

## Senate Adjourns With Tenant Legislation Still Pending

Last week, the State Senate adjourned for the summer without voting on any so-called controversial legislation, including our platform of rent reform bills. We are expecting the Senate to re-convene sometime in August or September to address a limited set of bills that were sidelined during the weeks-long dispute over the Senate leadership following the June 8 coup by the Republicans and Pedro Espada.

Over the past year, tenants have done a tremendous job of pressuring Democrats to make good on their promises to help tenants once they gained a majority in the Senate. We must be prepared to return to Albany in large numbers once the Senate re-convenes, to ensure that our bills are put up to a vote and passed.

If you are able to join us on a trip to Albany and want to be called when we begin mobilizing again, or if you are looking for other ways to get involved in this campaign, send an email to Mario: [mario@metcouncil.net](mailto:mario@metcouncil.net)

In the meantime, call your State Senator and remind him or her that the Senate must pass reforms to the rent laws this year, particularly the repeal of vacancy decontrol (S2237-A), protection for former Mitchell-Lama and Section 8 tenants (S3326-A), and reform of the MCI system (S745-A).

It is important to keep in constant contact with all of the downstate Senators. Even our Democratic supporters have a role to play: they can help pressure their conference leadership to put reforms to the rent laws at the heart of this year's Democratic platform.

To get the details on how to contact your State Senator, go to: <http://www.nysenate.gov/senators>

## Stay Up-To-Date With Met Council

Met Council now has a twitter and blog to keep you updated on what's happening in the housing justice movement, whether in Albany or in your own neighborhood. You can follow us on the web at:

<http://twitter.com/housingisaright>

<http://metcouncilonhousing.blogspot.com/>

If you're interested in writing for Met Council's blog, please e-mail Rachel at [rachel@metcouncil.net](mailto:rachel@metcouncil.net), or Chris at [chris@metcouncil.net](mailto:chris@metcouncil.net).

## Housing Notebook

Host Vajra Kilgour will be joined by members of Picture the Homeless to discuss PTH's recent actions, including the July 23 tent city protest held on a bank-owned vacant lot in Harlem. Call in at 212-209-2900.

Housing Notebook, produced by Met Council, normally airs Mondays on WBAI, 99.5 FM, from 8:00 to 9:00 pm in the New York metropolitan area, and on the World Wide Web at [www.wbai.org](http://www.wbai.org).

Programs are archived for 90 days at [www.archive.wbai.org](http://www.archive.wbai.org).

## News You May Have Missed

### Activists Arrested After Occupying East Harlem Lot

At about 10:30 a.m. on July 23, about 20 people entered a vacant lot on 115th Street in Harlem - which they said was owned by JPMorgan Chase & Company - and began transforming it. They constructed simple tents out of bright blue tarps and assembled a wooden gazebo with a roof and a sign that read, "A place to call home!" Soon, they were joined by others. By 11 a.m., about 100 people were inside the lot, some playing musical instruments, others strolling through the lot picking up trash and putting it in plastic bags.

## A Legal Victory for Tenants

In litigation that began in 2002 and ended in July 2009, the landlord 542 East 14th Street LLC commenced a holdover proceeding on non-primary residence charges while a tenant was caring for her ailing parents in California. Housing Court Judge Kevin McClanahan dismissed the landlord's petition. After numerous appeals by the landlord, the Appellate Division has now unanimously affirmed the finding of the two lower courts.

## Fannie Mae Urged to Abandon Bronx Mortgage Auction

Sen. Charles Schumer joined Bronx tenants Monday to demand that Fannie Mae abandon its effort to sell distressed mortgages on a portfolio of 19 Bronx buildings via an online auction, and instead work with the city to find a buyer who will fix up the rundown properties and keep them affordable.

## Mortgage Crisis Hits Landlords and Their Tenants

In the worsening economy, some landlords are walking away from their buildings, leaving their tenants behind. The consequences are especially drastic for people living in affordable housing. In one apartment in the Bronx, mold covers the bathroom walls and, down the hallway, paint is chipping in the room where a four-day-old baby sleeps.

### **TUESDAY HOUSING CLINIC**

The Met Council's Housing Clinic offers tenants assistance with landlord-tenant disputes. The clinic will be closed for the month of August.

### **ARE YOU A MEMBER OF MET COUNCIL?**

Join Met Council today and add your voice to the fight for affordable housing!

With a one year membership pledge, you'll receive a free subscription to our monthly publication Tenant/Inquilino.

Go to: <http://www.metcouncil.net/join.htm> to become a member and learn more about all the important work of Met Council.

### **TENANT HOTLINE: MONDAY, WEDNESDAY, & FRIDAY**

Call Met Council's tenant hotline at 212-979-0611 between 1:30 and 5:00 pm on Monday, Wednesday, and Friday for brief answers to questions about your rights as a tenant, help in organizing a tenant association in your building or complex, or referrals to further assistance.

*In Solidarity, Rachel Rachlin*

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