



Dear Neighbor,

As the country moves forward toward a new federal administration, I feel we must reiterate our commitment to the basic values of justice. After a campaign in which we heard and saw things that we could never have imagined would be part of a national debate for the future of our country, we must once again state unequivocally that we reject bigotry and division.

The notion that children born here in America could be separated from their parents, who may have arrived without papers, raises a chilling historic image of people at the rail stations in 1930's Europe. We are a diverse country and have always celebrated the importance of our immigrant roots. There is a fear which was exposed among many Americans that our generous spirit has existed for others and not them. We must continue to refute the canard that it is easy for those fleeing violence and civil war to enter our country. We need to ensure that this country remains a beacon of safety and freedom for all.

There is much work to do to protect the rights of all people who live in this county, which should be seen as all our neighbors regardless of our differences based on race, religion, gender, gender identity or expression, national origin, sexual orientation, or disability. This is our basic creed as Americans and one we, the citizens, will be tasked with preserving.

We will also need to find a way to ensure a more equitable education system, and use resources targeted for economic development to actually create jobs that provide a pathway for economically disadvantaged to become self-supporting. We are unlikely to have a partner in the federal government and so our state will have to be more creative and focused than we've been thus far.

I want you to know that I will remain steadfast in my efforts to protect basic civil rights, the right of women to determine their own healthcare choices and local control of education and protection of our communities from criminal activity and hate crimes in particular. We have successfully fought against oppression in the past, and we will do so again if necessary. I look forward to continuing to work with all of you to strengthen our neighborhoods despite the challenges ahead.

Sincerely,

Deborah

Moving Forward

Our community was birthplace to many cultural movements which furthered equality and inclusion throughout the country. We must harness this energy and ensure that we move forward in the proper direction.

■ Donate time and/or money

- Local and National charitable organizations will potentially have a lot more work to do under an Administration that threatens the foundation and values of this country. Give what you can.

■ Support local initiatives

- City and State Government have a lot of control over things that impact your daily lives. Stay engaged.
- Call the Governor and your local State Senator and let them know that you want to see my bill A6221, which would codify a woman's right to access an abortion in NYS should Roe vs. Wade be overturned, passed next Legislative session.
- Follow the State and City budget process. Make sure that we are allocating funds appropriately- not defunding SUNY and CUNY, or creating private school vouchers.

■ Support Young People

- Too many youngsters have experienced bullying in different settings and this has increased in too many instances. Talk to them, be a mentor or at least, a good listener.

■ Be seen and heard

- Rise up to injustice. Attend rallies and marches, but also respond safely to individual instances.



Uniting against hate crimes with leaders from religious groups, higher education and my elected colleagues.

Understanding Rent-Regulation and Loft Law Protections for Tenants

Throughout the year, my office receives calls from constituents who are in the midst of a dispute, disagreement or are being harassed by a landlord. Most are rent-regulated tenants either in rent-stabilized or rent-control apartments and have leases that are protected under state law and upheld through various agencies on the City and State levels.

While most landlords are fair and reasonable, some harass tenants in an effort to remove them from their home in hopes of increasing the rent to market-rate value. Some frequently used tactics are:

- failing to send a renewal lease;
- not depositing rent payments and claiming the tenant is late;
- retaliatory responses to requesting a repair in an apartment;
- failing to provide heat or hot water; failing to address any building-wide service outage such as elevators, gas, and water supply;
- challenging the permanent residency of a tenant outside of the lease renewal.

While it is not an exhaustive list, these are all illegal actions. If you think you are a victim of harassment from your landlord please see information about tenants' rights and how to file a complaint below.

Agencies involved with Rent Regulated Tenants

- The State legislature passed laws that govern rent-regulated apartments and leases
- New York State Department of Housing and Community Renewal (HCR) has general oversight of State laws.
 - They vote annually on legal rent increases for rent controlled apartments
- The Department of Housing Preservation and Development (HPD) does enforcement for New York City
 - HPD is responsible for investigating violations, identifying opportunities for the construction of new affordable housing and maintaining a "database" of apartments under rent-regulation
- The New York City Loft Board is a city agency tasked with overseeing the legal conversion of industrial use buildings to IMD lofts. They also represent tenants in disputes with landlords and pursuing legal action against unscrupulous landlords and building owners
- Rent Guidelines Board (RGB) annually votes on legal rent increase for rent stabilized apartments

Tenants' Rights

Several agencies work together to uphold rent-regulation and combat harassment and apartment destabilization in New York City. Combined, these agencies help ensure that tenants are protected. These protections apply to rent regulated tenants as well as tenants who are certified artists living in Interim Multiple Dwelling (IMD) Loft Buildings. While IMD units are also governed by a separate Loft Law they maintain many of the same protections in rent-regulations such as terms of leases and fighting landlord harassment. Generally, all tenants have the right to:

- basic services, such as heat, hot water, working elevator and safe living environment, etc.;
- have their apartment painted, at the landlord's expense, every two years;
- file complaints against landlords who are not completing repairs, complying with regulations or are otherwise harassing tenants;
- testify at the annual RGB hearing regarding increases to annual and bi-annual leases;
- a lease renewal sent in advance of previous lease expiring.

Filing a Complaint

Tenants can file claims to compel the City and relevant agency to investigate violations that govern building and health codes as well as levy fines against landlords.

- If you have an issue within your apartment or building wide, call 311 so it is officially on record immediately. This will also help ensure that the complaint goes to the correct agency.
- Once you have a 311 complaint number, reach out to my office or another local elected official so we can follow up with the appropriate agency and provide assistance in filing a direct complaint.

Additionally, all complaint forms for issues within individual apartments, throughout the building, failure to receive a lease renewal, and a number of other issues can be found on the HCR website and submitted online or through the mail at: <http://www.nyshcr.org/Forms/Rent/#tenant>

If you have any questions about your rights, tenant harassment or other tenant issues, please call my office and someone will assist you with your specific case.

Housing Clinics and Legal Resources

- Metropolitan Council on Housing runs a hotline in the afternoons on Monday, Wednesday and Friday at 212-979-0611, or at <http://metcouncilonhousing.org>. They also have a tenants clinic that meets most Tuesday evenings at 61 East 4th Street beginning at 6:30PM.
- MFY Legal Services can provide free legal representation under certain circumstances and can be reached at 212-417-3700 or at www.mfy.org.
- The HCR Tenant Protection Unit (TPU) is the multi-agency group associated with HCR that addresses tenants concerns and can be reached at 718-739-6400, or <http://www.nyshcr.org/Rent/TenantProtectionUnit>.
- VID hosts a tenant's clinic on most Wednesday evenings at their clubhouse located at 26 Perry Street beginning at 6PM.
- 311 can take your complaint and connect you with free legal services should your case warrant legal assistance.

For more information regarding any of this information about rent-regulation, harassment, and leases please reach out to my office.



Discussing the importance of women in office and the broad scope of issues important to women, such as education, childcare and reproductive health.

Resources for Homeowners

Senior homeowners in New York City face unique challenges in attempting to age in place. In New York City, property values are soaring, and the resulting increases in tax and co-op/condo maintenance fees, on top of the already-high cost of living, can mean financial hardship for senior citizens who are often living on a moderate fixed income. Fortunately, there are resources for older New Yorkers of which I encourage eligible constituents to take advantage.

Financial Help

If you are over the age of 65 and own your apartment or townhouse, you may be eligible for the Senior Citizen Homeowners' Exemption (SCHE), which provides a property tax reduction of up to 50% for seniors. To qualify, your household income must be less than \$37,399 per year. Find the application for this tax exemption online by searching for Property Owner Benefit Forms on the NYC Department of Finance website, or typing the following address into your web browser: <http://www1.nyc.gov/site/finance/benefits/property-benefit-forms/benefits-forms-property-owners.page>.

If you are at risk of foreclosure, contact your lender or loan servicer immediately to explore all possible solutions to protect yourself and your family. You may be eligible for a loan modification or refinance under the national mortgage settlement. If you are facing foreclosure and need immediate legal assistance, call the New York State Bar Association's Lawyer Referral Program at 800-342-3661 to locate an attorney. If you cannot afford a lawyer and need to contact free legal services providers you can also go to www.lawhelp.org/ny/.

Please be aware that foreclosure rescue scams are common and widespread. The typical scam offers to negotiate with the lender on the homeowner's behalf, often charging upfront fees, and/or promising guaranteed results. The New York Attorney General's Homeowner Protection Program offers free, professional, and honest advice about the mortgage modification and foreclosure process, and offers a platform to report scammers. Call 1-855-HOME-456 or visit them online at AGScamHelp.com if you have any questions.

Home Repairs and Protections

Project Metropair is a free handyman service for low-income New York City residents over the age of 60. They work to eliminate safety hazards by installing and repairing such household equipment as bathtub grab bars, smoke and carbon monoxide detectors, door locks and chains, window locks and screens, light bulbs, handheld showers, and more. Call 212-453-9542 or email homeservices@metcouncil.org for more information.

If you have a spare room in your home, you might consider a home sharing program. The New York Foundation for Seniors runs a program through which they screen and match hosts with responsible, compatible guests who contribute monthly towards household expenses. The program promotes companionship, security, and the ability to age in place, and makes housing more affordable for both parties. For more information, visit www.nyfsc.org or call 212-962-7559.

If you are having problems with your Co-op or Condo Board the Attorney General's office may be able to help provide guidance or assistance. Please call 1-800-771-7755.



Rally to Save Elizabeth Street Gardens from development.



Joining colleagues and community members in calling on the City Department of Buildings to enforce zoning for the safety of our neighborhoods.

Tips for a Cleaner and Less Cluttered Home

There are numerous studies noting the physical and emotional health benefits gained from de-cluttering one's life of unwanted items. When these accumulated items are hidden away in closets and kitchen drawers, it can cause havoc in our daily lives and makes it impossible to find the simplest items. Often, we just don't have the time to dispose of these unwanted items, or have the opportunity to organize our belongings in a useful manner.

But it's never too late to de-clutter, or change a bad habit. To get you started, there are a few de-cluttering tips below. The best thing to do is to start with one small area, such as a closet, and conquer that before moving onto the next area. For this project, you will need some markers, tape, trash bags, boxes, or clear containers.

First, create three piles:

1. the first pile should be for items you can get rid of;
2. the second pile should be for items you need to review;
3. the final pile should be for items you want to keep.

After you organize these piles, go through your first pile to determine which items you can donate and which items are actual trash. Next, go through the items you were unsure of during the first review. Determine if those items should be put in the "keep" or "discard" pile now that you have gone through the other items.

Once you have taken inventory of these items, discard of the trash immediately. Arrange for donations to be dropped off or picked up as soon as possible. For items that you have decided to keep, try to organize and put away as neatly as possible.

The reward of de-cluttering your life is well worth the time and effort it takes to accomplish this goal. Aside from the sense of accomplishment when you see the final outcome, de-cluttering will not only create more space, but it will also make your home cleaner and more inviting.

Please feel free to contact my office if you would like to be put in touch with organizations which can help you de-clutter your space.

Repurposing and Disposal of Old Items

Responsible reuse and disposal of items is important for our environment. Many organizations throughout the City accept donations of used items for resale or reuse. If an item cannot be donated, make sure that you are disposing of it properly.

1. The Department of Sanitation helps you find ways to donate used items through DonateNYC. For more information, visit: <https://www1.nyc.gov/assets/donate/about/donatenyc.shtml>
2. Make sure you discard items safely. For information on proper disposal, such as e-waste or paint, visit the Department of Sanitation FAQ: <http://www1.nyc.gov/assets/dsny/zerowaste/residents/specially-handled-items.shtml>

Be a Considerate Dog Owner

Reminder:

It's not just neighborly, but required by law, that you clean up after your dog. This is equally true during snow falls. In addition, keeping your pets out of flower beds and other green spaces is important for the health of foliage. Animal urine kills trees and flowers. Let's work together to keep our city clean and beautiful.

Help for Homeless New Yorkers in Winter Weather

As the temperature drops and the holidays approach, many New Yorkers grow concerned about the safety and well-being of homeless people out on city streets during the coldest months of the year. The city cannot mandate that people go indoors unless the temperature drops below 32 degrees and they are in imminent danger. Here are ways you can help:

- If you see someone who appears to be in need of medical assistance, call 911.
 - If you're concerned about a person experiencing homelessness, call 311 to make sure that outreach teams are aware of the individual and can check on their safety especially when the temperature drops. Outreach teams try to respond to all 311 calls within the hour.
 - Homeless service providers generally recommend not giving food or money directly to homeless people, because it enables them to remain outdoors instead of seeking safety in a shelter, safe haven, or supportive housing unit. In the winter, however, donations of clean and dry socks, underwear, and coats can save lives.
 - If you have an existing relationship with a homeless person, please encourage them to seek shelter indoors on the coldest winter nights. Even a subway station is significantly safer than the street when the temperature drops below freezing.
 - Consider volunteering with or donating to a local shelter or outreach program. Call first to see what they need.
- Please feel free to call my office if you'd like help locating a homeless service provider near you.

Deborah Glick's



NEIGHBORHOOD UPDATE

ASSEMBLYMEMBER
66TH DISTRICT
NEW YORK CITY

HOW TO REACH US:
Call 212-674-5153 or
email glickd@nyassembly.gov



Happy to join in the ribbon cutting of the redesigned Astor Place.