

Community Housing Forum



Saturday, February 6, 2016

Event sponsors



Event sponsors



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State Senator
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Tenant rights and assistance

Farriangie Dorce

IMPACCT Brooklyn

Hamza Giron

Fifth Avenue Committee

What is rent stabilization?

- New York State laws intended to ensure affordability, habitability and security of tenure for tenants
- Covers apartments
 - In buildings of six units or more;
 - With monthly rent of \$2,700 or less, or
 - Which have been granted certain tax abatements; and
 - Are leased to tenants earning less than \$200,000
- You can find out if your apartment is rent stabilized by contacting DHCR

What rights do tenants have?

Unregulated building

- Lease is optional
- Lease may or may not be renewed
- Landlord decides rent increase at lease renewal

Regulated building

- Tenant must have lease
- Tenant must be allowed to renew (1 or 2 years)
- Rent increases are determined by Rent Guidelines Board
- Succession rights

What rights do tenants have?

All tenants:

- Have rights to apartment repairs
 - Call 311 or go to court
 - Rent regulated tenants can request a rent reduction from DHCR
- Can't be evicted without a court order
 - If tenant has a lease, can stay when rent is paid
 - If tenant has no lease, can ask for time to move
 - Rent regulated tenants may have other defenses to stay

NYC Rent Freeze Program

Freezes rent increases for seniors and disabled adults with income less than \$50,000 leasing rent stabilized, rent controlled and Mitchell-Lama apartments.

- Senior Citizen Rent Increase Exemption (SCRIE)
 - Age 62 and above
 - Pay more than 30% of income for rent
- Disability Rent Increase Exemption (DRIE)
 - Receiving Federal Supplemental Security Income (SSI), Federal Social Security Disability Insurance (SSDI), U.S. Department of Veterans Affairs disability pension or compensation, or Disability-related Medicaid if the applicant has received either SSI or SSDI in the past.

Where to get help

- New York State Division of Housing and Community Renewal (DHCR): (718) 739-6400
- NYC Department of Finance (SCRIE and DRIE):
www.nyc.gov/dof
(then click on benefits, then forms, then tenants)
- IMPACCT Brooklyn: www.impactbk.org
- Fifth Avenue Committee: www.fifthave.org

Questions

Affordable Housing

Stephanie Blue

IMPACCT Brooklyn

Michelle de la Uz

Fifth Avenue Committee

Ismene Speliotis

Mutual Housing Association of New York

What's affordable?

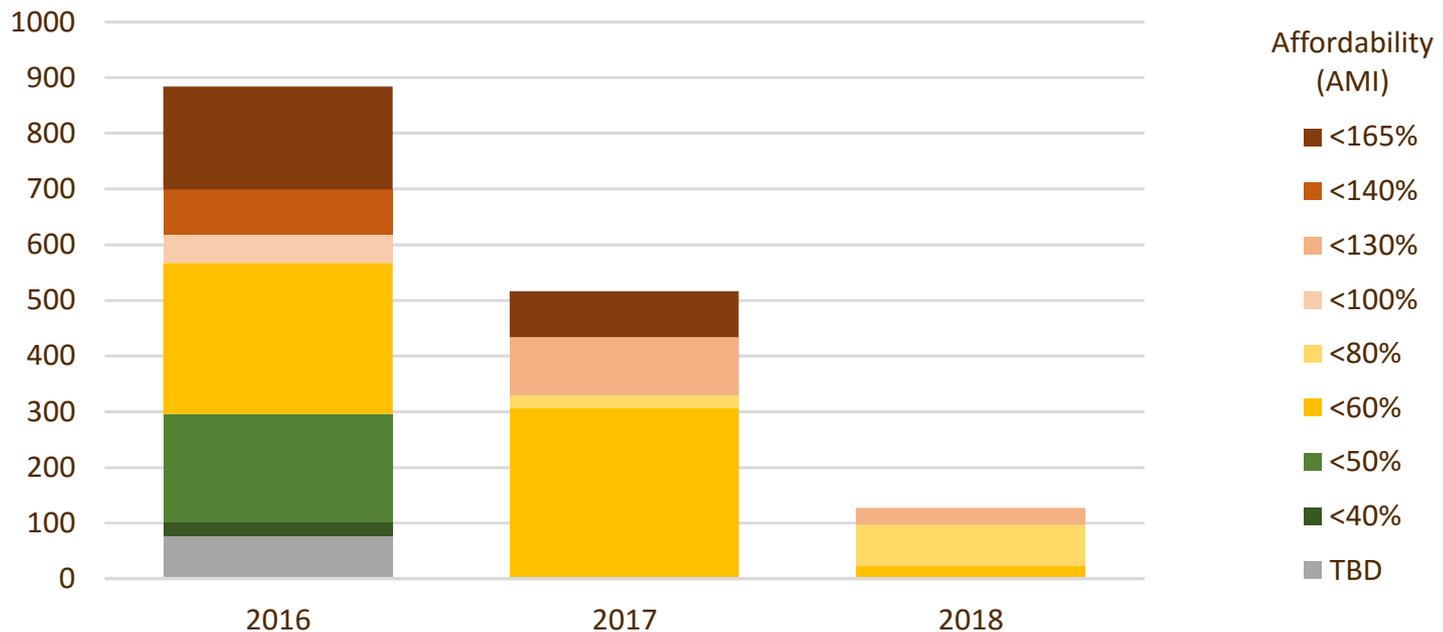
Affordable housing in New York City is indexed to Federal Area Median Income (AMI). 2015 AMI for a family of four is \$86,300.

40% AMI	\$34,520
60%	51,780
80%	69,040
140%	120,820
165%	142,395

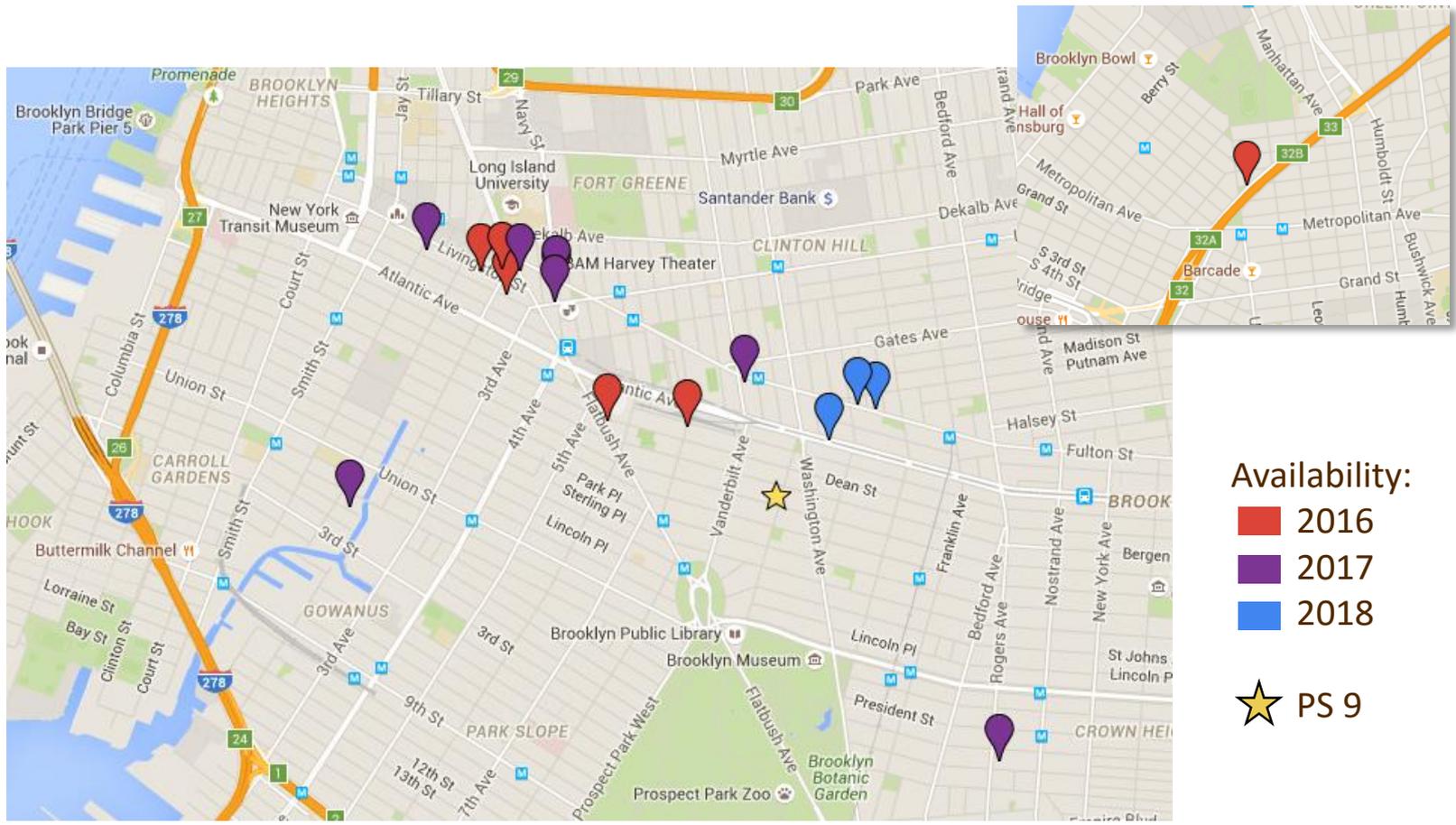
Upcoming affordable housing

1,526 affordable apartments currently projected to be built through 2018 near PS 9 community

New apartments becoming available



Upcoming affordable housing



Availability:

- 2016
- 2017
- 2018
- PS 9

Upcoming affordable housing

Available	Property	Marketed by	Apartments
2016	461 Dean Street	MHANY	181
	535 Carlton Avenue	MHANY	300
	11 Jackson Street	IMPACCT	9
	333 Schermerhorn Street	IMPACCT	150
	300 Livingston Street		132
	8-16 Nevins Street		37
	268 Ashland Place		76
2017	1 Flatbush Avenue	IMPACCT	32
	267 Rogers Avenue	IMPACCT	34
	840 Fulton Street	IMPACCT	8
	363 Bond Street	FAC	54
	250 Ashland Place		282
	280 Ashland Place		46
	210 Livingston Street		60
2018	909 Atlantic Avenue	IMPACCT	57
	1043 Fulton Street	IMPACCT	57
	1019 Fulton Street	IMPACCT	13

Affordable housing lotteries

- What is a Housing Lottery?

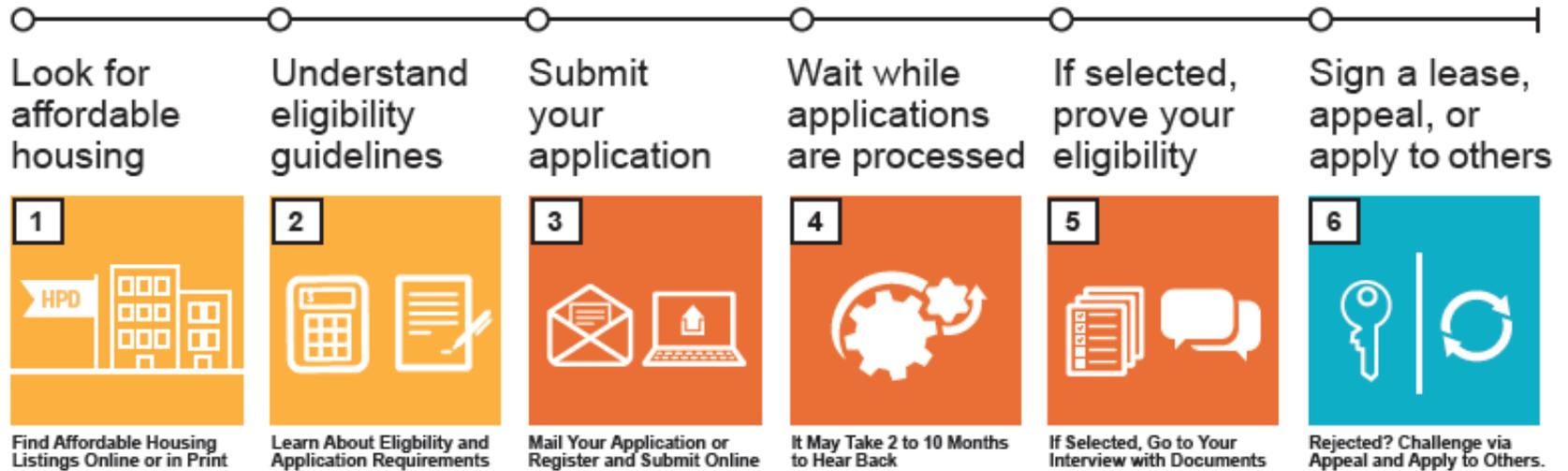
When public funds are used to develop affordable housing, the City monitors applicant selection through a lottery process.

- Selection Preferences

Preference is given to applicants from community boards in which the apartments are being built.

There are other preferences that may include employees of The City of New York, veterans, and/or physical, visual and hearing disabled residents.

How do I participate?



Hear about upcoming lotteries

NYC Housing Preservation and Development (HPD)

- www.nyc.gov/hpd
- www.nyc.gov/housingconnect
- www.facebook.com/NYCHPD

Other Agencies

- NYC HDC: www.nychdc.org
- IMPACCT Brooklyn: www.impactbk.org
- FAC: www.fifthave.org
- MHANY: mutualhousingny.org

Do I qualify?

You will need to have the following:

- Credit and background check
- Bill payment history (loans, credit cards, etc.)
- Rent payment history
- Decent credit; are you paying your rent and other bills consistently on time?
- Savings and checking accounts
- Enough savings to cover the first month's rent and security deposit (for budgeting purposes - moving costs?)

Preparing to apply

Start NOW by:

- Paying rent on time
- Make minimum credit card payments by due date
- Pay judgments, liens and collections
- Addressing Housing Court judgments (have a good explanation of landlord's error)
- File your taxes every year
- Save for your first month's rent and security deposit
- Take advantage of lottery prep and financial literacy courses offered by community-based organizations

Where to go for help

- **IMPACCT Brooklyn:**

Providing community organizing, tenant protection services and financial and credit counseling.

www.impactbk.org 718-522-2613 x 025 pacc@impactbk.org

- **Fifth Avenue Committee (FAC):**

Assistance applying for specific affordable housing lotteries and financial/credit coaching.

www.fifthave.org 718-237-2017

- **Mutual Housing Association of New York (MHANY):**

Committed to increasing affordable housing opportunities for low and moderate income families.

www.mutualhousingny.org 718-246-8080 x239

Questions

Thanks to our speakers!



Fifth Avenue Committee
Our Community. Our Future.