



Tenant Inquilino

Housing for people, not profit

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Still We Rise March: The New York the Bush Partisans Wouldn't See

By Steven Wishnia

Is this a good day for a protest?" Harlem housing organizer James Lewis calls out. "We're mad as hell and we're not gonna take it any more." "That's right," someone calls back.

Lewis was kicking off the march August 30 by Still We Rise, a coalition of more than 50 mostly local neighborhood, housing, immigrant, homeless, and AIDS organizations, including Met Council. It drew around 10,000 people and focused on the gritty realities of life in a city where the gap between the rich and the poor is greater than it's been since the robber-baron days of the 19th century. This march came from the New York outside the Republican Convention delegates' glitzy cocoon in Midtown; the New York, where, as 19-year-old Jesus Gonzalez of Bushwick put it, "we've got schools that look like prisons, with metal detectors and police in the halls, and prisons that look like schools, because they've got so many kids locked up."

"The Republicans are coming to town and seeing this totally sanitized version of New York City," said Patrick Markee of the Coalition for the Homeless. "They could spend all their time there and not see the impact of Bush's policies on New Yorkers." Homelessness in the city, he said, is up 60 percent since Bush took office, has doubled among families with children, and is likely to get a lot worse if Bush's plans to decimate the Section 8 rent-subsidy program go through.

"This is a message to the Republicans that they can't wrap themselves in the flag. There's nothing more



Still We Rise marchers gather in Chelsea.

American than dissidence," said Hector Landron, 38, a graying newspaper deliveryman from the South Bronx. Landron, who has three children, was most con-

cerned about education: Bush's "No Child Left Behind" program has cut money for schools while requiring teachers "to teach to a test instead of teaching our children." He

also spoke about housing; in the South Bronx, one of the city's cheapest neighborhoods, "the average rent for a two-bedroom

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Lead Law Goes Into Effect; Courts Nix Landlord Challenge

By Mario Plomo

After years of struggle, a comprehensive new lead-poisoning prevention law went into effect in New York City on August 2. Known as Local Law 1 of 2004, the law was originally introduced by Councilmember Bill Perkins (D-Manhattan) and was passed by a 45-4 vote over Mayor Bloomberg's veto earlier this year. Local Law 1's enactment was a major milestone for the tenant movement, as it represented the result of years of organizing and coalition-building with a broad range of constituencies, including public-health, environmental, parent, labor, racial-justice, and education organizations.

Several landlord groups brought a lawsuit against the City Council to invalidate the new law, alleging that it would actually be environmentally harmful

for tenants. Met Council and several other organizations, represented by Northern Manhattan Improvement Corporation Legal Services, intervened to defend the law. On August 30, State Supreme Court Justice Louis York dismissed the suit, ruling that the landlord organizations had no standing to raise environmental concerns. As of press time, no appeal had been filed, but the Rent Stabilization Association told *City Limits* magazine that they plan to appeal.

Like the city's window-guard law, Local Law 1 requires landlords to ascertain whether young children (under age 7) reside in the dwelling, both at the initial lease signing and in January of each year. Landlords must make sure there are no lead hazards in the units where young children re-

side—they must inspect apartments annually, or more often if needed. They must follow specified safe-work practices and use properly trained personnel when removing lead hazards or any time they disturb lead paint or paint that might contain lead. In addition, landlords must abate certain lead-paint conditions permanently when apartments become vacant.

The city Department of Housing Preservation and Development is required to inspect buildings promptly in response to complaints of lead hazards, to cite peeling lead paint, and—if the landlord fails to correct the problem—to perform the repairs (and bill the landlord). (A fuller summary of the new law and additional information are available at www.nyccelp.org.)

Lead poisoning inflicts

permanent brain damage on young children, resulting in a broad range of deficits that impede their ability to become productive members of society. Sadly, while lead poisoning is one of most common environmental diseases affecting children, with thousands of New York City children afflicted annually, it is also the most preventable. By far the most common source is

lead paint in the dwellings where children spend their early years. Children ingest lead most readily from the dust that forms either when paint deteriorates or when painted surfaces such as doors or windows abrade. Work that involves disturbing painted surfaces can also create lead dust when safe practices are not followed.

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9/11 Recovery Funds Shortchange Housing, Report Says

By Steven Wishnia

Federal 9/11 recovery funds have been “skewed” toward big business and real-estate interests at the expense of jobs, housing, and transportation for other Lower Manhattan residents, according to a report by a watchdog group that tracks corporate subsidies.

The report, “The LMDC—They’re in the Money, We’re in the Dark,” was released Aug. 12 by Good Jobs New York’s Reconstruction Watch. It also alleges that the Lower Manhattan Development Corporation, established after the World Trade Center attacks to disburse \$2.78 billion in federal recovery funds, has been unresponsive to public input and secretive about its decision-making.

“The LMDC is supposed to help those most seriously affected by the 9/11 attacks,” GJNY project director Bettina Damiani said in a statement. “Instead, it favors wealthy businesses and neighborhoods and creates obstacles to full participation by community groups representing low- and middle-income New Yorkers.”

The report was particularly critical of the LMDC’s actions on housing. “Any entity charged with the economic revitalization of all or part of New York City faces a pressing need for attention to jobs and housing,” it said, noting that the

city had “a persistently high jobless rate and one of the least affordable housing markets in the country,” while most job growth has been in high-end financial positions or low-wage service work.

According to the report, public input rated affordable housing as the top priority in its category for the use of recovery funds, with 55 percent of respondents at a “Listening to the City” event in July 2002 listing it as a “most important” issue. The LMDC’s response, the report says, “has been slow,” with one housing study commissioned in 2002 still unreleased. In July 2003, it earmarked \$50 million for 300 units of mixed-income housing—but the federal Department of Housing and Urban Development has not yet approved those plans.

The federal response to 9/11 on housing, the report says, “may have exacerbated pre-existing shortages of affordable housing in the area.” Most of the \$280 million from the Residential Grant Program, which gave bonuses to people signing two-year leases in Lower Manhattan, went to upper-income households. And a parallel program, Liberty Bond low-interest loans, has been used “almost entirely” to finance luxury apartments and commercial buildings.

The report said that pattern continued with the use of federal Community Development Block Grants, which are supposed to go primarily to benefit low and moderate-income people—a provision Congress waived after 9/11, along with the requirement that the LMDC hold public hearings before issuing the grants. Community District 1 (Tribeca and the financial district), which has a median household income of \$110,600, got far more of the \$117 million in capital grants issued than did District 3 (Chinatown and the Lower East Side), where the median is \$28,500—although Chinatown was economically devastated by the attacks, with three-fourths of the area’s workers losing their jobs, 65 garment factories closing within six months, and 70 percent of restaurants reporting significant declines in business a year later.

Of the money approved by the LMDC, \$112 million went to groups affiliated with board members (though the individual members with such ties recused themselves from the votes on those grants). LMDC head Kevin Rampe told the *New York Times* that was “not surprising,” because the members, appointed by the governor and the mayor, were

chosen for their involvement and experience downtown. Still, there is a definite class bias to the LMDC board: All but three of the 20 people who have served on it came from the world of finance, with the only exceptions an architect, a building-trades union official, and the chair of Community Board 1. Meanwhile, other groups, such as a collective of former Windows on the World workers who wanted funds to help open a cooperatively run restaurant, have complained that they have had a hard time getting information about their applications.

The report’s final recommendations are that the LMDC should diversify the board, filling the four current board vacancies with Lower Manhattan residents with stronger community ties; focus more on community concerns about jobs and housing; mandate public hearings before it allocates Community Development Block Grant funds; and make its application and evaluation processes clearer.

Good Jobs New York was established in 2000 “to promote taxpayer accountability in the granting of economic development subsidies by New York State and its local governments.”



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EL INQUILINO HISPANO

Marcha Todavía Nos Levantamos La Nueva York que los partidarios de Bush no querían ver

Por Steven Wishnia

Traducido por Lightning Translations

“¿No es un buen día para una protesta?” grita el organizador de vivienda en Harlem James Lewis. “¡Estamos realmente enojados y no aguantamos más!” “¡Es cierto!” contesta alguien en voz alta.

Lewis dio comienzo a la marcha del 30 de agosto por Todavía Nos Levantamos, una coalición de más de 50 organizaciones, locales en su mayoría, de vecindarios, vivienda, inmigrantes, los sin techo y SIDA, incluyendo al Consejo Metropolitano de

Vivienda. La marcha atrajo a cerca de 10,000 personas y se concentró en las realidades difíciles de la vida en una ciudad donde la brecha entre los ricos y los pobres está más grande actualmente de lo que ha sido desde la época de los inmensamente ricos capitalistas del fin del siglo 19. La marcha tuvo su origen en la Nueva York fuera de la jaula dorada de los delegados a la Asamblea Republicana en el centro de la ciudad: la Nueva York donde, como dijo Jesús González

de Bushwick, de 19 años de edad, “Tenemos escuelas que parecen cárceles, con detectores de metal y policía en los pasillos, y cárceles que parecen escuelas, porque hay tantos jóvenes encarcelados.”

“Los republicanos vienen a la ciudad y ven una versión de la ciudad de Nueva York hecha totalmente sanitaria,” dijo Patrick Markee, de la Coalición para los Sin Techo (Coalition for the Homeless). “Pudieran pasar todo el tiempo ahí sin ver el impacto

que llevan las políticas de Bush en la vida de los neoyorquinos.” Dijo que la falta de hogar en Nueva York ha subido un 60 por ciento desde que Bush se instaló en la Casa Blanca, ha doblado entre familias con hijos y probablemente empeorará si se realizan los planes de Bush para reducir drásticamente el programa Sección 8 de subvenciones de renta.

“Esto es un mensaje para los re-

pasa a la página 4

Los Ajustes de la “Junta de Regulación de Renta” de la Ciudad de Nueva York (Orden No. 36)

Para los contratos de apartamentos de Renta Estabilizada que comienzan el 1ro. de octubre de 2004 hasta el 30 de septiembre de 2005.

Los topes de renta que aparecen en el cuadro son los incrementos máximos que los dueños de edificios pueden cobrar legalmente por los apartamentos de renta estabilizada en la ciudad de Nueva York. Son válidos para todos los contratos que comienzan dentro del período de doce meses a partir del 1ro. de octubre de 2004. Los incrementos de alquiler basados en las pautas para la renovación del contrato de 1 o 2 años pueden cobrarse solamente una vez durante el período cubierto por dichas pautas, y deben ser aplicados a la renta legal estabilizada para el 30 de septiembre de 2004. Las cantidades que aparecen en el cuadro y los incrementos para los apartamentos vacíos no se aplican a los apartamentos que estaban sujetos a renta controlada en aquella fecha. No se permite el recargo también conocido como el «impuesto de pobres.»

Los Contratos para Apartamentos Vacíos o Nuevos En junio de 1997, el gobernador George Pataki, al intentar destruir la regulación de rentas, forzó cambios que les dieron a los caseros un recargo muy grande por los apartamentos vacíos. Una cláusula de la “Reforma al Acta de Regulación de Renta” de 1997 permite que los nuevos alquileres sean incrementados en un porcentaje obligatorio: 20% para un contrato de dos años, y por un contrato de 1 año, 20% de incremento menos la diferencia en el tope de renovación para los contratos de 1 y 2 años. La ley permite también incrementos adicionales para los apartamentos vacíos donde no se habían cobrado incrementos por desocupación por ocho años o más.

Exceso de Cobro Los inquilinos deben estar al tanto de que muchos caseros van a aprovecharse de la complejidad de estas regulaciones y subvenciones, así como del poco conocimiento de los inquilinos del historial de renta de sus aparta-

mentos, para cobrar un alquiler ilegal. Una vez que el inquilino haya tomado posesión del apartamento, puede escoger entre llenar un formulario de queja de exceso de cobro de renta con la oficina de la División de Vivienda y Renovación Comunal (DHCR), o disputar la cantidad de la renta en la corte de vivienda de la ciudad para que se determine cuál es el alquiler legal.

Si un posible inquilino da muestras de conocer sus derechos, lo más probable es que el casero no firmará ningún contrato con tal inquilino. Los caseros evitan contratar con inquilinos que les pueden dar problemas. El exceso de cobro de alquiler es muy común. Todos los inquilinos deben luchar contra posibles excesos de cobro. Obtenga y llene un formulario *Form RA-89* con la oficina de DHCR para determinar el alquiler correcto en los archivos oficiales. Llame a la DHCR a (718) 739-6400 para obtener un formulario, o búsquelo en el sitio www.dhcr.state.ny.us.

La Apelación de la Renta de Mercado Justa Otro tipo de

exceso de cobro sucede frecuentemente cuando se vacía un apartamento que previamente estaba sujeto a renta controlada y se alquila con renta estabilizada. La Junta de Regulación de Renta (RGB) establece anualmente lo que ellos llaman el “Tope Especial de la Renta de Mercado Justa,” el cual es empleado por la DHCR para bajar las rentas de mercado injustas de los inquilinos que llenan el formulario llamado “Apelación a la Renta Justa de Mercado” (FMRA). Según la Orden 36, es la Renta de Mercado Justa de HUD o un 50% sobre la renta base máxima. Ningún inquilino de un apartamento de renta estabilizada que fue descontrolado el 1ro de abril de 1984 o después debe dejar de poner a prueba la llamada “Renta Legal Inicial Regulada” (renta de mercado) que los caseros cobran cuando hay descontrol del apartamento. Use el formulario de DHCR *Form RA-89*. Indique claramente que su queja es tanto una queja de “Apelación a la Renta Justa de Mercado” como de “exceso de cobro.” La corte de vivienda no puede tomar decisión sobre una

Apelación de Renta de Mercado. Apartamentos vacíos que antes estaban controlados en edificios que se han convertido en cooperativas o condominios no se vuelven estabilizados y no satisfacen los requisitos para la Apelación de la Renta Justa de Mercado.

Exención de Incrementos para las Personas de Mayor Edad: Las personas de 62 años o más que viven en apartamentos estabilizados y cuyos ingresos familiares anuales son de \$24,000 o menos, y que pagan (o enfrentan un incremento de alquiler que los forzaría a pagar) una renta de un tercio o más de sus ingresos, pueden tener derecho al programa de Exención de Incrementos para las Personas de Mayor Edad (SCRIE, por sus siglas en inglés), si aplican al Departamento de la Ciudad de Nueva York Sobre las Personas de Mayor Edad, cuya dirección es: SCRIE Unit, 2 Lafayette Street, NY, NY 10007. Si el alquiler actual de un inquilino que tiene derecho a este programa sobrepasa un tercio del ingreso, no se lo puede reducir, pero es posible evitar incrementos de alquiler en el

futuro. Obtenga el formulario de SCRIE por llamar al (212) 442-1000.

Unidades de Desván (Lofts) Los incrementos legales sobre la renta base para las unidades de desván son de un 2.5 por ciento por un contrato de un año y un 5.5 por ciento por un contrato de dos años. No se permiten incrementos para las unidades de desván vacías.

Hoteles y Apartamentos de una Sola Habitación La pauta es un 0% para hoteles de clase A, casas de huéspedes, hoteles de clase B (de 30 habitaciones o más), hoteles de habitaciones solas (SROs) y casas de habitaciones (clase B, de 6 a 29 cuartos), por encima de la renta legal que se pagó el 30 de septiembre de 2004. No se permite ningún incremento de vacancia.

La Desregulación de Rentas Altas y Altos Ingresos (1) Los apartamentos que legalmente se alquilan por \$2,000 o más por mes y que se desocuparon entre el 7 de julio de 1993 y el 1ro. de octubre de 1993, o en o desde del 1ro de abril de 1994 son sujetos a la desregulación. (2) La misma desregulación se les aplica, para el mismo período establecido en (1), a los apartamentos que legalmente pagan \$2,000 o más mensualmente aunque no se desocupen, si el ingreso total de la familia es más de \$175,000 en los dos años consecutivos previos. Para cumplir los requisitos de esta segunda forma de desregulación, el casero tiene que enviarle un formulario de certificación de ingreso al inquilino entre el 1ro de enero y el 1ro de mayo, así como someter dicho formulario al DHCR y conseguir su aprobación.

Para pautas previas, llame a la RGB al 212-385-2934 o busque el sitio www.housingnyc.com.

Tipo de Contrato	Renta Legal Actual	Contrato de 1 Año	Contrato de 2 Años	
	Si el dueño paga por el calefacción	3.5%	6.5%	
	Si el inquilino paga por el calefacción	3%	6%	
Renovación del Contrato	Más de \$500	Incrementos por desocupación cobrados en los últimos 8 años	17%	
		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 el 17%	
Contratos para Apartamentos Vacíos	Menos de \$300	Incrementos por desocupación cobrados en los últimos 8 años	17% + \$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	
	Renta de \$300 a \$500	Incrementos por desocupación cobrados en los últimos 8 años	17% o \$100, lo que sea mayor	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, mas 17%, o \$100, lo que sea mayor	0.6% por el número de años desde el último incremento por estar vacío, mas 20%, o \$100, lo que sea mayor

Marcha

viene de la página 3

publicanos: no pueden arroparse en la bandera. No hay nada más americano que la inconformidad,” dijo Hector Landron, de 38 años de edad, un encanecido repartidor de periódicos del Sur del Bronx. Landron, quien tiene tres hijos, estaba más preocupado por la educación. El programa de Bush “Que Ningún Niño Se quede Atrás” (“No Child Left Behind”) ha cortado los fondos para escuelas mientras requiere que los maestros “enseñen para un examen en vez de enseñar a nuestros hijos.” Habló también sobre la vivienda; en el Sur del Bronx, uno de los vecindarios más baratos de la ciudad, “la renta promedio para un apartamento de dos dormitorios es casi \$1,000, mientras el salario mínimo es apenas \$5. ¿Quién lo puede pagar?”

FUREE de Brooklyn (Familias Unidas por Igualdad Racial y Económica, Families United for Racial and Economic Equality) marchó en un grupo de 40 más o menos, en su mayoría madres con hijos y todos vestidos de camisetas rojas. Maria Jones, de 43 años de edad, una antigua trabajadora de puericultura, dijo que están tratando de asegurar que las guarderías de niños sean seguros y que se pague mejor a los trabajadores. Los maestros de puericultura actualmente reciben aproximadamente \$7 por hora, explicó, quizás entre \$8 y \$10 si tienen un título universitario, y no tienen beneficios de salud.

Joe Burrell, de 29 años de edad, dijo que se volvió sin techo hace cerca de dos años, después de perder su trabajo en un hospital en Queens y “terminé haciendo muchas cosas de la calle, drogas y alcohol.” Llevaba un extremo de la bandera negra del Proyecto de Salud Positiva (Positive Health Project), un programa de intercambio de agujas. No se trata solamente del intercambio de agujas, relató: “Te ayudan a reconstruir tu vida.”

A pesar de la dificultad de los problemas señalados, la marcha distó mucho de ser lúgubre. Muchos cantos parodiaron los éxitos de hip-hop. Kori, un baterista de Oakland, California, de 24 años de edad, tocó en un cántaro de agua una versión “salsificada” de “Funk Drummer,” por James Brown. Veintenas de jóvenes inmigrantes asiáticos corearon, “¡Uno! ¡Somos el pueblo! ¡Dos! ¡Un poquito más fuerte! ¡Tres! ¡Queremos justicia! ¡Para el Tercer Mundo! ¡Uno!” Un bombo y un cencerro sentaron un ritmo sincopado para el coro “¿Si Bush tuviera SIDA, que haría? Encontrar un remedio, encontrar un remedio.”

Uno de los contingentes más animados fue SIAFU, cuyos integrantes llevaban camisetas colora-

das o de verde oliva intenso, con una hormiga dentro de una estrella negra. El sifafu es una especie de



“Nuestra gente sin techo necesita vivienda ahora”

hormiga que se organiza en grupos bastante grandes para atacar a los elefantes, explicó Raquel Larina, de 30 años de edad, una trabajadora de educación de Oakland. “Todos decidimos tomar unos días fuera del trabajo y venir acá,” dijo. Bush probablemente no hará caso de las protestas, añadió, pero éstas envían un mensaje a los votantes americanos y el mundo que “hay mucha resistencia y no estás solo.”

Una parte significativa de los manifestantes eran simpáticos blancos de clase media. Will Cummins de Palm Springs, California, de 46 años de edad, llevaba una pancarta que decía, “Lucha contra el SIDA—Vote.” Estaba en la ciudad por un viaje de negocios, pero arregló su programa para poder acudir a las protestas. “Queremos recuperar nuestro país,” dijo Jamie, un maestro de educación especial de Brooklyn, de 27 años de edad. “Además, el carácter pacífico [de la marcha] es maravilloso.”

La marcha entró en la Octava Avenida para llegar al área designada para protestas, un poco al sur de Madison Square Garden. Se había construido un corral para los oradores entre las calles 30 y 31, demarcado por barricadas de metal entrelazadas en las veredas y una verja de metal de ocho pies de altura en medio de la avenida. Cerca de 20 policías antimotines se pararon en el otro lado de la avenida, haciendo a los manifestantes quedarse detrás de las barricadas en la calle 30.

Las veredas adyacentes, donde normalmente moran varias personas sin techo, estaban vacías, salvo policías ocupando la “zona congelada” alrededor del Garden. La policía empezó a correr a los sin techo del área hace unos meses, según Rogers de Imagine los Sin

Techo (Picture the Homeless), “para que los republicanos ricos no vieran gente sin techo en la calle.” Un hombre de 50 años que lleva anteojos de carey, Rogers dijo que ha estado sin techo por tres años más o menos, turnándose entre amigos, albergues y la calle; actualmente está “en la jungla de papeleos de la Sección 8,” esperando que se le asigne un apartamento.

Lo mejor de la coalición Todavía Nos Levantamos, añadió, es “la polinización cruzada. Las víctimas de violencia doméstica, algunas de ellas están sin techo. La gente con SIDA, algunos de ellos están sin techo. Inmigrantes, algunos de ellos están sin techo. Cuando hablas de ellos, hablas de nosotros.”

“Hablo por inquilinos en todo el país,” dijo James Lewis a la multi-

vando pancartas rudamente pintadas con pistola rociadora de pintura, con “La vivienda es un derecho humano” estarcido en cartón de cajas.

“Queremos un trabajo que valga la pena conseguir,” dijo Brandy Jones, de 26 años de edad, una de cerca de 10 madres solteras que vinieron de Louisville, Kentucky. “Queremos guarderías de niños que cuesten menos de \$100 a la semana. Eso es más de mi renta.”

La marcha no tuvo permiso, pero después de tanta disputa y evasión sobre si se permitiera o no que la gran marcha del 29 de agosto hiciera uso el Parque Central, la idea que “no necesitamos ningún permiso salvo la Primera Enmienda” fue atractivo para muchos. Abogados de las libertades civiles hicieron un trato entre la policía y la KWRU y negociaron una ruta, al oeste en la calle 23. Los residentes de Chelsea recibieron a los manifestantes con entusiasmo, vitoreando y agitando las manos desde laboratorios de fotografía, bares gay y los balcones del Chelsea Hotel. Hasta los punks

anarquistas en sudorosas camisetas negras coreaban “¡Darle a la policía un aumento de sueldo!”

Sin embargo, al estar por terminarse la marcha, en la Octava Avenida y la calle 29, se precipitó una oleada de policías antimotines, empujando barricadas de metal para dividir a los manifestantes. Un detective vestido de civil embistió a la multitud en una moto. “Pensé que era algún maniaco,” dijo Maya Martin de Jersey



“Todavía Nos Levantamos”

City. Se introdujeron más policías antimotines, atrapando a los manifestantes en la cuadra entre las calles 29 y 30. “Somos gente de paz,” corearon los manifestantes.

Al día siguiente se detuvo a un hombre de Harlem de 19 años de edad, bajo acusación de haber agredido al oficial que había embestido a la multitud.

Una versión más larga de este artículo apareció en inglés en www.alternet.org.

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Al día siguiente se detuvo a un hombre de Harlem de 19 años de edad, bajo acusación de haber agredido al oficial que había embestido a la multitud.

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.

Homeless Advocates Urge New “New York/New York” Housing Plan

By Patrick Markee and Lindsey Davis

Imagine a government housing initiative that dramatically reduced homelessness, created thousands of new housing units, provided vital services for people living with chronic mental illness, and did all of this at little additional cost to the taxpayers. Surely elected officials would be hailing the remarkable achievements of this program and rushing to replicate that success. Sadly, in the case of the “New York/New York Agreement,” advocates, tenants, mental-health consumers, and homeless New Yorkers are still struggling to persuade Governor Pataki and Mayor Bloomberg to build on the amazing success of this landmark initiative.

For those who haven’t heard of it, here’s some background on New York/New York housing: In 1990, then-governor Mario Cuomo and then-mayor David Dinkins made a commitment that within five years they would fund and develop 3,600 units of permanent housing with on-site support services for homeless New Yorkers living with mental illness. The initiative became known as the “New York/New York Agreement” and was strikingly successful, contributing to a dramatic 37 percent reduction in the number of homeless individuals sleeping in New York City shelters and to a similar decline in street homelessness.

New York/New York housing, pioneered and developed here, has emerged as a proven, cost-effective solution to the problem of homelessness. A landmark study conducted by University of Pennsylvania researchers in 2001 found that the cost to taxpayers of New York/New York housing is virtually the same as for shelter and other emergency care for mentally ill homeless people. In addition, supportive housing has been shown to reduce homelessness and improve the well-being and stability of

mentally ill people. If they live in supportive housing, they are less likely to end up in city shelters, emergency rooms, or jail, and they are more likely to find jobs.

Although the first “New York/New York Agreement” produced significant commitments to supportive housing, a second agreement between Pataki and then-mayor Rudolph Giuliani fell far short of the acknowledged need. As a result, we have witnessed drastic increases in the number of homeless New Yorkers. More than 36,000 homeless people currently reside in municipal shelters, including more than 15,000 children and 9,000 single adults. Outreach teams and city officials confirm a rise in street homelessness, particularly among mentally ill New Yorkers.

Thus, with the current number of homeless single adults at the highest levels since the 1980s and record numbers of homeless children and families sleeping in municipal shelters, the need for

a renewed “New York/New York Agreement” is as urgent as ever. The “Campaign for a New York/New York III Agreement” is calling on Pataki and Bloomberg to negotiate a third state-city agreement that would provide an additional 9,000 units of supportive housing for homeless New Yorkers: 7,500 units for homeless individuals living with mental illness, and 1,500 units for homeless families with special needs. More than 60 organizations statewide have endorsed the campaign, including advocacy groups, tenant organizations (including the Met Council), supportive-housing providers, mental-health organizations, and homeless-service providers.

So far this year the campaign has organized marches and rallies at City Hall and Governor Pataki’s Manhattan office, several “NY/NY Call-In Days” that have generated hundreds of phone calls to the governor and mayor, and the mailing of more than 1,000 postcards to Albany and City Hall from home-

less New Yorkers, tenants, and other supporters of the campaign.

The campaign’s message is having an impact: In June, Mayor Bloomberg voiced support for creating a third “New York/New York Agreement” as part of his recently announced homeless plan. However, Pataki has not yet offered support for a renewed agreement, and neither he nor Bloomberg has actually pledged resources for New York/New York housing. The campaign is busy planning more grassroots activities for the autumn.

Amidst record New York City homelessness, the time is ripe for a renewed “New York/New York Agreement.” All we are waiting for is leadership on the part of Governor Pataki and Mayor Bloomberg.

For more information about the “Campaign for New York/New York III Agreement” and to find out how to get involved, please visit www.coalitionforthehomeless.org or call Lindsey Davis, community organizer at Coalition for the Homeless, at (212) 776-2012.

Longtime Met Council Activist Edith Kamiat Dies

By Steve Simon

Edith Kamiat, a longtime community activist in Washington Heights and volunteer for Met Council, died on August 7 at New York-Presbyterian Hospital after a long illness.

Edith was a stalwart fighter for tenants’ rights, social justice and progressive causes. She touched the lives of countless people, whether she was dispensing housing information to tenants over Met Council’s hotline, registering recent immigrants to vote on the streets in Washington Heights, or making sure her fellow union members received insurance benefits.

She earned a bachelor’s degree in the 1930s from Brooklyn College, where she was active in the Young People’s Socialist League, and later earned a master’s degree in urban studies from New York University in the 1970s.

From 1942-79, Edith worked as a payroll auditor for the Amalgamated Clothing Workers of America, traveling across the country to check on employers’ payments to its insurance fund.

She lived on West 169th Street for 62 years and for more than 25 years was the chair of the Citizens Committee of Washington Heights, the organization of tenants in 21 buildings owned by Presbyterian Hospital. Besides persistently advocating for repairs and services for her neighbors, she helped lead a citywide coalition of tenants of nonprofit institutions seeking to preserve their rent-regulated apartments.

“I first met Edith Kamiat in 1982,” recalls Kenny Schaeffer of Met Council, who was then work-

ing in Assemblymember Ed Sullivan’s community office. “When my local activism against Columbia University led to broader connections, I joined Met Council and found that Edith had been a volunteer for many years.”

At that time, Schaeffer says, nonprofit institutions across the city—including Syracuse University, the Museum of Modern Art, and Columbia—were trying to assert a blanket exemption from rent stabilization. Edith presided over the Coalition of Tenants of Nonprofit Institutional Landlords



Edith Kamiat

until the state legislature passed a law in 1983 that protected rent-stabilized tenants in buildings purchased by nonprofit institutions.

Edith was also an active member of the Audubon Reform Democratic Club for about 30 years and an officer of the club for much of

that time, helping to elect many local officeholders. For 15 or so years, she was a fixture outside her local supermarket on Saturday mornings, where she stood next to her card table, registering hundreds of people to vote and passing out political flyers for the current campaigns in the neighborhood.

After her “retirement,” she volunteered for Met Council for more than a decade, counseling tenants from around the city on the group’s telephone hotline, and became an indispensable part of that citywide organization.

Her husband, Jack, died in 1968. She is survived by two sons, Walter and Bruce.

Perhaps now more than ever, we need people with the kind of commitment and concern shown by Edith Kamiat throughout her life. We will truly miss her.

BECOME A WRITING TENANT

Met Council wants to profile you and your neighbors’ struggle to obtain affordable quality housing. We want you to write for *Tenant/Inquilino*.

For more information call
Met Council
212-979-6238

HPD CODE VIOLATIONS ON LINE

Look up your building!

At long last, the HPD violations terminal is available on-line. If you go to the HPD Website listed below and follow the instructions, you should be able to get an up-to-date list of violations on a building.

www.nyc.gov/html/hpd/html/data/hpd-online-portal.html

HUD's Flip-Flop Partially Restores Section 8

By Cassi Feldman

Subsidized tenants got a rare reprieve on Sept. 1, when the city announced that the U.S. Department of Housing and Urban Development had agreed to restore close to \$55 million in local Section 8 funding, at risk since April. But housing experts caution that the voucher program is still far from safe. Some even question the timing of the Feds' announcement—right in the middle of the Republican National Convention.

"Maybe it was a coincidence," quipped former HUD secretary Andrew Cuomo, part of a coalition that had threatened to sue over the cuts. "The ones that screamed the loudest and the ones that were the most politically sensitive got restored. New York screams the loudest. They're having the Republican convention here. New York gets restored."

HUD spokesperson Donna White said the tim-

ing wasn't political. "We just wanted to respond [to local appeals] as soon as we could," she said. She said the financing, which totals roughly \$156 million nationwide, shouldn't be considered a restoration since it's actually "additional funding" under HUD's new formula.

Sheila Crowley, president of the National Low Income Housing Coalition, who helped push for that "additional funding," was quick to point out that not all housing authorities were as lucky as New York. While 379 of the 398 agencies that filed appeals got at least some of their funding restored, she said, others had already made internal policy changes and didn't bother to apply.

Her group is still in the process of assessing the winners and losers nationally. "It's breathtaking, the hypocrisy from the Bush administration," she said, remarking on the president's campaign

promise to build seven million new homes for ownership. "You're talking about creating new housing at the same time you're dismantling the housing programs."

While this year's funds are now safe, the Bush administration has proposed cuts to next year's Section 8 funding that could amount to an \$86 million loss for New York City, according to figures released by the Center on Budget and Policy Priorities in March. Meanwhile, a new formula set to take effect in 2006 would cut the city's \$759 million public-housing

budget by \$35 million. Howard Marder, spokesperson for the New York



PHIL WEINSTEIN

City Housing Authority, said his agency could absorb the cut without hurting tenants by limiting expenses such as vehicle purchases and overtime.

Carol Abrams, spokesperson for the city's Department of Housing Preservation and Development,

was less sanguine about the future of Section 8. While public outcry and effective lobbying helped win this year's battle, she said, her agency is still concerned. "By no means will we stop talking to Washington," she said, "and using our congressional representatives."

Crowley plans to do the same, but said she is tired of fighting to reverse destructive federal policies. "It's stunning, the kind of decisions they make and how politically tone-deaf they seem to be," she said. "I really wish we could move on to something else."

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www.metcouncil.net

NYC Rent Guidelines Board Adjustments (Order No. 36)

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

This rent guidelines table shows the maximum increases landlords in New York City can legally charge for rent stabilized apartments on all leases commencing in the twelve-month period beginning October 1, 2004. Increases in rent based on the 1- or 2-year renewal guidelines can be charged only once during the period covered by the guidelines, and must be applied to the legal stabilized rent on September 30, 2004. The above guidelines and vacancy bonuses do not apply to an apartment which was rent controlled on that date. There is no low rent supplement, a.k.a. poor tax, allowed.

Sublease Allowance

Landlords can charge a 10 percent increase during the term of a sublease that commences during this guideline period.

Vacancy Leases

In June 1997, Governor George Pataki, as a part of his efforts to destroy rent regulation, forced changes that gave landlords large vacancy bonuses. Provisions of his Rent Regulation Reform Act of 1997 allow the rents of apartments to rise by a statutory percentage: 20 percent for a 2-year lease, and 20 percent minus the difference between the 1- and 2-year renewal guidelines for 1-year leases. The law also allows additional vacancy increases for apartments which have had no vacancy allowance in eight or more years.

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. The tenant can choose be-

Lease Type	Current Legal Rent	One-year Lease	Two-year Lease	
Renewal Leases	Landlord pays heat	3.5%	6.5%	
	Tenant pays heat	3%	6%	
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

tween filing an overcharge complaint with the Division of Housing and Community Renewal or challenging the rent in Housing Court to get a determination of the legal rent.

A prospective tenant who expresses knowledge of their rights will probably not be given a lease to sign. Landlords avoid renting to tenants who may be troublesome. Overcharging is very common. Every tenant should challenge possible overcharge. With DHCR, obtain and fill out *Form RA-89* to determine the correct rent from official records. Call DHCR at (718) 739-6400 to obtain the form or go to: www.dhcr.state.ny.us

Fair Market Rent Appeal

Another type of overcharge frequently occurs at the time that a previously rent controlled apartment becomes vacant and is re-rented as a stabilized unit. The Rent Guidelines Board an-

nually sets what they call the "Special Fair Market Rent Guideline" that is used by DHCR to lower unfair market rents for tenants who file the Fair Market Rent Appeal (FMRA). Under Order 36, it is HUD Fair Market Rent or 50% above the maximum base rent., whichever is higher. No stabilized tenant of an apartment that was decontrolled on or after April 1, 1984 should fail to challenge the so-called Initial Legal Regulated Rent (market rent) that landlords charge upon decontrol. Use DHCR *Form RA-89*. Indicate clearly that your complaint is both a complaint of "overcharge" and "Fair Market Rent Appeal." The Housing Court cannot determine a Fair Market Rent Appeal. Formerly controlled vacant apartments in buildings converted to co-ops or condos do not become stabilized and are not eligible for a Fair Market Rent Appeal.

Senior Citizen Rent Increase Exemption

Rent stabilized seniors, 62 years or older, whose disposable annual household income is \$24,000 or less 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) if they apply to the NYC Dept of the Aging, SCRIE Unit at 2 Lafayette Street, NY, NY 10007. If an otherwise eligible tenant's current rent level is already above one-third of income, it cannot be rolled back, but future rent increases may be avoided. Obtain the SCRIE application form by calling (212) 442-1000.

Loft Units

Legalized loft unit increases above the base rent are 2.5 percent for a one-year lease and 5.5 percent for two years. No va-

cancy allowance is permitted on vacant lofts.

Hotels and SROs

The board voted to freeze rents for Class A apartment hotels, lodging houses, Class B hotels (30 rooms or more), single room occupancy (SROs) hotels, and rooming houses (Class B, 6-29 rooms). No vacancy allowance is permitted. Landlords cannot collect an increase over the rent charged on September 30, 2004 between October 1, 2004 and September 30, 2005.

High-rent, High-income Deregulation

(1) Apartments legally renting for \$2,000 or more a month that became vacant from July 7, 1993 through October 1, 1993, or on April 1, 1994 and thereafter are subject to deregulation. (2) The same deregulation applies in the time periods set forth in (1) above to apartments legally renting for \$2,000 or more a month without their becoming vacant if the total household income exceeds \$175,000 in each of the prior two consecutive years. To be eligible for this second form of deregulation, the landlord must send an income certification form to the tenant between January 1 and May 1 and file it with and get the approval of DHCR.

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



Still We Rise

continued from page 1

apartment is almost \$1,000, and the minimum wage is barely \$5. Who can afford it?"

Brooklyn's FUREE—Families United for Racial and Economic Equality—marched in a group of about 40, mostly mothers with children, all clad in red T-shirts. Maria Jones, 43, a former child-care worker, said they're trying to ensure both that day-care centers are safe and that workers are better paid. Child-care teachers now get around \$7 an hour, she explained, maybe \$8 to \$10 if they have a college degree, and no health benefits.

Joe Burrell, 29, said he became homeless about two years ago, after he lost his job in a Queens hospital and "wound up doing lots of street things, drugs and alcohol." He carried one end of the black banner for the Positive Health Project, a needle-exchange program. It's not just about needle exchange, he related, "they help you build your life back up."

Despite the grittiness of the issues, the march was far from grim. Many chants parodied hip-hop hits. Kori, a 24-year-old percussionist from Oakland, California, played a salsafied version of James Brown's "Funky Drummer" beat on a water jug. Scores of young Asian immigrants chanted "One! We are the people! Two! A little bit louder! Three! We want justice! For the Third World! One!" And a bass drum and cowbell laid down a breakbeat under "If Bush had AIDS, what would he do? Find a cure, find a cure."

One of the most vivid contingents was SIAFU, who wore scarlet or bright-olive T-shirts with an ant inside a black star. The siafu is an African ant that organizes into groups big enough to attack elephants, explained Raquel Larina, 30, an education worker from Oakland. "All of us decided to take off work and come here," she said. Bush will probably ignore the protests, she added, but they send a message to American voters and the world that "there's lots of opposition and you're not alone."

A substantial fraction of the marchers were sympathetic middle-class whites. Will Cummins, 46, of Palm Springs, California, carried a "Fight AIDS—Vote" placard. He was in the city on a business trip, but arranged his schedule so he could attend the protests. "We want our country back," said Jamie, 27, a special-education teacher from Brooklyn. "And the peacefulness of [the march] is great."

The march turned up Eighth Avenue to the designated protest area just south of Madison Square Garden. A pen for the speakers was set up between 30th and 31st streets, demarcated by interlocking metal barricades on the sidewalk and an eight-foot metal grille down the middle of the avenue. About 20 riot cops stood across the avenue, keeping the marchers behind the barricades at 30th Street.

The adjacent sidewalks, normally inhabited by several homeless

people, were empty, except for police occupying the "frozen zone" surrounding the Garden. Police started kicking the homeless out of the area a few months ago, said Rogers of Picture the Homeless, "so the wealthy Republicans wouldn't see homeless people on the street." A 50-year-old man with tortoise-shell glasses, Rogers said he's been homeless for about three years, alternating among friends, the shelters, and the street, and is now "in the paperwork jungle of Section 8," waiting for placement in an apartment.

The best thing about the Still We Rise coalition, he went on, is "the cross-pollination. Victims of domestic violence, some of them are homeless. People with AIDS, some of them are homeless. Immigrants, some of them are homeless. When you talk about them, you're talking about us."

"I'm speaking for tenants all over the country," James Lewis told the crowd. "Neither George Bush nor John Kerry are talking about affordable housing." Bush's plans to cut Section 8 funding by half if he gets another term, Lewis continued, "will make a million people homeless."

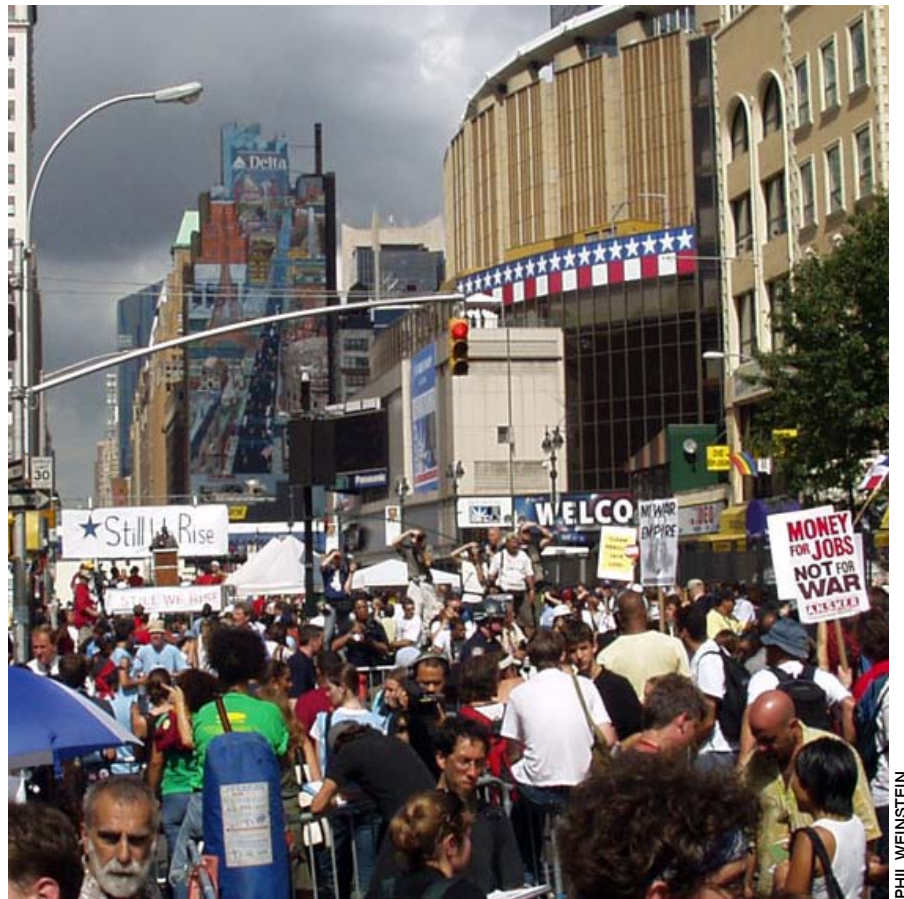
How much will the convention protests affect Bush? "The people are speaking with their feet and voices," said Cerita Parker, 50, of the Bronx, a food-service manager in the city's schools. "On November 2nd, we'll speak at the ballot box. This time he won't be able to get the Supreme Court to put him in."

The day's second major protest was the Poor People's Economic Human Rights Campaign, sponsored by the Kensington Welfare Rights Union from Philadelphia. The crowd was a small core of poor black folks joined by 3,000 to 4,000 white leftist types, carrying crudely spray-painted signs with "Housing Is a Human Right" stenciled on box cardboard.

"We want jobs that are worth getting," said Brandy Jones, 26, one of about 10 single mothers who came up from Louisville, Kentucky. "We want day care that costs less than \$100 a week. That's more than my rent."

The march didn't have a permit, but after all the wrangling and stalling about whether the huge August 29 march would be allowed to use Central Park, the idea of "We don't need any permit but the First Amendment" was appealing to many. Civil-liberties lawyers worked out a deal between the police and KWRU and negotiated a route, west on 23rd Street. Chelsea residents greeted the protesters enthusiastically, cheering and waving from photo labs, gay bars, and the balconies of the Chelsea Hotel. Even the anarchist punk-rockers in sweaty black T-shirts were chanting, "Give the cops a raise."

But as the march was about to end, at Eighth Avenue and 29th Street, a wave of riot police rushed in, pushing metal barricades up to split the demonstrators. A plainclothes detective on



Outside a cordoned-off Madison Square Garden.

a motorscooter rammed into the crowd. "I thought it was some kind of maniac," said Maya Martin of Jersey City. More riot cops moved in, penning the protesters onto the block between 29th and 30th streets. "We are peaceful people,"

the demonstrators chanted.

A 19-year-old Harlem man was arrested the next day on charges that he had assaulted the officer who rammed into the crowd.

A longer version of this story appeared on www.alternet.org.

Pataki Vetoes Housing Funds

Governor Pataki's August 20 veto of \$235 million in budget line items for the coming year (out of a \$101 billion package) was a major setback for a bipartisan effort in the state Senate and Assembly to increase New York State's spending on affordable-housing development. The governor also cut by nearly half the funds annually awarded to a select group of community development corporations.

The budget bill passed by the State Senate August 12 included a total of \$57 million in new spending for four state housing programs. Among other items, the Assembly had approved \$20 million for the Low Income Housing Trust Fund, which supplies loans at 1 percent interest for apartment buildings housing low-income renters, and \$7.5 million for Homes for Working Families, which helps builders leverage bond financing for apartments. The Senate had inserted \$20 million for the Affordable Housing Corporation, which helps fund the construction of homes for sale to moderate-income buyers, and \$2 million for housing for the elderly.

The Assembly dollars would likely be most heavily used in New York City, while the Senate programs are more useful to developers elsewhere in the state.

In an effort led by Assembly Housing Committee chair Vito Lopez (D-Brooklyn), the legislature sought to have the spending paid for out of mortgage recording taxes collected by the State of New York Mortgage Agency, or SONYMA. Previously that money has been put into the state's general budget.

Lobbyists for the affordable-housing industry say they're work-

ing on getting the Senate to override the governor's veto. "If the legislature undertakes overrides, I'm confident this will be one of them," said Don Halperin, lobbyist for the New York State Association for Affordable Housing, a trade group of developers. "Affordable housing is a growing concern in areas that Senate Republicans represent, such as Long Island and the mid-Hudson Valley."

Meanwhile, members of the Neighborhood Preservation Coalition are mobilizing to restore nearly \$5 million in grants to 162 nonprofit housing groups—nearly half the total they receive. The governor had vetoed that spending last year, too, but the funds were restored when the legislature rejected Pataki's entire budget. "We're asking people to call local senators, and asking them to ask [Majority Leader Joseph] Bruno to call the Senate back into session to vote for overrides," said Joe Agostine, executive director of the coalition.

They may have to wait a long time—word in Albany is that Bruno is asking the Senate not to take action until after Election Day, if at all. There's also the state's multibillion-dollar debt to consider. In a press release, the governor characterized the cuts as essential to the health of New York State: "Allowing this budget to take effect unchanged would represent a blow to New York's finances." The measure passed by the legislature, the governor asserted, would leave a \$669 million gap in this year's budget alone.

—Alyssa Katz

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Lead Law

continued from page 1

The new law was enacted after the courts struck down the city's previous lead law, Local Law 38, after litigation by Met Council and other organizations. That law had been rammed through the City Council in 1999 by then-speaker Peter Vallone at the behest of the real-estate lobby. It shifted the responsibility of making sure that dwellings were safe from lead hazards from landlords to tenants, gave landlords longer deadlines for abating lead, and weakened the rules on safe work practices. According to data released by the city Department of Health and Mental Hygiene in late July, the rate of decline in lead-poisoning cases dramatically slowed during the years that Local Law 38 was in effect.

The department hailed the data as indicating an 82 percent drop in new lead-poisoning cases over the past decade, but activists on the issue see a disturbing pattern. Three-fourths of this decrease came before the city's strict 1982 lead law was replaced by the drastically weaker Local Law 38. From 1995 to 1999, while the 1982 law was still in effect, the number of

children newly identified with lead poisoning—at least 10 micrograms of lead per deciliter (ug/dL) in their blood—fell by almost two-thirds, from about 19,200 to just over 7,000. In the four years the 1999 law was in effect, 2000 through 2003, new lead-poisoning cases declined much more slowly, from 6,200 to 3,400.

For children under age 6 newly identified with more serious blood lead levels (20 ug/dL or greater), the situation was worse. The number of these new severe cases plummeted from 1,578 in 1995 to 616 in 1999, but inched downward under Local Law 38, dropping to 418 in 2002 and not decreasing at all in 2003.

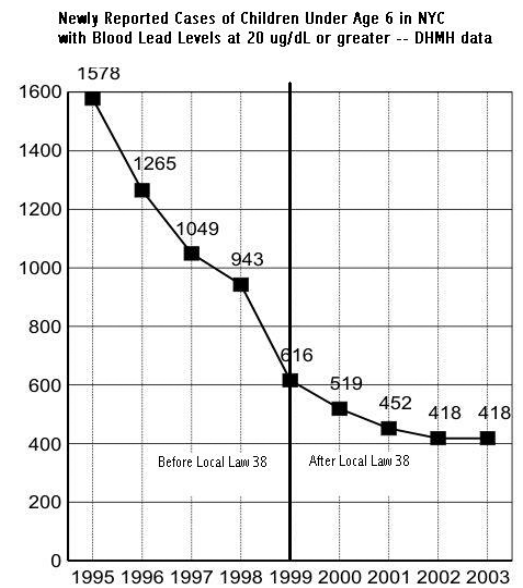
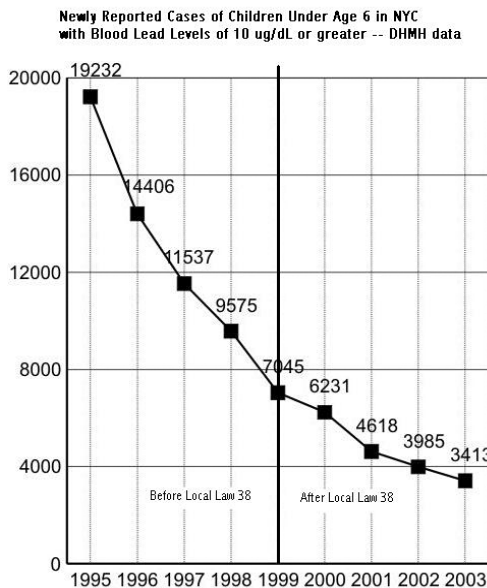
These figures do not represent the total number of lead-poisoned children. A 1992 state law requires all health-care providers to screen children between the ages of one

and two for lead poisoning, but overall only one-third of the city's children are properly screened. The rate is somewhat higher for children in government-subsidized health plans, who come from poorer families and are likely more at risk, but testing is still far from complete. According to a study released by state Attorney General Eliot Spitzer in July, *City Limits* reported, 24 percent of children en-

rolled in Medicaid plans and 32 percent of those enrolled in Child Health Plus were not screened for lead poisoning in 2002.

"Lead poisoning persists as a significant public-health problem," the Health Department admits.

Mario Plomo is the pseudonym of an anti-lead-paint activist.



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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 Jenny at (212) 979-6238 x3.

WHERE TO GO FOR HELP

<p>LOWER EAST SIDE BRANCH at Cooper Square Committee 61 E. 4th St. (btwn. 2nd Ave. & Bowery) Tuesdays 6:30 pm</p> <p>CHELSEA COALITION ON HOUSING Covers 14th St. to 30th St., 5th Ave. to the Hudson River. 322 W. 17th St. (basement), CH3-0544 Thursdays 7:30 pm</p> <p>GOLES (Good Old Lower East Side) 525 E. 6th St. (btwn. Aves. A & B) Lower East Side tenants only, 212-533-2541.</p> <p>HOUSING COMMITTEE OF RENA Covers 135th St. to 165th St. from Riverside Dr. to St. Nicholas Ave., 544 W. 157th St. (basement entrance). Thursdays 8 pm</p>	<p>LOWER MANHATTAN LOFT TENANTS St. Margaret's House, Pearl & Fulton Sts., 212-539-3538 Wednesdays 6 pm-7 pm</p> <p>VILLAGE INDEPENDENT DEMOCRATS 26 Perry St. (basement), 212-741-2994 Wednesdays 6 pm</p> <p>WEST SIDE TENANTS UNION 200 W. 72nd St. Room 63; 212-595-1274 Tuesday & Thursday 2-5 pm Tuesday & Wednesday 6-7:45 pm</p>
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METROPOLITAN COUNCIL ON HOUSING

Met Council is a citywide tenant union.

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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 is 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

