)

525 E. 6th St. (btwn. Aves. A & B) Lower East Side tenants only, 212-533-2541.

WEST SIDE TENANTS UNION

200 W. 72nd St. Room 63; 212-595-1274
Tuesday & Thursday 2-5 pm
Tuesday and Wednesday ... 6-7:45 pm

Met Council Wants You

Met Council Volunteer Working Group Forming Help Build Met Council!

Met Council will hold open-house volunteer nights twice a month at our Fulton St. office, starting August 15. These meetings will be task-oriented, focusing on the political work of Met Council via phone banking, mailings and letter-writing campaigns. At the same time, we hope to provide an informal forum for the exchange of ideas.

This will NOT be a housing clinic. If you have a housing problem and want to get counseled in person, visit the clinics listed on the back of this newspaper.

Our first meeting will be **Tuesday, August 15**, from 6-8:30 p.m., then the **first and third Tuesday of every month** thereafter (Sept. 5 & 19, Oct. 3 & 17, Nov. 7 & 21, Dec. 5 and 19, etc.), also from 6-8:30 p.m.

Met Council is located at: 64 Fulton Street, Room 401, Buzzer #9
For more information call (212) 693-0553 x 6.

METROPOLITAN COUNCIL ON HOUSING

Met Council is a citywide tenant union.

Our phones are open to the public **Mondays, Wednesdays and Fridays from 1:30 to 5:00 p.m.**

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

212-693-0550

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 212-693-0550 for information. Mon., Wed. & Fri., 1:30-5:00 pm.

My apartment is 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 _____

Send your check or money order with this form to:
Metropolitan Council on Housing, 64 Fulton St., Rm. 401, NY, NY 10038