

The Park West Tenant

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The Newsletter of the Park West Village Tenants' Association info@pwvta.org February 2010

Ruling Overturns "Tax" on Long-term Rent-Stabilized Tenants

AFFORDABLE HOUSING WIN, FOR NOW

On January 20th, State Supreme Court Justice Emily Jane Goodman set aside the 2008 order of the Rent Guidelines Board (RGB) that imposed a bigger rent increase, in percentage terms, on long-term tenants paying less than \$1000 per month than on other tenants.

Under the 2008 order, tenants who had lived in a rent-stabilized apartment for six years or more and were paying less than \$1000 per month could be charged a specific minimum dollar amount for a lease renewal—\$45 for a one-year renewal and \$85 for a two-year renewal—while rent increases for other tenants were limited to 4.5% for a one-year lease renewal and 8.5% for a two-year renewal.

Judge Goodman reasoned that the housing emergency, which is the reason for rent stabilization, exists for all tenants. She noted that this new order imposed a much bigger percentage increase on long-term tenants with rents below \$1000 than on other tenants. "In other words," she said, the order "in effect penalizes tenants failing to move in a city that has virtually no affordable housing."

She concluded that the RGB did not have the authority to create a separate class of tenants based on length of residency.

The Goodman decision will be appealed, and it will take some time to play out in the court system. The City Council filed a brief supporting the tenants. The Corporation Council of New York City represented the RGB.

The Corporation Counsel has indicated that it will prevent action to enforce the decision until all appeals are decided. If the Goodman ruling is upheld, long-term tenants whose rents were under \$1000 in 2008–2009 and whose leases were renewed in that year will be owed refunds and will have their rents reduced.

The decision, if upheld, would also affect the minimum rent increases imposed by the RGB for 2009–2010 lease renewals. A considerable number of PWV tenants will be affected by the final decision, so please stay tuned.

WHY YOU SHOULD JOIN THE PWVTA NOW!

At a time when rent-stabilized apartments and affordable housing are disappearing from New York City, and neighborhoods are disrupted by excessive development, it is vitally important to join with other residents to protect your home.

The PWVTA has helped tenants in the Columbus Avenue buildings with rent overcharges, poor maintenance and security. We have helped long-term tenants in the Central Park West buildings when unfairly threatened with eviction. We have helped to ameliorate the noise and disruptions of long-term construction. We engage elected officials and city departments to help give us input into what happens in our immediate neighborhood.

One of the great benefits of being part of the PWVTA is in getting to know your neighbors. We also join with other tenants' associations across the city and state to advocate for stronger rent stabilization laws and protections for tenants. Sometimes we organize things just for fun, such as flea markets, trips to Atlantic City, dinners, picnics, and other neighborly get-togethers.

The Park West Village Tenants' Association is your organization. The work done on behalf of members benefits other residents, and is done entirely by volunteers. The more members we have on record, the greater the strength your association presents when dealing with the landlord, other housing authorities, and city departments and officials.

PLEASE SEND US YOUR COUPON TODAY!

HISTORY CORNER

ALERT FOR ARCHIVES!

If you live in Park West Village, you're part of its history....

PWVTA's history is being archived in the Tamiment Library at NYU.

PWV and Neighborhood History is in a special section at the Bloomingdale Library.

If you have articles, photos or newsletters that tell some of this history, please call Win Armstrong at 212-865-3078. Thanks!

784 Columbus Ave residents

Thursday, March 4 LOBBY 7 to 9

Meet neighbors, mix and mingle!

Free Refreshments

Join the tenants' association and be part of our close-knit, welcoming community.

The first twenty people to pay membership dues will be entered into a contest for good and fun door prizes — open to all former members, as well as new ones!

LEARN HOW THE PWVTA BENEFITS YOU

Building Reps will be available to answer questions — including differences between market-rate and rent-stabilized tenants, MCI explanations... whatever.

We are all volunteers — your neighbors — who work tirelessly for better homes and a healthier, safer, more livable, enjoyable environment and community!

Fun for all 784 residents!

HELP YOURSELF!

HELP YOUR NEIGHBORS!

SEND IN THE COUPON NOW!

Pratt Institute Graduate Students present A VIEW OF MANHATTAN VALLEY

A Study of This Unique Area of NYC including History, Diversity, Zoning, Housing, Social Services, Retail Character, Environment and Public Spaces

Thursday, February 25 6pm

at the NY International Youth Hostel

891 Amsterdam Avenue (W. 103 St.)

All Welcome Free Event

In Preparation for a TOWN HALL MEETING to Discuss the Future of Our Neighborhood

MARK YOUR CALENDAR:

Saturday, March 6 2:30–5pm

Red Oak Apartments 135 W. 106

PRODUCED BY:

Columbus/Amsterdam Business Improvement District

NYS Assembly Member Daniel O'Donnell

Park West Neighborhood History Group

Further information: 212-666-9774

The PWVTA Executive Board regularly meets on the third Tuesday of the month, except July and August (see PWVTA.org for info).

The next Executive Board meeting will be held Tuesday, March 16, 7:30pm, at the Ryan Health Center downstairs.

PWVTA members and associate members are welcome to attend.

Produced by the PWVTA Communications Committee.

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JOIN YOUR NEIGHBORS – RENEW NOW!

PLEASE RETURN THIS MEMBERSHIP / ASSOCIATE MEMBERSHIP COUPON TO YOUR BUILDING REPRESENTATIVE OR MAIL TO:

Park West Village Tenants' Association
P.O. Box 20339, Park West Finance Station, New York, NY 10025-0339

Name: Building: Apt: Phone:

Rent-stabilized tenant Market-rate tenant Renting from private owner Owner Email:

Check for 2010 membership dues enclosed, payable to PWVTA \$40 Other*: \$

[Condo owner] Check for 2010 associate membership dues enclosed, payable to PWVTA \$35

Check includes additional contribution to Legal fund. Amount: Check for MCI Legal Fund only:

☆ If you cannot make full \$40 payment of your annual dues, please pay what you can.

Your membership card will be delivered to you.