



Upper West Side Landlord Seeks Whole-Building Eviction, Calls Tenants 'Termites'

By Mario Mazzone

Elvis Soler spends his days helping people move in and out of apartments, as an employee of a moving and storage company. But in September, he was shocked when he found out about a move scheduled for the dead of winter. His landlord is seeking to evict Soler's family and every tenant of the Upper West Side building where they live.

Soler lives in a rent-stabilized studio apartment in a converted brownstone at 136 West 73rd St. with his girlfriend and his two children, aged nine and one. He has been there for ten years. As he read a notice from the landlord, telling him that he would have until the end of January to vacate the apartment, his first thoughts went to his children. Earlier in the week, his daughter had just begun a new year at a local elementary school, and the landlord wanted the family out in the middle of the school year.

The West 73rd Street building has 15 units, a mix of single-room-occupancy units on the upper floors, some occupied by long-term tenants, and rent-stabilized apartments on the lower floors. Because Soler's apartment is rent-stabilized, he normally would be protected against arbitrary eviction.

However, the building's new owner, Gail Bauchman, who lives in a duplex in the neighborhood, and who acquired the building only months ago from the estate of her recently deceased uncle, is seeking to evict the tenants through the "owner use" provision of the rent laws. This provision lets landlords evict rent-regulated tenants under the pretext that the owner's family intends to occupy the premises themselves.

Landlords have long abused this loophole in the law. In most cases, individual households—often those paying the lowest rates in their building—were the targets. Cathy Grad, a tenant attorney, says that she has litigated cases where owners openly admitted in

court that they had gone after the tenant with the lowest rent. They argued that they depended on the income from higher-paying tenants.

In recent years, landlords have begun testing the limits of the law, seeking to empty entire buildings. Last year, in a precedent-setting case, the state Court of Appeals ruled that the owners of 47 East Third St. in Manhattan could take all 15 apartments in the building. The court said whole-building evictions were legal "as long as an owner demonstrates a good faith intention to use the units as his or her primary residence."

Litigation in owner-use eviction cases typically revolves around the legitimacy of the owner's claim that he or she actually intends to use the entire premises as his or her personal residence. In many cases, if not most, the landlord's actual goal is to rent the apartments

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MARIO MAZZONI

City Comptroller Bill Thompson was the lead speaker at a rally against rent increases Oct. 1. The rally, on the City Hall steps, took place the day the increases imposed by Bloomberg's Rent Guidelines Board last June—including a \$30-a-month minimum for tenants who had lived in their apartment for six years—went into effect.

Thompson, who is campaigning to unseat Mayor Michael Bloomberg this November, said that he was proud that for the last two years he has testified in favor of a rent freeze at the RGB's public hearings. He said he had been ready to invest in a plan to keep Stuyvesant Town and Peter Cooper Village affordable when the complex was sold in 2005, but that Bloomberg shot it down.

The Democratic candidate also said he believed that real-estate lobbyists were behind the June 8 coup that paralyzed the state Senate, because they wanted to keep the Senate from passing a bill to repeal vacancy decontrol.

Appellate Division Strikes Down Four-Year Limit on Rent Fraud

By Rachel Rachlin

Tenants taking action against fraudulent rent overcharges now have a little more law on their side.

In September, the Appellate Division's First Department ruled 3-2 that the state Division of Housing and Community Renewal's four-year statute of limitations for rent overcharges is void when fraud is alleged. The four-year limit was set after the Rent Regulation Reform Act of 1997.

"If the owner engaged in fraud in setting an excessive rent," the court held in *Grimm v. DHCR*, "an unscrupulous landlord... could register a wholly fictitious, exorbitant rent

and, as long as the fraud is not discovered for four years, render that rent unchallengeable." It said that "surely was not the intention of the Legislature" when it enacted the 1997 law.

The decision is only a precedent in Manhattan and the Bronx, where the Appellate Court's First Division has jurisdiction. Because the ruling was not unanimous, the landlord has an automatic right to appeal it to the Court of Appeals, the state's highest court.

The case originated in 2005 when the DHCR denied Sylvie Grimm's overcharge complaint because of the four-year

rule. Grimm, who moved into 151 Ludlow St. in Manhattan in 2004, was charged \$1,450 a month. She later learned that the apartment had been registered as rent-regulated until 1999, with a rent of \$587.86.

The previous tenants, Tracy Hartman and Jon Bozak, had moved into the apartment in 2000. The landlord, 151 Owners Corp., offered them a monthly rent of \$2,000. It later agreed, through an agent, to reduce it \$1,450 if Bozak and Hartman agreed to make repairs and paint the unit.

Grimm lodged a complaint with the DHCR that the increase from \$587.86

to \$1,450 a month was far more than the law allowed, and that until she filed her complaint in 2005, the landlord had not registered the unit as rent-regulated, as legally required by the law, for the

years 2001-2005.

The DHCR declined to investigate the allegations, contending that the "base date" for the contested rent was July

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BLOOMBERG MUST GO!

Met Council Endorses Thompson for Mayor

Met Council on Housing strongly endorses city Comptroller Bill Thompson for mayor because we think he'd be a terrific mayor for tenants and other ordinary New Yorkers. We recommend a vote for Thompson on the Working Families Party ballot line, Row E. Tenants cannot afford another four years of Michael Bloomberg's plutocracy.

Bill Thompson knows that New York's affordable-housing crisis can only be addressed by robust rent and eviction protections and a Rent Guidelines Board whose public members and chairman understand that the rent-stabilization law is supposed to prevent unwarranted rent increases, not impose them. Thompson will be a strong voice for tenant protection together with John Liu, Democratic and WFP candidate for comptroller, and Bill DeBlasio, Democratic and WFP candidate for public advocate.

Reports of the inevitable reelection of the incumbent are premature. Most New Yorkers are angry at Bloomberg's heavy-handed reversal on term limits after his national ambitions were rebuffed in 2008. Most New Yorkers have come to see the gap between Bloomberg's rhetoric and the economic uncertainty and quality of life for ordinary people.

On July 2—just nine days after his Rent Guidelines Board imposed yet another round of rent increases on one million New Yorkers, despite decreased incomes and record real-estate profits—Bloomberg told the Working Families 2009 Mayoral Forum that most of the 25,000 families evicted each year lose their homes because they don't know how to "handle their budgets." He ducked the question of whether rent and eviction laws should be strengthened, saying it is Albany's problem. He attributed the increased number of people in homeless shelters to his having made them "much more attractive."

Bloomberg is the richest person in New York City, worth an estimated \$17.5 billion. His let-them-eat-cake contempt for ordinary New Yorkers is accompanied by empty promises and false claims about not only affordable housing, but education, transportation, and quality of life. Having already spent more than \$65 million trying to buy the election, Bloomberg is on a pace to break the records he set in 2005 and 2001. His personal fortune has grown by \$13 billion while in office. Three of the five members of the Conflict of Interest Board have taken large donations from

his philanthropies.

New York City's housing crisis has worsened considerably during Bloomberg's administration. We have lost hundreds of thousands of units of affordable housing. The new housing created reduces that loss by only a small fraction. Unemployment is over 10 percent. During Bloomberg's eight-year reign, rents have risen by one-third just from the increases imposed by his RGB, and 200,000 households were evicted. New York cannot afford another four years of this.

Thompson declares that as mayor he will lead the fight to restore the city's home rule over rent and eviction protections by repealing the Urstadt Law—that legacy of New York's previous Republican billionaire chief executive, Nelson Rockefeller—which prevents the city government from responding to the housing crisis. He says he would gladly go to Albany to advocate for tenant legislation.

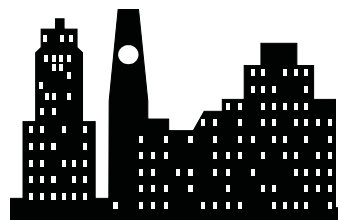
Bill Thompson understands that the Rent Guidelines Board is part of the rent-stabilization system and that constant rent increases destroy rather than preserve affordable housing. He called for a freeze before this year's RGB vote, as did John Liu and Bill DeBlasio.

He has said he thinks it is

outrageous for the city to give developers tax breaks to build luxury housing, that any subsidies should go to create more affordable housing—such as a new Mitchell-Lama program.

While Thompson received more than 70 percent of the vote in the September 15 Democratic primary, more than a quarter cast their ballots for City Councilmember Tony Avella of Queens, who has been a strong defender of communities from Queens to Brooklyn to West Harlem. We urge his supporters to keep their eyes on the prize and unite to defeat Bloomberg while continuing their dedicated work.

We urge our readers to vote for Bill Thompson on the Working Families Party ballot line, Row E. The Working Families Party has made stronger rent laws, including repeal of vacancy decontrol, a major statewide priority.



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EL INQUILINO HISPANO

Casera del Upper West Side busca desalojo de un edificio entero, llama 'termitas' a los inquilinos

Por Mario Mazzoni
Traducido por Lightning Translations

Elvis Soler se pasa los días ayudando a la gente a mudarse de y a sus apartamentos, como empleado de una compañía de mudanzas y almacenaje. Pero en septiembre, se le dio un susto al enterarse de una mudanza programada para pleno invierno. Su casera busca desalojar a la familia de Soler y a todos los inquilinos en el edificio del Upper West Side donde viven.

Soler vive con su novia y sus dos hijos, de nueve años y un año, en un apartamento estudio de alquiler estabilizado en una convertida residencia particular en el 136 oeste de la calle 73. Ha estado allí desde hace diez años. Al leer un aviso de la casera diciéndole que tendría hasta el fin de enero para dejar el apartamento, sus primeros pensamientos fueron para sus hijos. Más adelante en la misma semana, su hija apenas había empezado un nuevo año escolar en una escuela primaria local, y el casero quería que la familia se fuera en medio del año escolar.

El edificio del oeste de la calle 73 tiene 15 unidades, una mezcla de unidades de una sola habitación en los pisos superiores, algunas ocupadas por inquilinos de muchos años, y apartamentos de alquiler estabilizado en los pisos de abajo. Ya que el apartamento de Soler es de alquiler estabilizado, normalmente sería protegido contra el desalojo arbitrario.

Sin embargo, la nueva dueña del edificio, Gail Bauchman, quien vive en un dúplex en el vecindario, y quien adquirió el edificio apenas hace unos meses de la herencia de su tío recientemente difunto, está buscando desalojar a los inquilinos bajo la disposición de "uso del propietario" en las leyes de alquileres. Esta disposición permite a los caseros desalojar a los inquilinos de alquiler regulado bajo el pretexto de que la familia del casero tiene la intención de ocupar el edificio ellos mismos.

Hace mucho tiempo que los caseros han abusado de este resquicio legal. En la mayoría de

los casos, familias individuales, a menudo los que pagan la tarifa más baja, han sido los blancos. Cathy Grad, una abogada de inquilinos, dice que ella ha litigado casos en los cuales los dueños admitieron abiertamente en la corte que habían perseguido al inquilino con el alquiler más bajo. Sostuvieron que dependían de los ingresos provenientes de los inquilinos que pagaban más.

En los años recientes, los caseros han empezado a probar los límites de la ley, al buscar vaciar edificios enteros. El año pasado, en un caso que sentó un precedente judicial, la Corte de Apelaciones estatal decidió que los propietarios del 47 este de la calle 3 en Manhattan podían tomar todos de los 15 apartamentos en el edificio. La corte dijo que los desalojos de edificios enteros eran legales "siempre y cuando el propietario muestre una intención de buena fe para usar las unidades como su residencia primaria".

La litigación en los casos de

uso del propietario típicamente gira sobre la legitimidad de la afirmación del propietario que él o ella realmente tiene la intención de usar todo el edificio como su residencia particular. En muchos, si no la mayoría de los casos, la meta real del casero es alquilar los apartamentos por mucho más dinero.

"Creo que la mayoría de los caseros suponen que pueden negociar arreglos de adquisición y/o agotar los recursos financieros de los inquilinos", dice Samuel Himmelstein, un abogado que ha representado a los inquilinos en seis casos de desalojo de edificios enteros por el uso del casero, incluido un edificio en el este de la calle 72 donde los caseros buscaron obtener 23 apartamentos.

El estatuto actual permite a los caseros "recuperar la posesión de una o más unidades de vivienda para uso personal y ocupación." En el caso de 47 este de la calle 3, las

pasa a la página 4

Los Ajustes de la "Junta de Regulación de Renta" de la Ciudad de Nueva York (Orden No. 41)

Para los contratos de apartamentos de Renta Estabilizada que comienzan el 1ro. de octubre de 2009 hasta el 30 de septiembre de 2010.

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

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

Tipo de Contrato		Renta Legal Actual	Contrato de 1 Año	Contrato de 2 Años
Renovación del Contrato	Todos	casero abastece la calefacción	3%	6%
		inquilino paga la calefacción	2.5%	5%
	Salvo donde el último contrato del apartamento vacío se firmó 6 o más años atrás y la renta es menos de \$1,000	casero abastece la calefacción	30	60
		inquilino paga la calefacción	25	50
Contratos para Apartamentos Vacíos	Más de \$500	Incrementos por desocupación cobrados en los últimos 8 años	17%	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 un 17%	0.6% por el número de años desde el último incremento por estar vacío, más el 20%
	Menos de \$300	Incrementos por desocupación cobrados en los últimos 8 años	17% + \$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, +17% + \$100	0.6% por el número de años desde el último incremento por estar vacío, +20% + \$100
	Renta de \$300 a \$500	Incrementos por desocupación cobrados en los últimos 8 años	17% 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, más 17%, o \$100, lo que sea mayor	0.6% por el número de años desde el último incremento por estar vacío, más 20%, o \$100, lo que sea mayor

Las unidades desvanes
Los aumentos legalizados para unidades de desván son un 3 por ciento por un contrato de un año y 6 por ciento por dos años. No se permiten incrementos para las unidades de desván vacías.

Hoteles y SROs
4.5% para todas categorías, sin embargo, 0% cuando menos de un 85% de las unidades sean ocupadas por inquilinos permanentes de renta regulada.

Exceso de cobro
Los inquilinos deben estar al tanto de que muchos caseros se aprovecharán de las complejidades de estas pautas y concesiones adicionales, además del poco conocimiento de los inquilinos del historial de renta de sus apartamentos, para cobrar una renta ilegal. Los inquilinos pueden impugnar los aumentos de renta sin autorización en las cortes

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

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

o al presentar una impugnación con la agencia estatal de vivienda, la División de Vivienda y Renovación Comunitaria (Division of Housing and Community Renewal, DHCR). El primer paso en el proceso es ponerse en contacto con la DHCR para ver el registro oficial del historial de renta. Vaya a www.dhcr.state.ny.us o llame al 718-739-6400 y pida un historial de renta detallado. Luego, hable con un abogado o defensor experto antes de seguir.

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

Casera busca desalojo

viene de la página 3

cortes decidieron que “una o más” quiere decir que no hay límite. Este dictamen abrió de par en par la puerta a los intentos de los caseros a conseguir desalojos de edificios enteros en toda la ciudad de Nueva York, y desde entonces docenas han seguido el ejemplo.

El Senado estatal detiene la acción

En febrero, la Asamblea aprobó un proyecto de ley que limitaría a los propietarios a la recuperación de una unidad. También tendrían que demostrar una “necesidad inmediata y apremiante” para la unidad, en vez de simplemente una intención de buena fe de ocuparla. El proyecto de ley era una de las diez medidas de reforma de renta aprobadas por la Asamblea que han sido detenidas en el Senado estatal.

El 10 de septiembre, más de 150 inquilinos viajaron a Albany para protestar la inacción del Senado.

Los líderes demócratas del Senado habían prometido durante las semanas anteriores que dos de las diez medidas, proyectos de ley para poner fin a los rescios legales de uso del propietario y de alquiler preferencial, serían votados este día. Los dos eran considerados los menos controversiales de los proyectos de ley de reforma de renta. Los inquilinos esperaban aplaudir su aprobación a la vez que protestar la inacción del Senado en torno a la legislación más fundamental, como la revocación del descontrol de viviendas disponibles. En vez de esto, los demócratas dieron carpetazo a los dos proyectos de ley, inseguros de que tuvieran los votos suficientes para aprobarlos.

El aviso que recibieron los inquilinos de 136 oeste de la calle 73, que les informó que la casera tenía la intención de desalojar el edificio entero utilizando la disposición de uso del propietario, estuvo fechado en el día siguiente,

el 11 de septiembre.

Shelly Bance, una inquilina de alquiler estabilizada en el edificio desde 1975, dijo que su preocupación inmediata fue ser desalojada en medio del invierno. Su vecino, Harou Yamaguchi, temía que si decidiera impugnar el caso y no se fuera al fin de enero, la casera podría cortar el agua y la electricidad en el edificio, una situación que había enfrentado en un apartamento previo en Queens. También se preocupó por lo que haría con sus hijos, que asisten a escuelas primarias locales.

Después de hablar con organizaciones comunitarias y abogados, los inquilinos están preparándose para defenderse. “No creo que ella esté haciendo esto en buena fe”, dijo Soler, al enterarse que la casera tiene que comprobar en la corte que realmente tiene la intención de ocupar el apartamento. “Creo que está haciéndolo solamente para desalojar a los inquilinos de alquiler estabilizado

y alquilar los apartamentos otra vez a gente que pague la tasa del mercado”.


Cuando los inquilinos se reunieron con una abogada de vivienda, Soler dijo que Bauchman le había hablado durante el verano y le había ofrecido \$5,000 a cambio de mudarse cuando su contrato de arrendamiento actual se venciera. Él dice que ella también insinuó que estaba pensando vender el edificio, pero que estaba cautelosa a causa de la depresión del mercado de bienes raíces.

Entonces sacó una carta que había recibido de la nueva casera como respuesta a una solicitud de reparaciones menores. Comenzó diciendo, “Querida Termita”.

“Guarde esta carta”, dijo la abogada, con una ligera sonrisa.



No se quede helado: ¡ORGANÍZSE!



La ley requiere que su casero proporcione calefacción y agua caliente a las temperaturas siguientes, desde el 1ro de octubre hasta el 31 de mayo:

Desde las 6 a.m. hasta las 10 p.m.: Si la temperatura afuera es de menos de 55 grados, la temperatura adentro debe ser al menos de 68 grados en todo el apartamento.

Desde las 10 p.m. hasta las 6 a.m.: Si la temperatura afuera es de menos de 40 grados, la temperatura adentro debe ser al menos de 55 grados en todo el apartamento.

Se tiene que proporcionar agua caliente a un mínimo de 120 grados en el grifo las 24 horas del día, todo el año.

Si su casero no mantiene estas temperaturas mínimas, usted debe:

- * Comenzar una “Acción HP” (HP Action) en la Corte de Vivienda. Pida una inspección por orden de la corte y una Orden de Corrección (Order to Correct)
- * Llamar al Buro Central de Quejas (Central Control Bureau) de la ciudad de Nueva York al 311 inmediatamente, para documentar la violación del casero. Llame repetidamente. Se supone que un inspector vendrá eventualmente, aunque a veces no lo haga.
- * Exhortar a los otros inquilinos en el edificio a llamar al Central Complaint. Todos deben llamar repetidamente, al menos una vez al día, todos los días en que tengan problemas con la calefacción.
- * Comprar un buen termómetro para afuera y adentro, para documentar las fechas exactas, las horas, y las temperaturas, tanto afuera como adentro, mientras tenga problemas con la calefacción. Esta documentación es su evidencia
- * Llamar a la División de Vivienda y Renovación Comunal del Estado de Nueva York (DHCR, por sus siglas en inglés) al (718) 739-6400, y pedir que le envíen el formulario de Queja de Calefacción y Agua Caliente. Llene el formulario y consiga la participación de todos los

inquilinos en su edificio que pueden firmarlo. Reclame una orden para restaurar la calefacción y el agua caliente, y que se reduzcan y congelen (¡disculpe lo de “congelen”!) todas las rentas.

- * Necesitarán una fuerte asociación de inquilinos para obligar al casero a proporcionar calefacción y agua caliente. Escriban y llamen al casero para demandar reparaciones y aceite. Prepárense para una huelga de renta (sobre todo con asesoría legal)—de relámpago si es necesario.

Las leyes sobre la calefacción establecen también:

- * Que el Departamento de Reparaciones de Emergencia de la ciudad le proporcione la calefacción si el casero no lo hace. (No se siente en un bloque de hielo—otra vez, ¡disculpe!—mientras espere que lo haga.)
- * Una multa de \$250 to \$500 al casero por cada día que se produzca la violación. (Pero la verdad es que la Corte de Vivienda raras veces impone las multas, y menos aun las cobra).
- * Una multa de \$1,000 al casero si algún aparato de control automático se instala en la caldera para mantener la temperatura por debajo del mínimo legal.
- * Si el tanque de combustible de la caldera está vacío, los inquilinos tienen el derecho de comprar su propio combustible después de haber pasado 24 horas sin calefacción y también sin obtener ninguna respuesta del casero. Esto no se aplica si la caldera está rota y necesita tanto reparación como combustible.

¡Cuidado! ¡proteja su dinero! Si los inquilinos deciden comprar el combustible, hay que seguir los procedimientos legales cuidadosamente. Consiga la ayuda y el consejo de un organizador de inquilinos. La existencia de leyes de calefacción y agua caliente vigentes no garantiza que el gobierno las implemente. No se quede helado por esperar que la ciudad o el estado actúe. ¡Organízes!



El Controlador y candidato para alcalde de la Ciudad de Nueva York Bill Thompson fue el orador principal en una manifestación en contra de los aumentos de renta el 1º de octubre. La manifestación, en las escaleras del Ayuntamiento Municipal, tuvo lugar el mismo día en que los incrementos impuestos por la Junta de Renta Regulada (Rent Guidelines Board, RGB), incluido un mínimo de \$30 para los inquilinos que habían vivido en sus apartamentos por seis años, entraron en vigencia.

Inquilinos de mayor edad y minusválidos

Las personas mayores de 62 años o más, en vivienda de renta regulada, Mitchell-Lama y algunos otros programas, con ingresos disponibles anuales de familia de \$29,000 o menos (el año pasado) y quienes pagan (o enfrentan un aumento de renta que les obligaría a pagar) un tercio o más de estos ingresos en renta pueden llenar los requisitos para una Exención de Incrementos de Renta para las Personas de Mayor Edad (Senior Citizen Rent Exemption, SCRIE). Solicítela a:

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

Los inquilinos minusválidos que reciben ayuda financiera relacionada con invalidez y tienen ingresos de \$19,284 o menos para individuos y \$27,780 o menos para una pareja y quienes enfrentan rentas iguales a o más de un tercio de sus ingresos pueden llenar los requisitos para la Exención de Incrementos de Renta para Minusválidos (Disability Rent Increase Exemption, DRIE). Solicítela a:

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

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

Upper West Side

continued from page 1

for much more money.

“I believe that most landlords assume that they can negotiate buyout settlements and/or wear the tenants down financially,” says Samuel Himmelstein, a lawyer who has represented tenants in six whole-building owner-use eviction cases, including a building on East 72nd Street where the landlords sought 23 apartments.

The current statute allows landlords “to recover possession of one or more dwelling units for personal use and occupancy.” In the 47 East Third Street case, the courts held that “one or more” means there is no limit. That ruling opened the door wide for landlords to pursue whole-building evictions throughout New York City, and dozens have since followed suit.

State Senate stalls action

In February, the Assembly passed a bill that would limit owners to recovery of one unit. They would also have to demonstrate an “immediate and compelling necessity” for the unit, rather than simply a good-faith intention to occupy it. The bill was one of ten rent-reform measures passed by the Assembly that have been stalled in the state Senate.

On Sept. 10, over 150 tenants traveled to Albany to protest the Senate’s inaction. Senate Democratic leaders had promised in the weeks prior that two of the ten bills, to close the owner-use and preferential-rent loopholes, would

come up for a vote that day. Those two were considered the least controversial of the rent-reform bills. The tenants expected to cheer their passage while protesting the Senate’s inaction on more fundamental legislation, such as the repeal of vacancy decontrol. Instead, the Democrats tabled the two bills, unsure that they had sufficient votes to pass them.

The notice the tenants of 136 West 73rd St. received, informing them that their landlord intended to empty the entire building using the owner-use provision, was dated the next day, Sept. 11.

Shelly Bance, a rent-stabilized tenant there since 1975, said that her first worry was being put out in the street in the middle of winter. Her neighbor, Harou Yamaguchi, was afraid that if he decided to fight the case and didn’t leave at the end of January, the landlord would be able to cut off water and electricity in the building—a situation he faced in a previous apartment in Queens. He also worried about what he would do with his children, who attend local public elementary schools.

After talking with community organizations and lawyers, the tenants are organizing and preparing to fight back. “I don’t think she’s doing this in good faith,” said Soler, upon finding out that the landlord must prove in court that she actually intends to occupy the apartment. “I think she’s doing this just to push out the rent-stabilized tenants and re-rent the

apartments out to people paying market rates.”

When tenants met with a housing attorney, Soler said that Bauchman had approached him over the summer and offered \$5,000 to move when his current lease ended. He says that she also indicated that she was considering selling the building, but was wary because of the downturn in the real-estate market.

He then pulled out a letter he received from the new landlord in



136 West 73rd St.

response to a request for minor repairs. “Dear Termite,” it began.

“Keep that letter,” the attorney said, with a slight smile.

Hotline Volunteers Needed!

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

Senior and Disabled Tenants

Seniors, 62 or older, in rent-regulated, Mitchell-Lama and some other housing programs whose disposable annual household income is \$29,000 or less (for the previous year) and who pay (or face a rent increase that would cause them to pay) one-third or more of that income in rent may be eligible for a Senior Citizen Rent Increase Exemption (SCRIE). Apply to:

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

Disabled tenants receiving eligible disability-related financial assistance with incomes of \$19,284 or less for individuals and \$27,780 or less for a couple facing rents equal to or more than one-third of their income may be eligible for the Disability Rent Increase Exemption (DRIE). Apply to:

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

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

Don't Freeze—Organize!



The law requires your landlord provide heat and hot water at the following levels from October 1 through May 31:

From 6 am to 10 pm: If the outside temperature falls below 55 degrees, the inside temperature must be at least 68 degrees everywhere in your apartment.

From 10 pm to 6 am: If the outside temperature falls below 40 degrees, the inside temperature must be at least 55 degrees everywhere in your apartment.

Hot water at a minimum 120 degrees at the tap must be provided 24 hours a day, year round.

If your landlord does not maintain those minimum temperatures, you should:

- * Start an “HP action” in Housing Court. Ask for a court-ordered inspection and an Order to Correct.
- * Call the New York City Central Complaints Bureau at 311 immediately to record the landlord’s violation. Call repeatedly. An inspector should eventually come, although sometimes they don’t.
- * Get other tenants in your building to call Central Complaint. Everybody should call repeatedly, at least once every day the condition is not corrected.
- * Buy a good indoor/outdoor thermometer and keep a chart of the exact dates, times, and temperature readings, inside and out, so long as the condition is not corrected. The chart is your evidence.
- * Call the New York State Division of Housing and Community Renewal at (718) 739-6400 and ask them to send you their Heat and Hot Water complaint form.

Get as many other apartments as possible in your building to sign on, demanding an order restoring heat and hot water, and a reduction and freeze (pardon the expression!) in all the rents.

You’ll need a strong tenant association to force the landlord to provide heat and hot water. Write and call the landlord and demand repairs or fuel.

Prepare to go on rent strike—but get legal advice first.

The heat laws also provide for:

- * The city’s Emergency Repair Department to supply your heat if the landlord does not. (Try waiting for this one!)
- * A \$250 to \$500 a day fine to the landlord for every day of violation. (But the Housing Court rarely imposes these fines, let alone collects them.)
- * A \$1,000 fine to the landlord if an automatic control device is put on the boiler to keep the temperature below the lawful minimum.

If your boiler’s fuel tank is empty, tenants have the right to buy their own fuel after 24 hours of no heat and no response from the landlord. But this provision does not apply if the boiler is broken and needs both repairs and fuel.

Caution! Protect your money! If you decide to buy fuel, you must follow special lawful procedures very carefully. You should get help and advice from a tenant organizer.

Because the heat and hot water laws are in the law books does not mean they are enforced by government. Don’t freeze to death waiting for the city or state to act. Organize!

Four-Year Rule

continued from 1

2001, more than four years before Grimm filed her overcharge complaint.

The Appellate Division's majority held that because it was possible that both Grimm's rent and that of the previous tenants might be fraudulent, the agency was obligated to investigate.

"DHCR should not be allowed to turn a blind eye to what could be fraud and an attempt by the landlord to circumvent the Rent Stabilization law," Justice Rolando Acosta wrote. "Based on the facts in this case, DHCR acted arbitrarily, capriciously and in disregard of its obligation in failing to consider whether the rent charged to petitioner was unlawful."

"The fact that some fraudulent landlords might escape liability is not a valid ground for ignoring the statute of limitations," Justice John T. Buckley wrote for the dissenters.

The landlord, 151 Owners Corp., was represented by Magda Cruz, one of the two owner representatives

on the city Rent Guidelines Board. She argued that the alleged fraud came before the base date and "should not have been considered at all" by the court.

If upheld by the Court of Appeals, the decision would broaden the precedent set by *Thornton v. Baron* in 2005. In that case, the Court of Appeals ruled that certain circumstances of rent fraud exempt the DHCR from complying with the general statute of limitations in Article 78 of the 1997 rent law. If a rent increase is found to be fraudulent, it held, the rent should be reduced to that of the cheapest rent-stabilized apartment of the same size in the building.

The four-year statute of limitations on rent-overcharge claims was enacted to alleviate the burden of record-keeping on landlords. However, owners of rent-regulated units are obligated to register their rents yearly with the DHCR, which keeps rent histories on file dating back to April 1, 1984.

The four-year rule has become a serious loophole for landlords to deregulate thousands of rent-regulated apartments illegally, by improperly registering the rent with the DHCR or failing to register at all. If they don't get caught in the first four years, the unit gets permanently deregulated. Since 1997, DHCR

has extended the four-year rule to claims about major capital improvements, individual apartment improvements, Fair Market Rent Appeals, and other areas.

"It is high time for this decision," professed Robert A. Katz, the counsel for Queens League of United Tenants. "Even after Article 78, the DHCR can still look back any length of time if there's fraud.

[The four-year statute] is there for the courts, not for the DHCR."

"The DHCR should not be impacted by the four-year rule," Katz continued, because "landlords have the obligation to register the rent with the DHCR."

"The four-year rule, as previously applied, let landlords get away with robbery," exclaimed Kenny Schaffer, a housing lawyer

with the Legal Aid Society of Queens and vice chair of Met Council. "Any deliberate rent overcharge is by definition fraud, and its good to see the courts understand that."



NYC Rent Guidelines Board Adjustments (Order No. 41)

for Rent Stabilized Leases commencing Oct. 1, 2009 through Sept. 30, 2010
Order No. 40, covering leases commencing prior to October 1, 2009,
is available at <http://www.metcouncil.net/campaigns/RGB.htm>

Lease Type	Current Legal Rent	One-year Lease	Two-year Lease	
Renewal Leases	All...	landlord supplies heat	3%	6%
		tenant pays for heat	2.5%	5%
	Except where last vacancy lease was 6 or more years ago and rent is below \$1000	landlord supplies heat	\$30	\$60
		tenant pays for heat	\$25	\$50
Vacancy leases	More than \$500	Vacancy allowance charged within last 8 years	17%	20%
		No vacancy allowance charged within last 8 years	0.6% times number of years since last vacancy allowance, plus 17%	0.6% times number of years since last vacancy allowance, plus 20%
	Less than \$300	Vacancy allowance charged within last 8 years	17% plus \$100	20% plus \$100
		No vacancy allowance charged within last 8 years	0.6% times number of years since last vacancy allowance, plus 17% plus \$100	0.6% times number of years since last vacancy allowance, plus 20% plus \$100
	Rent \$300 to \$500	Vacancy allowance charged within last 8 years	17% or \$100, whichever is greater	20% or \$100, whichever is greater
		No vacancy allowance charged within last 8 years	0.6% times number of years since last vacancy allowance, plus 17%, or \$100, whichever is greater	0.6% times number of years since last vacancy allowance, plus 20%, or \$100, whichever is greater

Complaint Numbers

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

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

Have a question about your rights?

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

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

212-979-0611

CITY LIMITS

Covering New York City neighborhoods, housing, social services, government and nonprofits for more than 30 years. Visit us online and sign up for the FREE e-mail news Weekly.

www.citylimits.org

Renewal Leases

Landlords must offer a rent-stabilized tenant a renewal lease 90 to 120 days before the expiration of the current lease. The renewal lease must keep the same terms and conditions as the expiring lease, except when reflecting a change in the law. Once the renewal offer is received, the tenant has 60 days to accept it and choose whether to renew the lease for one or two years. The owner must return the signed and dated copy to the tenant in 30 days. The new rent does not go into effect until the start of the new lease term, or when the owner returns the signed copy (whichever is later).

Late offers: If the owner offers the renewal late (fewer than 90 days before the expiration of the current lease), the lease term can begin, at the tenant's option, either on the date it would have begun had a timely offer been made, or on the first rent payment date 90 days after the date of the lease offer. The rent guidelines used for the renewal can be no greater than the RGB increases in effect on the date the lease should have begun (if timely offered). The tenant does not have to pay the new rent increase until 90 days after the offer was made.

Sublease Allowance

Landlords can charge a 10 per-

cent increase during the term of a sublease that commences during this guideline period.

Senior Citizen Rent Increase Exemption Program Rent-stabilized seniors (and those living in rent-controlled, Mitchell-Lama, and limited equity coop apartments), 62 or older, whose disposable annual household income is \$29,000 or less (for 2007 tax year) and who pay (or face a rent increase that would cause them to pay) one-third or more of that income in rent may be eligible for a rent freeze. *Apply to:* NYC Dept. for the Aging, SCRIE Unit, 2 Lafayette St., NY, NY 10007 or call 311 or visit their Web site, www.nyc.gov/html/dta/html/scrie/scrie.shtml.

Disability Rent Increase Exemption Program

Rent-regulated tenants receiving eligible disability-related financial assistance who have incomes of \$18,396 or less for individuals and \$26,460 or less for a couple and are facing rents equal to more than one-third of their income may be eligible for a rent freeze. *Apply to:* NYC Dept. of Finance, DRIE Exemptions, 59 Maiden Lane, 20th floor, New York, NY 10038. Call 311 for an application or go to the Web site at www.nyc.gov/html/dof/html/property/property_tax_reduc_drie.shtml.

Loft Units

Legalized loft-unit increases are 3 percent for a one-year lease and 6 percent for two years. No vacancy allowance is permitted on vacant lofts.

Hotels and SROs

4.5% for all categories, however, 0% when fewer than 85% of units are occupied by permanent, rent-regulated tenants.

Rent Overcharges

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

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

60 More Chinatown Tenants Lose Homes to Vacate Order

By Mario Mazzoni

On August 5, the landlords of 128 Hester St. in Chinatown called the city Department of Buildings, claiming that their property was structurally damaged and needed to be condemned. The DOB inspected the building and issued a vacate order that immediately left the 60 tenants homeless.

Building residents, along with advocates at Asian Americans for Equality (AAFE) who have been working with them, charge that the owner intentionally neglected and exacerbated serious structural issues, leading the way for the building to be condemned and emptied of its rent-regulated tenants.

Building condemnations and demolitions are one of the few ways that landlords can legally terminate rent-regulated tenancies. In areas ripe for redevelopment, a vacant lot may be more valuable than a fully occupied building of tenants paying below-market rents.

The owners of 128 Hester St., a group of investors headed by William H. Su, are developing an 18-story luxury hotel on the adjacent property at 91 Bowery. They began construction without taking any precautions to maintain the structural safety of 128 Hester St., and they ignored multiple violations issued by the DOB. They also demolished the old Music Palace theater at 91 Bowery, despite an effort by community members to get it landmark status. In August, the DOB ordered work stopped on the hotel.

A number of similar cases have occurred recently in Chinatown and Lower Manhattan. Last November, the DOB ordered more than 50 residents to leave 81 Bow-

citations, but failed to correct them. In May, the DOB ordered the building vacated because the foundation and rear exterior wall had deteriorated.

was issued, in a case brought by tenants alleging chronic neglect. Those tenants are represented by the West Side SRO Law Project.

On Sept. 30, the displaced tenants of 128 Hester St. rallied outside their building with community residents and AAFE, condemning the landlord's actions. Only feet away, a demolition crew carried out bed frames, dressers, and tenants' personal items. The tenants, who were given only 30 minutes to gather their belongings in August, had had to abandon many possessions.

Tenant and community leaders questioned why landlords are able to get away with such predatory practices. The owners of 128 Hester St. have already secured a demolition permit for the property and are not legally required to help the tenants find new homes, even though their neglect of the building is what caused the hazardous conditions.

AAFE is calling for a number of policy changes to prevent these types of cases from occurring again. First, the DOB should immediately alert the city Department of Housing Preservation and Development of any violations for structural damages, and require a plan for timely repairs. In the absence of such a plan, HPD should be empowered to repair the buildings and bill the landlord, and to seize property from owners unwilling to pay fines.

The group is also urging the state to revise the demolition clause of the Rent Stabilization Code. Currently, landlords who demolish rent-regulated buildings can build whatever they want on the site. The law must close this loophole and require that rent-regulated housing lost due to demolition be replaced, particularly when intentional neglect of the property led to the demolition. Displaced tenants should be given first priority to reoccupy apartments in developments where their buildings once stood, and at the same rent levels.

AAFE is representing the Essex Street and Hester Street them in court. It is helping tenants find rental assistance, or place them in public housing or in buildings run by nonprofit organizations, but some remain doubled up with other family members.

Richard Lee, advocacy associate at Asian Americans for Equality, contributed to this story.



Displaced tenants and their supporters protested actions by the landlord of 128 Hester St. in Chinatown that led to the evacuation of 60 residents. Amid the protest, workers filled a garbage truck with possessions that tenants were forced to abandon.

ery because of safety violations the landlord failed to correct.

According to Helena Wong, an organizer with the Chinatown Tenants Union, the landlord there refused to let the tenants return when the DOB rescinded the vacate order on Aug. 12. He did not relent until tenants took him to court and the community brought pressure. Though many of the tenants have moved back in, there are still a number of concerns around living conditions. CAAAV's (the Chinatown Tenants Union sponsor) and MFY Legal Services continue to work with the tenants.

At 11 Essex St., the landlord, Sion Misrahi, received several DOB

The Essex Street tenants charge that Misrahi has been trying to get them out for years and deliberately let the building deteriorate. "This guy is picking on the vulnerable, seniors, minorities who don't have the resources to fight back," AAFE executive director Chris Kui told *Downtown Express* in May. "There's been a whole pattern of years of neglect and harassment."

Last spring, the DOB had tenants living in the single-room-occupancy dwellings at 152 West 14th St. evacuated because of concerns about the building's façade. The owner was already in court when the vacate order



MARIO MAZZONI

If Bloomberg Wants to Buy the Election, Make Him Pay a Fair Price

By Steven Wishnia

Mayor Michael Bloomberg is trying to buy re-election to a third term. The city's economic and media power elites have already anointed him. Democratic candidate William Thompson is a mere afterthought to them, someone filling space on the ballot to give the appearance of democracy.

Bloomberg has already spent \$65 million on his campaign, and may pass \$100 million by November. That's a little more than \$10 per person. (Thompson so far has spent about \$4 million.) Considering that the mayor is now worth about \$17.5 billion, it's pitiful.

What do the people of New York City get for that \$100 million? A pittance. TV attack commercials, robocalls, back-page ads in neighborhood weeklies, and glossy, full-color campaign brochures that give mail carriers bad backs and go straight to landfills.

We want a better deal. If Bloomberg is going to buy the election, let's at least get a decent price for it. For the \$13 billion he has added to his fortune since he was elected mayor in 2001, we'd be willing to cancel the election and crown him mayor for four more years.

Under Bloomberg, the gap between the rich and everyone else has widened so much that if Manhattan were a country, it might beat out Namibia for the title of the most economically polarized in the world. Developers have packed New York's skyline with luxury condos. Landlords have driven tenants out of their homes all over the city to jack up rents. The symbol of Bloomberg's New York is city parks where drinking fountains don't work, but there are plenty of pushcarts peddling pints of bottled water for \$2.

The mayor sees all this as both

pragmatic and righteous—what higher purpose could there be than maximizing real-estate values? His vision of the city is turning it into a slightly greener version of Dubai. If re-elected, he will continue to serve the interests of the ultra-rich.

So let him put some real money into buying the election. Let him pay for the value he's getting.

What could \$13 billion buy for the people of New York? The Metropolitan Transportation Authority's annual deficit is now estimated at almost \$2 billion. For \$6.5 billion, Bloomberg could avert a fare increase and prevent service cuts for the next four years.

The city has a critical housing shortage. For \$5 billion, he could pay for 50,000 new apartments of genuinely affordable housing. This would create thousands of construction jobs and allow many working families to remain in the city.

That would still leave another billion for the schools, and \$500 million for job programs, alternative energy and more. We could restore the \$4 million cut from AIDS programs last year or reopen the public-housing senior centers closed to save \$18 million. Bloomberg, who touts himself as the consummate expert manager who only wants the best for the city, found those programs too costly—while he was giving the Yankees and Mets almost \$1 billion in subsidies to build new stadiums where only Bernie Madoff can afford front-row seats.

Many people think Bloomberg is a "liberal" because he's not as blatantly racist as former Mayor Rudolph Giuliani and not as fanatically anti-gay as the national Republicans. Well, if a gay black investment banker wants to buy a \$3.4 million condo on the Greenwich Village waterfront, the mayor would roll out the red carpet. But

teenage lesbians from Brownsville want to hang out on Christopher Street because it's safer to be themselves and easier to meet girls there, they're part of a troublemaking element that must be stamped out.

Bloomberg is not remotely a liberal. He's a devout plutocrat. He strongly opposes raising taxes on the rich, even to avert a massive subway-fare increase. Instead, he raised the city's sales tax. So a struggling single mother now has to kick in an extra quarter to get her kid a \$50 pair of sneakers, but millionaires don't have to pay a penny more in income taxes.

"We want the rich from around this country to move here. We love the rich people," he said on his radio show in March. "I don't know what 'fair' means. You can argue that if you make more money, you deserve more money."

Yes, \$13 billion would be a big hit on the mayor's personal fortune. It would knock him from eighth to 52nd on *Forbes* magazine's list of the 400 richest Americans. He'd be only a billion ahead of Ross Perot.

Bloomberg would have to scrape by on a paltry \$4.5 billion—the same fortune he had in 2001, before he took office. But he could console himself with the knowledge that he spent his money on building a better city for all New Yorkers, instead of merely pumping out endless rivers of propaganda claiming that he's done so.

An earlier version of this article appeared in the Independent.



WHERE TO GO FOR HELP

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

CHELSEA COALITION ON HOUSING
Covers 14th St. to 30th St., 5th Ave. to the Hudson River.
322 W. 17th St. (basement), 212-CH3-0544
Thursdays 7:30 pm

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

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

MIRABAL SISTERS
618 W. 142nd St., 212-234-3002
Saturdays 1 - 4 pm

PRATT AREA COMMUNITY COUNCIL
201 DeKalb Ave., Brooklyn,
718-522-2613 ext. 24
3rd Wednesday 6 pm

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

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

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

NEIGHBORS HELPING NEIGHBORS
Covers Sunset Park and surrounding neighborhoods
443 39 St., Ste. 202, Brooklyn
By appointment only. 718-686-7946, ext. 10

NYC TENANTS RIGHTS CLINIC
305 Broadway (Corner of Duane), Suite 201, 212-571-4080
Tuesdays 4:30-7:30pm

QUEENS COMMUNITY HOUSE
Forest Hills Community Center,
10825 62nd Dr., Forest Hills
(718) 592-5757, ext. 280
Mondays and Wednesdays ... 9:30-11 am

QUEENS COMMUNITY HOUSE
Pomono Community Center,
6709 Kissena Blvd., Flushing
(718) 591-6060
Fridays 10 am-12 pm



METROPOLITAN COUNCIL ON HOUSING

Met Council is a citywide tenant union.

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

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

212-979-0611

Join Met Council

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

My apartment controlled stabilized unregulated other _____

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

Name _____

Address _____ Apt. No. _____

City _____ State _____ Zip _____

Home Phone Number _____ Email _____

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