Tenants’ activism over the last year—more than 250 showed up at the June 20 Rent Guidelines Board (RGB) final vote, chanting “Roll back the rents!” and “Rent freeze now”—has accomplished at least one thing: It’s made the RGB pay lip service to the problems caused by the city’s skyrocketing rents. Before the board voted to set next year’s guidelines for increases on rent-stabilized apartments, virtually every member spoke of the city’s “affordable-housing crisis.” Even landlord representative Steven Schleider said the city needed to create affordable housing to replace rent-stabilized units lost to deregulation.

The board then voted to increase the price of affordable housing. By a 6-3 margin, it approved letting landlords raise rents by 2.75 percent for a one-year lease renewal and 5.5 percent for two years. Rent-stabilized tenants who pay for their own heat will get slightly smaller increases, 2.25 percent and 4.5 percent.

The RGB rejected a two-year rent freeze on apartments by 6-3. Martin Zelnik, the only one of the five public members to vote for the freeze, said that while the board considers the effects of rising fuel costs on landlords’ incomes—a big issue this year—it does not take into account the effects of rising rents, subway fares, and college tuition on tenants’ quality of life. He “reluctantly” voted for the final increase.

The board also voted 6-2 with one abstention to freeze rents on residential hotels and rooming houses, but rejected Zelnik’s proposal to lower rents in such buildings if the landlord has been caught illegally converting rooms to transient use.

RGB tenant representative Adriene Holder said she was “very disappointed” by the results. “You’ve got all these people on the board saying that there’s an affordable housing crisis, and then they say, ‘that’s why we’re voting for this increase.’” As the RGB traditionally sets smaller rent increases in election years, she added, “I think the next two years are going to be really bad for tenants.”

“I don’t know what I’m going to do,” said Carly, a 61-year-old widow from the Bronx who is trying to get on disability because she has torn ligaments in her knees. “The money doesn’t come in like that.”

The tenants who turned out at Cooper Union’s Great Hall to protest—including several dozen tenants who are going to be really bad for tenants.”

The tenants who turned out at Cooper Union’s Great Hall to protest—including several dozen tenants higher costs—higher rents?” signs. “We’re not gonna make it easy,” a young woman called out as the crowd surged into the aisles. “Let ‘em know how you feel,” an old man called back. The crowd of tenants edged over to the landlord side of the hall, chanting, “Open your books, you dirty crooks,” while a blonde landlord shrieked back, “No free lunch! No free lunch!”

In proposing the rent freeze, tenant representative David Pagan noted that “very few apartments are affordable” for tenants making less than 80 percent.
Third Street Tenants Win Round

Embattled tenants at 47 East Third St. won a victory June 24, when State Supreme Court Justice Paul Feinman issued a preliminary injunction barring their landlord from evicting them until their case is settled. The building’s owners, Alistair and Catherine Economidou, have been trying to oust all the tenants, claiming that they need all 15 apartments to make a home for themselves and their child. Justice Feinman noted that the law allowing landlords to move into rent-stabilized apartments has generally applied to one unit at a time, not to whole buildings; that the tenants would face severe hardship if evicted; and that there is no effective penalty for fraudulent “personal occupancy” claims.

“It really is a good outcome and we are happy about it,” says tenant Ursula Kinzel—but the building’s residents will still have to go through several years of litigation to keep their homes.

Supporters of the 47 E. Third St. tenants at a demonstration June 25.

Pro-Tenant Bills Pass in Council, Legislature

By Bennett Baumer

Tenant groups won the passage of two bills, one in the City Council and one in the state legislature, that will help people in government-subsidized housing and disabled New Yorkers.

On June 23, the City Council passed the Tenant Empowerment Act (Intro 186), which will give tenants in over 108,000 government-subsidized affordable apartments the ability to purchase the buildings should the landlord opt out of the subsidy program. A large coalition of tenant groups, including Met Council, pushed for the bill, and the Council passed it by a vote of 47 to 3.

The bill specifically gives tenants in Mitchell-Lama and Section 8 the right of “first refusal” to purchase their buildings if the landlord decides to leave the program. If the tenants can match the free-market bid offered by an outside party, the landlord will be required to sell them the building.

“There’s a lot to be done to make this bill solid,” said Andrea Foley-Murphy of Tenants and Neighbors. “[Intro 186] gives tenants a seat at the table.”

Mayor Michael Bloomberg may veto the bill, but the Council could override him. Bloomberg wants to pass legislation that would use a different method to prevent Mitchell-Lama landlords from decontrolling apartments, by helping them refinace debt and make repairs.

A day after Intro 186 passed, tenants and disabled advocates scored another victory in Albany, winning rent freezes for up to 20,000 households headed by disabled people. Households in New York State that receive SSI, SSDI, or veterans’ pensions, along with those enrolled in the Medicaid Buy-in program, will be exempted from rent increases when their rents rise above 30 percent of their income.

Nonetheless, advocates wanted the state legislature to set a higher income limit for the exemption. Senior citizens participating in the SSI/SCRIE program quality for rent exemptions if their household income is below $24,000. A single disabled person must have an income below $17,000 to qualify.
El activismo de los inquilinos durante el año pasado (más de 250 de ellos que asistieron a la junta de la Junta de Regulación de Renta, corriendo “Disminuyan las rentas” y “Gobiernos: Haga todo lo posible para desregulación” en la última reunión de la Junta de Regulación de Renta) logró cuando menos una cosa: hizo a la Renta reconocer los problemas causados por las rentas excesivas, aunque sea en un puro jarabe de pico. Antes de que la junta votara para fijar las pautas de aumentos del próximo año en los apartamentos de renta estabilizada, casi todos los miembros hablaron de la “crisis de vivienda asequible.” Hasta el representante de los caseros Steven Schleider dijo que la ciudad necesitaba crear vivienda asequible para reemplazar las unidades de renta estabilizada perdidas por la desregulación.

La junta luego votó para aumentar el precio de las viviendas aunque el tamaño de las viviendas aumentó de 2.75 por ciento por año para viviendas con un monto de $300 a $350 por año. Los inquilinos de renta estabilizada que pagan su propia calefacción reciben un aumento de un poco más pequeño, un 2.25 por ciento y un 4.5 por ciento.

La Renta rechazó una congelación de apartamentos por dos años, con una votación de 6 a 3. Martin Zelnhik, el único miembro público que votó por la congelación, dijo que en su opinión la consideración del efecto del costo en el alza de combustibles en el futuro (con una cuestión importante este año), no toma en cuenta el efecto en la calidad de vida de los inquilinos. Por el aumento de 5.5 por ciento por el metro y el costo de la enseñanza. El voto “a regañadientes” generó un sarampión final. La junta también votó 6 a 2 con una abstención para congelar las rentas en los hoteles residenciales, pero rechazó la propuesta de Zelnhik para disminuir las rentas en tales edificios si se ha pillado al casero en el acto ilegal de convertir habitaciones para uso transitorio.

La representante de los inquilinos en la Renta Adriene Holder dijo que estuvo “muy decepcionada” por la derrota. “Hay tantos en la junta diciendo que existe una crisis de vivienda asequible y luego dice, ‘Por el alza 5.5 por ciento por año’. Como la Renta tradicionalmente fija aumentos de rentas más pequeños en las elecciones municipales, añadió, “creo que los dos próximos años van a ser realmente malos para los inquilinos.”

“No sé qué voy a hacer,” dijo.
Remembering Jane Benedict
By Jenny Laurie

Jane Benedict, principal founder and longtime chair of Met Council, died on June 19 at the age of 93 at Oakland, California, where she had been living since 1999, when she moved to Oakland. She was a friend and inspiration to many of us, and her company was a delight.

Jane described the neighborhood as a small United Nations, with residents from Germany, Ireland, and eastern and southern Europe. After World War II, Yorkville, with its old tenement housing and elderly, working-class, and poor residents, was ripe for the new tide of development taking over the city. Spurred by the postwar building boom and the removal of the Third Avenue El, developers were besieging the neighborhood, tearing down the old rent-controlled tenements and constructing new luxury buildings. Desperate neighbors sought Jane out for advice on how to avoid eviction when the landlord planned to demolish their building. At that time, despite the postwar rent control laws, landlords had unlimited rights to evict tenants when they planned to demolish a building. "We would do everything we could think of to try and stop the day of doom when they would have to get out. We would have demonstrations, we'd get free legal help if we could," Jane said of the often fruitless attempts to stop the evictions. "We tried to get the law amended. We went to City Hall and we did make some headway. But there was no stopping the avalanche." To fight this displacement, Jane, along with the late Met Council activists Irene Kohn and other veteran ALP members, established the Yorkville Save Our Homes Committee. Save Our Homes Committees and other neighborhood groups were organizing around the city to fight the massive redevelopment plans of Robert Moses, Moses, the metropolitan area’s development czar, began the 1920s through the 1960s, planned to use Title 1 of the National Housing Act to tear down much of the low and middle-income neighborhoods in the name of urban renewal. While working with the new coalition, Jane continued to lead the Yorkville group, where she agitated for the development of affordable housing on empty sites. That resulted in the first integrated meetings and committees in Yorkville (which was, in her words, "like a jungles" those days). The effort resulted in the building of the Stanley Isaacs Houses and the Holmes Towers, and helped propel the development of the Mitchell-Lama program.

In the beginning, Met Council focused on the big housing and social issues. "We always fought against racism, Jane said. "In the 1950s, we actually brought Met Council forward taking positions on issues, testifying on them, and issuing literature on them." The late Met Council activist Franz Lehmann (who had been inspired by the Cooper Square Committee, which issued its own plans for redevelopment that included affordable housing drawn primarily by Walter Thalman, who died earlier this year). "These were neighborhoods where Moses, who was a very powerful man, was actually beaten back by very grassroots groups," she said. Jane led Met Council through the 1960s and 1970s, organizing tenant associations to win better services and repairs, and developing the rent strike—which the
A tribute to her. Dave Powell, an organizer in the 1970s, said on a recent radio show. Delgado, a Met Council organizer and left with a worldview, “Tito understood that the best way to stick it to those bastards—and to survive—is to organize.”

Jane did all this work while raising a family, showing us a model of a caring and loving wife, mother and grandmother. As her son, Jim Hawley, put it recently, “With Mom, there was no sense of having to balance [work and family]; she just loved her life and raised us as a part of that life.” She loved a vodka martini, dining out in restaurants with friends, and being the warm, inviting person who was such a model for young people at Met Council.

Jane is survived by her son and daughter-in-law, Jim Hawley and Diane Ehrensaft; her daughter, Ellen Hawley, and her daughter’s partner, Ida Swearingen; her grandchildren, Rebeccas Hawley and Jesse Ehrensaft-Hawley; and her great-granddaughter, Satya Hawley.

Jenny Laurie is executive director of Met Council.

I met Jane in 1974, when I was a 19-year-old college student assigned to intern at Met Council. I had never met a community organizer before, and the example set by both Jane Benedict and Esther Rand literally changed my life.

Finally, I saw women I wanted to emulate—strong, passionate, outspoken, and sassy. I have never forgotten them and credit them with teaching me that politics matters and requires our constant attention.

—Eleanor Bader

Jane Benedict was the most militant tenant leader I can remember in the city of New York. In 1988, a group of tenants from 521-523 West 156th St. was organized by the Riverside Edgecombe Neighborhood Association to protest at the Department of Housing Preservation and Development headquarters at 100 Gold St. The tenants, almost all low-income women with small children, had no electricity, so they had to drape wiring from room to room to plug in their appliances. They had no gas, so they had to cook on electric stoves, and they organized themselves to cook cooperatively. The buildings had been without heat or hot water for two years.

I invited Jane, as the chairwoman of Met Council, to join us in the demonstration. When we arrived, the doors leading to the commissioners’ office were locked, and we didn’t know how to proceed. We were stuck on a high floor at 100 Gold St. with no access to the press or to the HPD commissioner. What to do? Jane, with her unerring judgment, sized up the situation and sat down on the floor to protest our being locked out. We simply all sat down with her. We chanted and held signs, and sure enough, after a while the commissioner came out to talk with us. By 3 p.m., HPD officials had arranged for contractors to repair the heating system.

Jane had the instinct to struggle and always got the best of the elected officials or administrators with whom she locked horns. Maybe this was because she cared so much, because she knew so much, and because she could speak more intelligently than any of them. I’ll never forget the time we were in Albany in the 1990s when we wanted a meeting with then Governor Mario Cuomo. Hundreds of tenants swarmed through the hallways, banging on doors, chanting, and singing (led by Jane) until the governor finally agreed to come out and speak to us. Although Governor Cuomo was quite a good speaker and was no fool, Jane wiped the floor with him, in front of about 100 tenants.

This was a great woman who left her mark on generations of tenant activists!

—Jeanie Duhnau
### NYC Rent Guidelines Board Adjustments (Order No. 36)

For Rent Stabilized Leases commencing Oct. 1, 2004 through Sept. 30, 2005

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<th>Current Legal Rent</th>
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<th>Two-year Lease</th>
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<tr>
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<tr>
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<tr>
<td><strong>Vacancy Leases</strong></td>
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<td>17% or $100, whichever is greater</td>
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<td>20% or $100, whichever is greater</td>
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**Senior Citizen Rent Increase Exemption**

Rent stabilized seniors, 62 or older whose total household income is $24,000 or less and who pay (or face a rent 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). For previous guidelines call the RGC at 212-385-2934 or go to www.housingny.com.

### Gastos más altos—rentas que decían "Ayuden a los más o menos 40 caseros, dianos," del Consejo decían "Héroes coti- en playeras verdes que trabajadores municipales docenas de residentes del de Cooper Union para acudieron al Gran Salón an apartment which was rent vacancy bonuses do not apply to period covered by the guidelines, 2-year renewal guidelines can in the twelve-month period be- in the maximum increases land-
Mitchell-Lama continued from page 1

issue before, that just taking a building out of the Mitchell-Lama program could be a basis for "unique and peculiar circumstances."

In their appeal to the state's highest court, the tenants' lawyers argued that the "unique and peculiar" exception could not apply to any pre-1969 buildings at all, and in any event, was meant to apply to at most a handful of apartments, not to nearly 20,000. They also contended that the exception could not be used if the result would effectively rezone entire neighborhoods, and was not meant to apply in cases where the statute was being followed to the letter, as it was there. That would go against the purpose of the ETPA, of bringing apartments back into rent regulation after vacancy decontrol.

In 1967, the Court of Appeals decision focused on a law that the tenants and DHCR believe did not apply at all: the Vacancy Decontrol Law (VDL) of 1971. The VDL, which went into effect July 1, 1971, deregulated every apartment that was subject to vacancy decontrol.

When that proved disastrous, the Legislature passed the ETPA, to recapture into rent regulation all those apartments lost between 1969 and 1974. Mitchell-Lama buildings, in the meantime, were somewhere off to the side. The RSL did not apply to them: They didn't need to be rent-stabilized, because their rents were even more effectively regulated. And they weren't then subject to vacancy decontrol because any apartment vacated was subject to Mitchell-Lama.

Unfortunately, the Court of Appeals saw it differently. It held that once apartments were taken out of Mitchell-Lama, either the RSL kicked in to help their tenants—or, depending on the dates the apartments were constructed and occupied, the VDL kicked in first and then the ETPA restored them. And since the ETPA includes a provision allowing for "unique and peculiar circumstances" adjustments, tenants covered by the ETPA are subject to the landlord's applications for those adjustments.

So tenants in buildings built before March 10, 1969, are covered by the RSL if they moved in up to July 1, 1971, and are covered by the ETPA if they moved in after that date. Tenants in buildings built between March 10, 1969 and January 1, 1974 were never covered by the RSL, and are covered by the ETPA, regardless of when the tenants moved into their individual apartment.

The good news: Many tenants living in their original apartments in 1969 buildings are protected from "unique and peculiar circumstances" increase applications. This is especially good since many of those tenants are seniors, and in some particularly stable buildings, like Westgate, these protected tenants may make up about half of the building.

"Westgate's landlord's lawyer claimed in a recent issue of the New York Law Journal that only 15 percent are protected, but tenants deny that."

The bad news: Even those tenants will face the loss of their neighbors and the stable, integrated communities that have been built through Mitchell-Lama. And thousands of tenants in post-1969 buildings still face losing their homes.

An added complication exists for tenants in pre-1969 buildings who transferred apartments after the July 1, 1971 date. There is speculation that anyone who transferred at the landlord's request (such as seniors moving to a smaller apartment) would be protected, while others might not. That question also may end up being resolved by the courts.

Right now, there are pending "unique and peculiar circumstances" applications for Central Gardens, the Urstadt Law—after the Urstadt Law—a view that is not universal. Nor do the pre-74’s have help from the state. The two bills that Mayor Bloomberg has proposed to the Legislature (sponsored by Assemblymember Yito Lopez and Senator Frank Padavan), to post-1973 Mitchell-Lamas into rent stabilization and protect them from "unique and peculiar circumstances" increases would not apply to pre-1974—and Bloomberg has refused to amend his bills. (Some tenants smell a rat: Laurence Gluck, a spokesman for the Real Estate Board of New York, owns six pre-1974 Mitchell-Lamas: Boulevard Towers I, Bronx; Bruckner Towers, Central Park Gardens, Prospect Towers, Town House West Apartments, and Westwood House.)

Finally, tenants cannot expect help from the federal government, because of the Bush administration’s ongoing campaign to cut Section 8 vouchers and its specific efforts to give tenants "enhanced vouchers" in Mitchell-Lama Buildings—Where They Stand

The buildings whose tenants are affected directly by the Court of Appeals decision (those they were built before March 10, 1969) include a total of 6,466 apartments. They are:

Albany Plaza - Brooklyn
Boulevard Towers I - Bronx
Brookdale Hospital - Brooklyn
Bruckner Towers - Bronx
Carol Gardens - Bronx
Dancis Associations - Bronx
Evergreen Gardens - Bronx
Franklin Plaza - Manhattan (East Harlem)
Fordham Towers - Bronx
Independence House - Manhattan
Jewish Hosp. of Bklyn. - Brooklyn
Kissena I - Queens
Lafayette Morrison - Bronx
Noile Mansion - Bronx
Westgate (KSLM-Columbus Apts.) - Manhattan

The buildings covered entirely by the ETPA contain a total of 13,445 apartments. They are:

Albert Einstein Student Housing - Bronx
Bay Towers - Queens (Rockaway Park)
Beekman Staff - Manhattan
Bethune Towers - Manhattan
Central Park Gardens - Manhattan
Columbus House - Manhattan
Columbus Manor - Manhattan
Essex Terrace - Brooklyn
Findlay Houses - Bronx
F. Schuyler Houses - Bronx
General Sedgwick House - Bronx
Goodwill Terrace Apartments - Queens
Hamilton House - Manhattan
Highbridge House - Bronx
Kingsbridge Apartments - Bronx
Kissena II nursing home - Queens
Kitay (W.Kingsbridge) - Queens
Jane Towers - Bronx
Lafayette Boynton - Bronx
Linden Plaza - Brooklyn
Lionel Hampton Houses - Manhattan
Meadow Manor - Queens
Montefiore Staff Housing - Bronx
New Amsterdam - Manhattan
River Park - Bronx
Phipps Plaza East - Manhattan
Phipps Plaza North - Manhattan
Promenade Apts. - Bronx
Prospect Towers - Brooklyn
Regina Pacis - Brooklyn
River Plaza - Bronx
Robert Fulton Terrace - Bronx
Scheuer House - Brooklyn
Stern Residence - Manhattan
Stratford Towers - Bronx
Tanya Towers - Manhattan
Tower West - Manhattan
Town House West Apts. - Manhattan
Trinity House - Manhattan
Twin Parks N.E. 2 - Bronx
Twin Parks N.E. 6 & 8 - Bronx
Twin Parks N.W. 4.5 & 11 - Bronx
Twin Parks S.E. 3 & 4 - Bronx
Twin Parks S.W. (all 4) - Bronx
Underwood/Delos House - Bronx
United Old Felows Co. - Bronx
West Side Manor - Manhattan
Westview Apartments - Manhattan
Westwood House - Manhattan

continued on page 8

Senior Citizen Rent Increase Exemption (SCRIE)

Are you 62 or older? Do you pay 1/3 of your income or more for rent, and is your household income $24,000 or less after taxes? Apply today for the Senior Citizen Rent Increase Exemption to see if you qualify for this benefit, which freezes your rent.

SCRIE exempts rent-controlled, rent-stabilized, Mitchell-Lama, and rent-regulated hotel tenants from most rent increases. (If you live in a Mitchell-Lama, see building management. Other limited-equity developments such as Penn South are covered as well.) There is no limit on assets, and in measuring household income, you need only report what roommates contribute for rent, not what they earn.

How to apply

You can apply for the rent-increase exemption with the New York City Department for the Aging by calling 311 (ask for the Department for the Aging, or a SCRIE application); by visiting their office at 2 Lafayette Street, 6th Floor, New York, NY 10007, or visiting a local senior center. You can also get a copy of the application off the agency's Web site, and use their "Benefit Quick Check" to see what benefits, including SCRIE, you qualify for. Go to www.nyc.gov/html/daa/ html/16benefits.html and scroll down to the SCRIE section.

NYC Department for the Aging SCRIE

2 Lafayette Street, 6th Floor
New York, NY 10007
RGB Increase
continued from page 1
cent of the median income for the city, or less than about $35,000 a year for a single person and $50,000 for a family of four. “We give all the weight to [landlords’] income and expenses,” he told the board, but “there is no formula to quantify the plight of the tenants.”

“Get a job!” shouted someone on the landlord side.

“I can’t get out of the shelter system,” said Lawrence Lee, 36, who just got a $7.50 an hour job in building maintenance after two years in a homeless shelter. He has had a rent voucher good for $765 a month from the city’s Housing Stability Plus program since April, he said, but hasn’t been able to find an apartment for less than $850.

Tenants’ complaints sank into the board’s rhetoric, but not their votes. “No one can deny that there is an affordable-housing crisis,” said public member Betty Phillips Adams—as she voted against the rent freeze. “Real wages have declined,” said public member Gale Kauftman—as she voted for the final increase. Schleider’s talk about the loss of affordable apartments to deregulation, an issue usually raised by tenant groups, was a prelude to his proposal for a 6 percent surcharge on long-term tenants and a $10 a room fuel surcharge. (The board rejected that by 7-2.) Even RGB chair Markus Kantor got into the pseudo-pundit act, denouncing a Zelnik proposal to limit rent increases in buildings where a quarter of the units are already deregulated as a “poor tax,” because it would have given lower increases in areas where rents are nearing the $2,000 deregulation threshold.

The final increases allowed weren’t as high as the RGB’s preliminary guidelines, but many people will be forced out of their homes, said City Councilmember Robert Jackson. Many tenants come to his office seeking help against eviction, he added, and “people don’t know how great the demand is.” He suggested expanding the Senior Citizen Rent Increase Exemption Program.

Though rent increases hit the poor and elderly hardest, housing costs have been crushing the city’s working-class residents more than for some time. “A lot of our members have children. It isn’t like they’re living by themselves,” said Os- gar Alvarado, DC 37’s assistant political director. The union’s 121,000 members, who include city clerks, custodians, schoolcrossing guards, and Parks Department workers, typically make between $20,000 and $35,000 a year, he explained, and they complain about housing problems “all the time.”

“Rent is getting totally out of control. Something needs to be done. People are cutting back on their food,” said DC 37 member Melvin Benton, who urged a three-year rent freeze to “give the work-class people some slack.”

Mitchell-Lama
continued from page 1

Met Council wants to profile you and your neighbors’ struggle to obtain affordable quality housing. We want you to write for Tenantry/Inquilino. For more information call 212-979-6238.

WHERE TO GO FOR HELP

LOWER EAST SIDE BRANCH
61 E. 4th St. (btwn. 2nd Ave. & Bowery)
Tuesday & Thursday ............... 6-7 pm

CHELSEA COALITION
ON HOUSING
Covers 14th St. to 30th St., 5th Ave. to the Hudson River
302 W. 17 St. (basement, Chs. 0-544)
Tuesday & Wednesday .......... 6-7 pm

GOLES (Good Old Lower East Side)
525 E. 6th St. (btwn. Ave. A & B)
Lower East Side Tenants only.
426 W. 25 St. (basement entrance)
Monday, Wednesday, Thursday

HOUSING COMMITTEE of RENA
Covers 135 St. to 165 St. from Riverside Dr. to St. Nicholas Ave.
544 W. 17th St. (basement entrance)
Thursday ............................... 8 pm

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.

I am interested in volunteering my time to Met Council. Please call me to schedule times and dates. 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

8 July 2005 — TENANT/INQUILINO

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.

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

212-979-0611