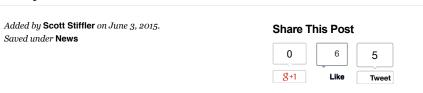


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Symposium Preps Advocates for Albany Housing Rally





Panelists discussed the future of affordable housing in New York City, at a May 30 symposium hosted by Councilmember Corey Johnson. Photo by Winnie McCroy.

BY WINNIE McCROY | On a day when the sun shone brightly over happy children playing in a bouncy castle at the street fair on W. 26th St., few people would have opted to stay indoors. But for the 70 individuals who gathered at Hudson Guild's Elliott Center on the afternoon of Sat.,

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May 30, the promise of affordable housing offered an even brighter option.	
FROMOUBISEAT, FROM SWARDERS and clothing are going up, but people we neighborhood for their entire lives are wondering how long they can hang in	there, especially on
West Side," said the symposium's host, Councilmember Corey Johnson." Let Me a cliff Fluxury housing for part-time residents, or a city of families. the fabric of New York?"	"Are we going to Haul of Nearly \$11,000 for Ron Johnson, Anti-Gay Wisconsin Senator, at Reisner-Weiderpass Bash
Challah back! B&H dairy restaurant reopens on 2nd Ave.	NY State Codifies Fair Treatment for Trans Students
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Bandists discussed the Sature of affordable housing in New York City, a subjection	AST VILLAGER NEWS ect-given urgency by
	Among powerful friends, Chin enters her second term Top cop says special unit, outreach can cut thefts
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Leomona: The amaiora cuit acregimate the apartment when it is accurate. The	ਬਾਦ ਸਦm. said Judge says city broke the law by approving N.Y.U. superblocks plan
Under the current system. It is duite easy for unscribulous landlords to get	De Blasio seems on same page with evicted news vendor
legal limit in the following year, driving that tenant out. Then, they can make and raise the rent 1/40th of those costs. Before long, the rent reaches \$2,500	"improvements"
нժոց rtment is ըօվ օրջ է regulated, This bas resulted in the loss օք 400 թթ. թ. apartments in the past 20 years, said Desmond.	TERESULATED CLASSIFIED ADVERTISING JOBS RSS ↑ CHELSEANOW.COM
chelseanow.com copyright 2014 NYC Community Media, LLC ONE "We want reform in the rent guidelines for the city's 2.5 million rent stabilize said adding "It's high time for a rent freeze or rollback"	METROTECH, 10TH FLOOR NYC, NY 11201 PHONE: 212.229.1890 ed tenants," Johnson

An apartment is rent controlled if the tenant has lived there since 1971, and is rent stabilized if they've lived there since 1974. Rent regulation allows tenants to remain in the apartment as long as they don't violate the lease, and to have their rent hikes set by the Rent Guidelines Board, a nine-person board appointed by the mayor to determine the permitted rise in rent for one- and two-year leases. Even though this usually maxes out at 2.75 percent for a two-year lease, advocates say it is too much.

"We're pushing for rent rollbacks, because every year the board rubber-stamps rent increases while landlords reap incredible profits," said Goldstein. "In the next month, there will be public hearings in each borough. Tenants must testify, because landlords are saying they are not making enough money."

Weithman pointed to her work securing a zero percent increase for Single Room Occupancy tenants as proof that testifying could make a big difference, and could be very empowering.

The city is divided into public housing, affordable housing and market rate housing. Public housing is for those living below the poverty line.

Affordable housing is calculated by a formula that figures the area median income (AMI), and allots 30 percent of that for housing. Market rate housing is housing with any rent that the current market will allow and that a tenant will pay.

Johnson also noted that public housing was at risk, adding, "We must ensure the stock administered by NYCHA [New York City Housing Authority] is sustained for the next generation of New Yorkers. We must improve the quality of life for the half million New Yorkers in public housing."

A New York without NYCHA, Honan added, "is unimaginable. We are only getting 80 cents on the dollar of what we need. Eventually, the camel's back breaks."

Honan noted that Mayor Bill de Blasio has helped matters by transferring 100,000 workers to other city agencies, and forgiving NYCHA's \$70 million in police services and \$30 million payment in lieu of taxes.

But there aren't just problems with private landlords. Local resident Jean Sullivan spoke candidly about her battles with NYCHA, telling the crowd that she has been submitting requests for a paint job for upwards of six years. Honan said he would work to help her.

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In a Facebook posting on the late afternoon of June 3, Councilmember Corey Johnson wrote, "I was arrested in the Capitol for demanding Albany to strengthen rent regulations and protect New Yorkers in our last remaining affordable housing stock. We will not give up!"

The afternoon saw attendees break off into small workshops covering Tenant's Rights and Repairs, Senior Citizen's Rent Increase Exemption, Rent Law and Rent Guidelines, and Finding and Applying for Affordable Housing.

But as Lillian from The Actors Fund noted, what constitutes affordable housing is determined by calculating the AMI, then allocating 30 percent for housing. The result basically excludes middle class families from ever qualifying.

"Almost one third of New Yorkers pay more than half their income to rent," she said. "This means that if you are making \$35-60K per year, there is absolutely no subsidized housing for you."

Join advocates and tenants when they rally in Albany on June 9. Buses leave at 7 a.m. at 135th St. and Fifth Ave. in front of PS197 and return to NYC at 6 p.m. Transportation is free (breakfast and lunch are included). Reserve your seat by calling Darren at Tenants & Neighbors at 212-608-4320 x316 or email Darren@tandn.org. Also visit tandn.org.

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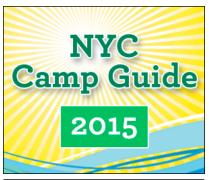
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