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New York State Senate | 28th District



May 2019

Message from Liz...

There is about a month and a half left in the legislative session, and there is still plenty to do. At the top of the list of issues I will be working on is renewing and strengthening the rent regulation laws that protect the homes of more than 2.5 million residents. Loopholes added to the laws since 1994 have led to the loss of hundreds of thousands of affordable rent regulated homes. Having a Democratic majority in the State Senate significantly improves the opportunity to achieve real changes that will protect both existing tenants and the stock of rent-regulated units. Strengthening the rent laws is essential to any strategy to address the need for affordable housing in New York State. There is also a real opportunity for the first time to create meaningful protections for the millions of tenants across the state living in market rate apartments who currently face eviction and/or uncapped rent hikes every time their leases expire.

While I am optimistic about the chances for improvement in our rent laws, there is still plenty of work to be done. Rent regulations are incredibly complicated and getting the details right is critical, as is building widespread support for the reforms. I am working closely with my Senate Democratic colleagues and Housing Justice for All, a coalition of tenant advocates from around the state, to push for the strongest possible reforms.

There are a number of important bills that have already been introduced that could be passed individually or included in a rent renewal omnibus bill. More information about these bills is available on the Housing Justice for All website at <https://www.housingjusticeforall.org/our-platform>. While some of these bills are still evolving and additional bills may be added to a final rent law package, they give a picture of the major issues, including:

- Make "Preferential Rents" Permanent (S2845A/A4349) (Krueger/Cymbrowitz): Requires preferential rents to last for the duration of a tenancy rather than simply a lease term. More than 266,000 tenants with preferential rents currently face unaffordable increases every time their leases come up for renewal.

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- End “Vacancy Decontrol” (S2591/A1198) (Stewart-Cousins/Rosenthal):
Repeals vacancy decontrol and re-regulates deregulated apartments that rent for less under \$5,000 in NYC and \$3,500 in suburbs.
- Eliminate the “Vacancy Bonus” (S185/A2351) (Serrano/Pichardo):
Eliminates the 20% bonus on “legal rent” landlords may add when an apartment changes hands.
- Rent Control Relief (S299A/A167) (Benjamin/Rosenthal):
Brings rent control increases in line with rent stabilization increases.
- Eliminate Rent Hikes Caused by Major Capital Improvements (S3693/A6322) (Gianaris/Barnwell):
Eliminates landlords’ ability to pass the costs of building-wide upgrades onto renters.
- Stop Harassment and Deregulation Caused by Individual Apartment Improvement Increases(S3770/A6465) (Kavanagh/Richardson):
When apartments are vacant, landlords often make cosmetic repairs in order to raise the rent and reach the deregulation threshold. Individual Apartment Improvement increases do not need to be approved by any government agency, leading to massive fraud and the illegal deregulation of countless apartments. This bill would eliminate the ability of owners to pass along these costs to tenants.
- Reform the Four Year Look-Back Rule (S4169/A5251) (Myrie/Dinowitz):
Tenants in rent regulated apartments are generally only able to challenge rent increases going back four years; this has allowed substantial fraud to go unquestioned. This bill changes the lookback period to six years and provides additional time in particular circumstances.
- Expand the Emergency Tenant Protection Act (S5040/A7046) (Breslin/Cahill):
Only New York City and localities in Nassau, Westchester, and Rockland Counties can currently opt in to rent regulation. Localities should decide for themselves whether or not they want to opt in to a system to protect tenants. This bill gives all local municipalities in New York State the option to decide for themselves.
- Good Cause Eviction (S2892/A5030) (Salazar/Hunter):
Prohibits the eviction of market rate tenants without “good cause” and creates limitations on rent increases. This bill would not apply to owner-occupied buildings with less than four units.

Assemblymember Harvey Epstein and I are sponsoring a bus to Albany for Tenant Lobby Day on May 14th (see details in the Community Spotlight below). That certainly won’t be the last trip tenants take to Albany before the deadline to extend the laws on June 15th. It is critical that tenant voices are loud and clear as you can be sure that the landlord and developer lobby will be plenty active in their efforts to water down reforms to the rent laws. With the new Democratic leadership in the Senate I believe we have a real opportunity to significantly strengthen the rent laws and protect affordable housing both in New York City and throughout the State.

POLICY SPOTLIGHT

Tenant Harassment

Last month the Senate passed the Tenant Protection Act of 2019, an Attorney General's program bill that I sponsored in the Senate. The bill, aimed at holding New York's most unscrupulous landlords criminally accountable for tenant harassment, has already passed the Assembly, and now awaits the Governor's signature.

Under the existing Harassment of a Rent Regulated Tenant statute, a prosecutor must not only prove that the offending landlord intended to cause the tenant to vacate their home, but also that the tenant sustained physical injury due to the landlord's actions and that the landlord intended to cause (or acted with criminal recklessness in causing) such injury. This creates an inexplicably high bar that – in the nearly two decades since the law was enacted – has never been met. Analysis of NYS Division of Criminal Justice Services data performed by the Attorney General's office shows that not a single landlord has ever been convicted of the crime of Harassment of a Rent Regulated Tenant.

The Tenant Protection Act sets a more reasonable standard that eliminates the need to prove physical injury to a tenant, and opens the door to prosecutions arising out of more commonplace and insidious tactics -- such as turning off heat and hot water, exposing tenants to hazardous materials, and making rent-stabilized buildings deliberately uninhabitable for current tenants and their families.

Among other things, the Tenant Protection Act would:

- Create a new class A misdemeanor that would apply to landlords and their agents who, with the intent to induce a rent regulated tenant to vacate their home, engage in a "course of conduct" that: "impairs the habitability" of the housing accommodation; creates a condition that endangers the health or safety of the tenant; or is reasonably likely to, and does in fact, "interfere with or disturb the comfort, repose, peace or quiet" of such tenant in the use of their home;
- Expand the existing class E felony Penal Law offense to also make it unlawful for landlords or their agents, with the intent to induce two or more tenants in different rent regulated units to move out, to engage in a "systematic ongoing course of conduct" that: "impairs the habitability" of the housing accommodations; creates a condition that endangers the health or safety of one or more of the tenants; or is reasonably likely to, and does in fact, "interfere with or disturb the comfort, repose, peace or quiet" of one or more of such tenants in the use of their homes; and
- Make it a class E felony for a landlord to commit the new class A misdemeanor offense after he or she has been convicted of that crime or the class E felony tenant harassment offense within the preceding five years.

The new class A misdemeanor carries a maximum penalty of up to one year in jail. The class E felony carries a maximum sentence of up to four years in State prison.

Over the years I have heard far too many horror stories from my constituents about the harassment they have suffered at the hands of unscrupulous landlords trying to drive them out of their homes. Unfortunately as the law stands now, it is nearly impossible for criminal charges to be filed against even the worst offenders. The Tenant Protection Act will protect tenants and give them a fighting chance, and safeguard our dwindling stock of affordable housing. I commend Attorney General

James for her leadership on this issue, and I urge the Governor to sign this bill so that rent-regulated New Yorkers can live free of the fear of harassment from their landlords.

Fossil Fuel Divestment

On April 30th I joined Assembly Assistant Speaker Félix W. Ortiz in holding a hearing on divesting the New York State Common Retirement Fund from fossil fuel holdings. Discussion centered around the Fossil Fuel Divestment Act (S.2126/A.1536). We heard testimony from a wide range of experts and interests, including government officials, legal and financial experts, representatives of labor, and representatives of the fossil fuel industry. Video of the hearing, as well as copies of written testimony, is available at <https://www.nysenate.gov/calendar/public-hearings/april-30-2019/public-hearing-hear-experts-and-stakeholders-issue-divesting>.

The Fossil Fuel Divestment Act (S.2126/A.1536) would require the State Comptroller to divest the New York State Common Retirement Fund from all holdings in the 200 largest publicly traded fossil fuel companies, as defined by carbon content in the companies' proven oil, gas, and coal reserves (the CU 200). Divestment from coal companies would be completed within one year; divestment from all other fossil fuel companies would be completed within five years. Currently, ExxonMobil represents the largest single CU200 holding in the CRF, with around \$1 billion invested.

Worldwide there are currently 1,055 institutions that have committed to divest, including universities, faith-based organizations, non-profits, municipalities, philanthropic organizations, and national and state pension funds, controlling \$8.73 trillion in assets. In 2018, Ireland became the world's first nation to fully divest its \$10.4 billion sovereign wealth fund from fossil fuels.

The list of institutions involved in the divestment movement includes the Teachers Retirement System of the City of New York, New York City Employees Retirement System, California Public Employees' Retirement System (CalPERS), California State Teacher's Retirement System; Pratt Institute, Union Theological Seminary of New York City, The New School, and Stanford and Syracuse Universities; the cities of Seattle, San Francisco, Portland, Minneapolis, and Ithaca; the World Council of Churches, and the United Methodist Church USA; Guardian Media Group, the Rockefeller Brothers and Family Funds, The Blumenthal Foundation, and the sovereign wealth fund of Norway. A full list of divestment commitments can be viewed here: <https://gofossilfree.org/divestment/commitments/>

Supporters of divestment argue not only that it is no longer acceptable to financially support the extraction of climate-destabilizing fossil fuels, but also that the state pension fund is exposed to increasing financial risk by holding onto fossil fuel companies, which stand to lose significant value as the world acts to mitigate climate change. The impact of the clean-energy transition is already being felt by these companies, and the economics of renewable energy continues to develop in such a way as to threaten the hegemony of fossil fuels regardless of the actions taken by governments. The Common Retirement Fund has already lost more than \$260 million in coal investments since 2010; a recent study by Corporate Knights estimated that the Fund is valued at \$22.2 billion less than it would have been had it divested from fossil fuels in 2008 and redistributed those funds across the rest of the portfolio.

The global divestment movement is having an impact on fossil fuel producers, in part through the process of stigmatization, which can damage enterprise value by discouraging engagement by business partners, employees, lenders, governments, politicians, etc, as well as leading to restrictive

legislation. The increased scrutiny tar sands have received as a result of divestment and allied stigmatization campaigns was a contributing factor to Exxon's decision to write down the value of its tar sands reserves. Peabody Energy, a coal producer that went bankrupt in 2016, said of the divestment movement: "the impact of such efforts may adversely affect the demand for and price of securities issued by us, and impact our access to the capital and financial markets." Shell now cites divestment as a major material risk to its current business model, which could lead to project delays or cancellations and could affect its ability to access capital. The Common Retirement Fund has invested \$2.7 million in Peabody Energy, \$133 million in Shell, and over \$1 billion in Exxon.

Climate change is the single greatest threat facing humanity; the only rational response is to use every tool at our disposal to prevent and mitigate its most catastrophic impacts. Divesting our state pension fund from fossil fuels will protect workers and retirees from the rapid loss of value that fossil fuel companies will suffer in the coming energy transition. It will also send a powerful message that it is no longer acceptable to invest in a business model that puts our entire planet at risk. The climate crisis is here – fiduciary and moral responsibility require the process of divestment to begin now.

COMMUNITY SPOTLIGHT

Roundtable for Boomers and Seniors Thursday May 9th:

The Roundtable for Boomers & Seniors provides an opportunity for constituents to come together to explore life issues that are relevant across the age span. At each session, attendees hear from and engage with professionals who are knowledgeable on topics that are of most concern to the growing population of older adults in New York City. Over the course of five sessions, the Roundtable looks at a specific issue from different perspectives each month. This year's series will focus on myths, facts and possibilities. The fifth and final roundtable session will take place Thursday, May 9th from 8:30 to 10:30 a.m. at Lenox Hill Neighborhood House, 331 East 70th Street, and the topic will be organizing for change. Speakers include Alice Fisher, Executive Director of the Radical Age Movement and Terry Kaelber, Director, Community Engagement Projects and United Neighborhood Houses. To RSVP visit <http://tinyurl.com/organizing-roundtable> or call (212) 490-9535.

Tenant Lobby Day in Albany May 14:

Housing Justice for All is planning a huge mobilization of tenants across the state to come to Albany on May 14th. The Rent Laws expire on June 15, 2019. This is the best opportunity that tenants have had in decades to reform the Rent Laws and extend tenant protections to unregulated tenants. I have joined Assemblymember Harvey Epstein in sponsoring a bus to bring tenants to Albany on Tuesday, May 14th. Dozens of buses will be leaving from all around New York City.

If you want to join your neighbors in Albany, you can sign up here:

https://docs.google.com/forms/d/e/1FAIpQLSd-trAyDvb29JezcpwV8TYyfvmNH_FBjWPu0rgCHoO9V7oATA/viewform

Later Life Planning Series:

In June I am hosting a three-part series addressing issues in later life planning, designed to offer key information and tools necessary to navigate later life planning for you and your loved ones. The sessions are as follows:

Monday, June 3 – Medicare

Speaker: Eric Hausman, Outreach Coordinator, HIICAP, NYC Department for the Aging

Monday, June 17 – Important Documents

Speaker: Ronald Fatoullah, Esq., Ronald Fatoullah and Associates

Monday, June 24 – Palliative Care, Hospice and Your Family

Speaker TBA

All sessions will take place from 6:00 to 8:00 p.m. at Belfer Research Building, Weill Cornell Medicine, 413 East 69th Street, Rm. 204, between York and First Avenues. Space is limited so please RSVP. To RSVP for each session, or for further information, visit <https://tinyurl.com/2019LaterLifePlanning> or call 212-490-9535.

Community Board 8 Forum on the New York Health Act May 9th:

On Thursday May 9th, the Community Board 8 Health, Seniors & Social Services Committee is hosting a forum entitled “The NY Health Act: Will it Work?” which will discuss the universal single payer health system proposed for New York State. Speakers include Senator Gustavo Rivera, Chair of the NY Senate Health Committee, Stacey Perdone, Patient Advocate, Henry Moss, Board Member of Physicians for a National Health Program, NY Metro Chapter, and Mark Hannay, Executive Director of Metro NY Health Care for All. The forum will begin at 6:30 P.m. and take place at the 92nd Street Y, 1395 Lexington Avenue. For more information, contact 212-758-4340 or info@CB8M.com.

Public Education Forum on Gout May 9th:

Hospital for Special Surgery (HSS) is hosting a forum on Thursday, May 9, 2019 from 6:00 - 7:30 pm entitled “Essentials in Gout: Diagnosis, Treatment, and New Developments” The forum will focus on a condition that in the vast majority of cases can essentially be “cured.” Gout is the most common form of inflammatory arthritis, and though it’s most closely associated with men, women in their 40s and older also deal with this painful condition. A collaborative effort of HSS and CreakyJoints, the program will feature HSS Rheumatologist and Gout Specialist Theodore R. Fields, MD, FACP, and HSS Clinical Nutritionist Laura Gibofsky, MS, RD. The event will take place at Hospital for Special Surgery, 535 East 70th Street, in the Richard Menschel Education Center, 2nd floor. To register, visit hssgout.eventbrite.com. For more information, contact Claudia Zurini at 212-606-1613 or pped@hss.edu.

Performing Artists Resource Fair May 17th:

The New York Public Library Science Industry and Business Library is hosting a Performing Artists Resource Fair on Friday May 17th from 10:00 a.m. to 4:00 p.m. Learn about the latest programs and free services from NY metro area organizations to help you start a business, get funding, legal advice, or discover opportunities to showcase your performing arts skills. Consult a career coach about resumes, cover letters, LinkedIn, transferable skills, etc. during a Q&A at a “coaching café.”

You can register at

<https://docs.google.com/forms/d/e/1FAIpQLSe8YXDEoD7YEMNH098yJSWDdH7J9zeJnN88gM4Wxp6K1nQEnQ/viewform>. If you have questions please contact jscnypl@nypl.org or 212-592-7006.

Community Board 6 Forum - Combating Hate Crimes Through Education May 20:

On Monday May 20th at 6:30 p.m. Community Board 6 is hosting a panel discussion on Combatting Hate Crimes through Education. The panel will be moderated by New York City Council Member Mark Levine. Panelists include: Michael Cohen from the Simon Wiesenthal Center; Franck D. Joseph, Assistant Commissioner for Community Relations at the NYC Commission on Human Rights; Audacia Ray, Director of Community Organizing and Public Advocacy, NYC Anti-Violence Project; Calee Prindle, Assistant Principal at the Facing History School; and Angela Fernandez, Acting Commissioner of the NYS Division of Human Rights. The event will take place at the Baruch Performing Arts Center, 55 Lexington Avenue between 24th and 25th Streets. To RSVP, visit <https://www.eventbrite.com/e/combating-hate-crimes-through-education-tickets-60583971289>.

Rally for Age Justice May 23rd:

On Thursday, May 23rd, at 4:30 p.m. the Radical Age Movement is hosting a Rally for Age Justice: Invest in Economic Security for Older Adults at Union Square. The Radical Age Movement has been heavily focused on the issue of age discrimination in the workforce over the past year and a half. Of all the different ways ageism rears its ugly head in our communities, this issue is not only having a direct impact on its victims, it is destined to have a huge impact on our entire society. For more information, visit <https://radicalagemovement.org/events/rally-for-age-justice-2019/>.

Expansion of Curbside Charging Ports for Electric Vehicles:

The NYC Department of Transportation is working in partnership with Con Edison to install 120 level 2 electric vehicle charging ports at curbside locations across the five boroughs, in collaboration with community stakeholders. These level 2 chargers provide a full charge in 4 to 8 hours. The chargers will be in place for four years as part of a demonstration project, which will include an evaluation. Con Edison is funding the project. The agency is considering locating 3 charging ports on the Upper East Side (6 parking spots), and is seeking feedback on the best locations. They have a public portal for people to find out further info on these two pilot initiatives and to suggest locations for EV chargers: www.nyc.gov/charge.

Events for Seniors and Notary Services at Search and Care:

Are you 60+ and need a good reason to get up and out? Search and Care can help you! How would you like to meet new people for fun and interesting groups, in a low-key setting? Check out Search and Care's Meditation Mondays, Tuesday Lunch Bunch + Medical Rap, Wednesday Tea + Creativity, Friday Computer Games and more! At Search and Care our groups are free to people 60+. Newcomers welcome, reservations requested. Call to reserve your spot and bring a friend. For more information or to RSVP: 212-289-5300 X210.

Search and Care is also offering a new Notary Public Service for adults 60+. For a \$2 fee, you can have all your documents that require having your signature witnessed and notarized at Search and Care the first Friday of the month, beginning May 3rd (2019), from 9:30am-1:30pm at Search and Care (1844 2nd Avenue). Call 212-289-5300 to inquire and/or schedule your appointment.

DOROT Door To Door Travelling Companion Program:

Sometimes all it takes to keep the independence you cherish is a little help from DOROT. Don't let mobility issues keep you from doing the things you want—and need—to do. DOROT offers a variety of escorting programs to help you get to medical appointments, the supermarket, other errands—or just outside for some fresh air. If you have to stay inside, Travel Companions will do the walking and shopping for you.

Escorts to Medical Appointments

DOROT provides reliable staff and volunteer Travel Companions for seniors who need assistance going to and from medical appointments. These Companions accompany seniors door to door, offering both physical and emotional support.

Shopping Assistance

DOROT provides reliable staff and volunteer Travel Companions for seniors who are unable to leave their homes to shop for groceries and other necessities.

Errands or a Walk in the Neighborhood

DOROT provides reliable staff and volunteer Travel Companions to accompany seniors who need assistance doing local errands like picking up medication at the pharmacy, shopping trips for groceries and other necessities, going to the bank, or just taking a walk in the neighborhood together.

Seniors may call for Door to Door assistance if they live in Manhattan's East Side from 50th to 96th Streets and West Side from 59th to 125th Streets. Travel Companions can accompany you anywhere in Manhattan. Appointments are available Mondays through Fridays with a suggested contribution of \$5 per appointment. Seniors choose and pay for the transportation of their choice - DOROT does not operate a van or car service.

For more information on how to register, call DOROT's Resource Line, (212) 769-2850, weekdays between 9:30 a.m. and 12:30 p.m. Seniors are encouraged to call at least two weeks ahead of time to increase the chance of getting an appointment with a DOROT Travel Companion.

L-Train Construction Tunnel Rehabilitation Project:

The L-train tunnel reconstruction project began late last month and is expected to be completed in the Summer of 2020. For information on service changes and alternative transportation options, visit <https://new.mta.info/l-project>.

Sparking Wellness and Creativity through Art for People with Dementia:

Lenox Hill Neighborhood House is offering a five-session program designed for individuals with mild to moderate cognitive impairments, including dementia, which will explore the use of art to spark creativity, expressive outlets and cognitive stimulation. The person-centered process will focus on each individual's strengths and the development of their own creative style. No previous art experience required.

The program will take place over 5 Tuesdays from May 7th to June 11th (skipping May 21st) from 3:00pm-4:30pm at Lenox Hill Neighborhood House, 331 East 70th Street between 1st and 2nd Avenues, 4th Floor Conference Room. There is a fee of \$150 for the program and pre-registration is required. To register visit <http://www.lenoxhill.org/arttherapy>. For More Information Contact Leah Gable at 212-218 0481 or <http://www.lenoxhill.org/careprogram/>.

Legal Advocacy Clinics At Lenox Hill Neighborhood House:

The Lenox Hill Neighborhood House Legal Advocacy Center Offers assistance on a number of different issues. Here is a list of their ongoing programs and clinics:

- SNAP (formerly Food Stamps) Clinics:

- Wednesdays from 10am to 1pm at Lenox Hill Neighborhood House, 331 East 70th Street. Arrive by Noon.

- Mondays from 9am to 3pm at Bellevue Hospital Ambulatory Care Pavilion, First Avenue between 26th and 27th Streets, 3rd Floor. Arrive by 2pm.

First come, first served. Bring proof of identity, income information, utility bill, proof of housing costs, information on any dependents, proof of immigration status for non-citizens, and if you are 60 or over or on SSI/SSD, information on medical costs. For more information, call [212-218-0503](tel:212-218-0503), option 2.

- **SCRIE Clinics: Walk-in Clinic.** The next clinics will take place June 18 from 10:00 a.m to 1:00 p.m at Lenox Hill Neighborhood House, 331 East 70th Street. You must arrive before Noon to ensure you can be seen. If you are 62 years or older, live in a rent regulated apartment and have an annual household income of \$50,000 or less you may be eligible for the Rent Freeze Program. Find out if you are eligible and get assistance applying or recertifying for SCRIE.

- **DRIE Clinics:** The next clinic will take place June 12 from 2:00 p.m to 4:00 p.m at Lenox Hill Neighborhood House, 331 East 70th Street. If you are receiving disability benefits, live in a rent-regulated apartment and have an annual household income of \$50,000 or less you may be eligible for the Rent Freeze Program. Find out if you are eligible and get assistance applying or recertifying for DRIE. For more information, please email DRIE@lenoxhill.org or call 212-218-1503, option 0.

- **Tenants Rights Advice Clinic: Walk-in clinic, now at 2 locations.**

- June 13 from 10am to 1pm at 331 East 70th Street. First come-first Served, arrive by Noon.

- May 15 and June 19 from 2:00 to 5:00 p.m. at the Lenox Hill Neighborhood House Casa Mutua Clinics at 159 East 102nd Street. First come, first served, arrive by 4 p.m. Please bring all relevant housing-related documents with you.

- **Health Care Access Project:** call [212-218-0503](tel:212-218-0503). Assistance with Medicaid, Medicare Savings Program Medicare Part D, Epic and health insurance through the New York State of Health Marketplace.

VOLS Legal Clinics for Seniors:

The VOLS Elderly Project will be at one location in my district this month. The Elderly Project staff and pro bono attorneys provide free legal advice, information, document drafting, and other brief services to low-income Manhattan residents aged 60 and over, and to the social workers and advocates who assist them. Their schedule includes

Friday May 10th - 2:00 pm, Legal Clinic,
Burden Center for the Aging, 415 East 73rd Street (b/t 1st and York)

Monday May 13th - 10:00 am, Legal Clinic,
Encore Community Services Center, 239 West 49th Street (b/t Broadway and 8th Ave.)

Friday, May 17th - 10:00 am, Legal Clinic,
Stanley M. Isaacs Neighborhood Center, 415 East 93rd Street

And, just across the Park on the Westside: Monthly Housing Clinics and Workshops:

Council Member Helen Rosenthal, Goddard Riverside's SRO Law Project, and the Urban Justice Center co-sponsor monthly housing clinics and workshops at the Goddard Riverside Community Center, 593 Columbus Avenue (between 88th and 89th Streets). On the first Wednesday of each month, from 6pm – 8pm, the clinic offers a presentation on a variety of topics, followed by a question and answer session. Each evening, at least one staff attorney will meet with individuals who are seeking specific legal advice.

For questions, contact the Office of Council Member Rosenthal at (212) 873-0282 ext. 206 or Helen@helenrosenthal.com. Sign-up sheet starting at 6pm each evening.

Affordable Housing Opportunities in Manhattan:

The Helux is now accepting applications for 18 affordable studio, 1- and 2-bedroom apartments newly renovated at 520 East 43rd Street in the Hell's Kitchen neighborhood in Manhattan. Rents for these apartments are \$2,135 to \$2,760 depending on unit size. To be eligible, applicants must have incomes between \$73,200 and \$135,590 depending on unit and family size. Asset limits also apply. A full description of the building and application process is available at <https://a806-housingconnect.nyc.gov/nyclottery/AdvertisementPdf/731.pdf>.

Households may elect to submit an application by one of two methods: EITHER online OR by mail. To submit your application online now, please visit NYC Housing Connect at www.nyc.gov/housingconnect and select "Apply for Housing." To request an application by mail, mail a self-addressed envelope to THE HELUX C/O CMP CONSULTANTS, INC., PO BOX 127, VALLEY STREAM, NY 11581.

Applications must be submitted online or postmarked by May 15, 2019. Applicants who submit more than one application may be disqualified.

Instrata NoMad is now accepting applications placement on the waiting list for affordable studio and 1-bedroom apartments at 10 East 29th Street in the NoMad neighborhood in Manhattan. Rents for these apartments are \$1,404 to \$1,485 depending on unit size. To be eligible, applicants must have incomes between \$50,092 and \$66,800 depending on unit and family size. Rent and household earning limits are based on the current 2018 HUD AMI limits and may be adjusted when new guidelines are published by HUD. Asset limits also apply. A full description of the building and application process is available at <https://a806-housingconnect.nyc.gov/nyclottery/AdvertisementPdf/724.pdf>.

Households may elect to submit an application by one of two methods: EITHER online OR by mail. To submit your application online now, please visit NYC Housing Connect at www.nyc.gov/housingconnect and select "Apply for Housing." To request an application by mail, mail a self-addressed envelope to: Instrata Nomad 10 E. 29th St. Attn.: Management Office, New York, NY 10016.

Applications must be submitted online or postmarked by May 16, 2019. Applicants who submit more than one application may be disqualified.

The Gilbert on First is now accepting applications for 144 affordable studio, 1-, 2, and 3- bedroom apartments newly constructed at 1912 First Avenue in the East Harlem neighborhood in Manhattan. Rents for these apartments range from \$328 to \$3,009 depending on income and unit size. To be eligible, applicants must have incomes between \$13,200 and \$199,650 depending on unit and family size. Asset limits also apply. Preference will be given to residents of Community Board 11 for 50% of units mobility-impaired persons for 5% of units, visual- and/or hearing-impaired persons for 2% of units, and municipal employees for 5% of units. A full description of the building and application process is available at <https://a806-housingconnect.nyc.gov/nyclottery/AdvertisementPdf/726.pdf>.

Households may elect to submit an application by one of two methods: EITHER online OR by mail. To submit your application online now, please visit NYC Housing Connect at www.nyc.gov/housingconnect and select "Apply for Housing." To request an application by mail, mail a self-addressed envelope to: The Gilbert on First/c/o Wavecrest Consulting LLC, 87-14 116th Street, Richmond Hill, NY 11418.

Applications must be submitted online or postmarked by June 17, 2019. Applicants who submit more than one application may be disqualified.

Metrocard Bus and Van Schedule:

The MTA offers MetroCard-related services throughout New York City through mobile buses and vans. Buses provide a full range of services, including applying for or refilling a Reduced-Fare MetroCard, buying or refilling a regular MetroCard, or getting answers to a MetroCard-related question. Vans sell Unlimited Ride MetroCards and Pay-Per-Ride MetroCards, and they refill MetroCards and Reduced-Fare MetroCards. Buses and vans will be in my district on the following dates and locations:

- May 14, 9 - 10:30 am, 92 Street & Lexington Avenue – Bus
- May 14, 11:00 am - 12:30 pm., 86 Street & Lexington Avenue – Bus
- May 14, 1:30 - 2:30 pm, 68 Street & Lexington Avenue – Bus
- May 15, 9 – 10:30 am, 79 Street & Third Avenue - Bus
- May 15, 11 am - 1 pm, 79 Street & York Avenue – Bus
- May 15, 1:30 - 2:30 pm, 72 Street & York Avenue – Bus
- May 16, 8:00 - 10:30 am, 47 Street & 2 Avenue – Van
- May 16, 11:30 am - 2:00 pm, 28 Street & 2 Avenue – Van
- May 28, 9 - 10:30 am, 92 Street & Lexington Avenue – Bus
- May 28, 11:00 am - 12:30 pm., 86 Street & Lexington Avenue – Bus
- May 28, 1:30 - 2:30 pm, 68 Street & Lexington Avenue – Bus
- May 5, 9 - 10:30 am, 79 Street & Third Avenue – Bus
- May 5, 11 am - 1 pm, 79 Street & York Avenue – Bus
- May 5, 1:30 - 2:30 pm, 72 Street & York Avenue – Bus
- May 6, 7 – 9 am, 91 Street and York Avenue - Van
- May 6, 8:00 - 10:30 am, 47 Street & 2 Avenue – Van
- May 6, 11:30 am - 2:00 pm, 28 Street & 2 Avenue – Van
- May 7, 9 - 10 am, 57 Street and 1 Avenue – Van
- May 7, 10:30 - 11:30 am, 57 Street and 3 Avenue – Van
- May 7, 12:30 - 2:00 pm, 68 Street and 1 Avenue – Van

The full mobile MetroCard schedule is available at <http://mta.info/metrocard/mms.htm>. Please note that MetroCard buses and vans do not take credit cards.

Heat Season Rules:

The City Housing Maintenance Code and State Multiple Dwelling Law require building owners to provide heat and hot water to all tenants. Building owners are required to provide hot water 365 days a year at a constant minimum temperature of 120 degrees Fahrenheit.

Between October 1st and May 31st, a period designated as "Heat Season," building owners are also required to provide tenants with heat under the following conditions:

- Between the hours of 6AM and 10PM if the outside temperature falls below 55 degrees, the inside temperature is required to be at least 68 degrees Fahrenheit.
- Between the hours of 10PM and 6AM the inside temperature is required to be at least 62 degrees Fahrenheit. Note that there is no longer any outside temperature requirement for night hours

Tenants who are cold in their apartments should first attempt to notify the building owner, managing agent or superintendent. If heat is not restored, the tenant should call the City's Citizen Service Center at 311. For the hearing-impaired, the TTY number is (212) 504-4115. The Center is open 24 hours a day, seven days a week.