

October 4, 2011

Advantage Tenants: **The City Will Pay October Advantage Rent**

The City agreed late today to pay Advantage rent for October, despite sending letters to some Advantage tenants telling them the City would not pay. The landlords should receive the checks in 3 to 5 days. These payments will be made only for Advantage tenants who are still within their Advantage lease period.

In March, New York City told 16,000 Advantage households that it would no longer pay Advantage rent subsidies. Legal Aid and Weil won court orders requiring the City to pay the Advantage rent temporarily. After a five-day trial, the trial court ruled in September that New York City can end the Advantage program and stop paying Advantage rent.

Legal Aid and Weil will appeal that ruling. In the meantime, the City has agreed to make October Advantage payments for the 12,000 some households still in the program.

We do not know whether the appeals court will require the City to pay Advantage rents for November or the months after that.

Remember,

- **Continue to pay your part of your rent to your landlord on time.**
- **Continue to follow Advantage rules.**
- **If you are in the middle of your Advantage lease period but the City has not sent your September rent, call 311 to complain and ask for an investigation.**
- **Your landlord cannot evict you without taking you to Housing Court.**
- **Don't leave your apartment to reapply at Path just because your Advantage rent has not been paid!**

If you are being sued in Housing Court:

- Go to Housing Court, and answer the petition. If you have any bad conditions in your apartment, make a list of them, bring it with you every time you go to court, and show it to the clerk and the judge. Take photos if you can. You can also call 311 to request that HPD inspect for violations.

- Call the Legal Aid Office in your borough.

Bronx	718-991-4600
Brooklyn	718-722-3100
Manhattan	212-426-3000
Queens	718-286-2450
Staten Island	347-422-5333

- Or walk in to the Crisis Intervention Program of the Coalition for the Homeless.

129 Fulton Street in Lower Manhattan

Take the 2/3/4/5 train to Fulton Street in Manhattan OR the A/C/J/Z train to the Fulton/Broadway/Nassau station.

Crisis is a walk-in clinic and sees a limited number of clients on a first come, first served basis each day. Please arrive no later than 8 am, Monday – Friday, to ensure you will be seen the day you come in.

You may be eligible for a rent program called FEPS, if:

- Someone in your household gets public assistance cash benefits.
- You have a child in your household who is *under* 18 OR *under* 19 and still in high school.
- You have been sued in Housing Court

OR you were evicted within the past year for non-payment of rent

OR you had to leave your apartment because of a government vacate order or a foreclosure proceeding.

- You have a lease for at least one year and a monthly rent amount that is less than the following amounts (based on the number of people in your household):

1	2	3	4	5	6	7	8
\$800	\$900	\$1050	\$1100	\$1250	\$1350	\$1400	\$1500

(Ask your landlord if s/he will accept this amount of rent in the future.)

If you have no other funds to pay your back rent, FEPS will pay rent arrears owed to your landlord up to \$7,000. If you think you qualify for FEPS, call one of the FEPS providers for your borough on the attached list.

If your landlord sues you and you are eligible for FEPS, you may be eligible to move to a new apartment if your landlord refuses to give you a lease within the FEPS levels. Remember, you must be approved for FEPS **before** moving to a new apartment. Contact a FEPS provider as soon as you are sued to discuss your options.

You may also call 311 and ask for HomeBase to discuss your options.