

## Paying a High Rent? Don't Be Surprised When You Renew.

Your apartment is expensive, but your lease says you're paying a preferential rent. That sounds good, but there's a catch.

A landlord charges a preferential, or lower, rent when the maximum legal rent is higher than what the market will bear. Both amounts are listed on your lease. So what happens when it's time to renew?

Because all apartments here are rent stabilized at the moment, certain rules apply. The percentage that the rent for a renewal lease can go up is set by the city's Rent Guidelines Board. This is where the catch comes in.

The increase is figured on the maximum legal (higher) rent, not the preferential amount that you're paying. And on renewal, the landlord can decide to charge you any amount up to the legal rent.

How is the legal rent determined? When you moved in, your lease contained an accounting of the previous rent and what was added to it to reach the maximum legal amount. For newly renovated apartments, the accounting would have shown the previous rent, the vacancy bonus (as much as 20% just because the apartment turned over), a longevity bonus if the previous tenant was in the apartment a long time, the cost of any major capital improvements approved by a state agency, and a percentage of the renovation costs.

Let's do the math with this brain teaser:

The maximum legal rent for your apartment is \$6,000.

You're paying a preferential rent of \$4,000.

When it's time to renew, the RGB increase for a two-year lease is 2.5%.

How much will your rent be if you renew for two years?

Answer:

Unlikely: \$4,100—an increase of 2.5% on your old preferential rent, or \$100.

Legal: \$6,150—an increase of 2.5% on the maximum legal rent, or \$150.

Reality: Only the landlord knows for sure. Your new rent can be anywhere up to \$6,150. Yes, your increase could be hundreds of dollars a month.

It's happened.

Is there a fix for this? Yes, and it's political. The Tenants Association and other groups have been fighting to change the rent law to what it used to be: preferential rents to be renewed at the percentage fixed by the RGB. That makes it possible for people to stay in their homes and promotes stability, not just here but throughout the metro area covered by rent stabilization. To enact such a change, we have to have a sympathetic governor and lawmakers in Albany. The other option is for you to negotiate with the landlord when it's time to renew.

**Note:** Increases for *Roberts* tenants follow a different formula. The formula is complicated and determined as a result of a settlement of *Roberts v. Tishman Speyer Properties, L.P.*, and does not follow the general overview presented above. Lottery apartments also follow a different formula. ☹

### PAY YOUR RENT BY CREDIT CARD? — SEE PAGE 8

### PARENTS: DO YOUR KIDS HAVE KEY CARDS?

Several of our playgrounds now have access only by key card, with more to come. This is to ensure security and to make the playgrounds accessible only to residents. To make sure your child can get into a desired playground, consider getting the child a key card. We asked management how old a child has to be. They said it's up to you.

#### Where can I have a key card made?

(1) the Public Safety office, 2 Stuyvesant Oval; (2) the management office, 276 First Ave.; or (3) the management kiosk at 22nd St. and First Ave.

Key cards must carry the photo of the person, but they don't have to show the name—child or adult. That's for privacy and security. The Tenants Association won a court ruling on this issue 13 years ago.

**Do your child's caregivers have key cards?** Caregivers should be able to access your building and playgrounds and not have to depend on other tenants to let them in. ☹

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## ARE YOU ON OUR EMAIL LIST?

Let us keep you up-to-date. Add your email address at [stpcvta.org](http://stpcvta.org).

### Countdown to 2019: Tenant Action This Past Year

The state laws for rent stabilization sunset in 2019, but tenant groups and advocates have been working to strengthen tenants' position for next year since no action was taken by the State Senate this year. The State Assembly has passed three bills with tenant protections, but they will have to be passed again in the next legislative session. The State Senate, controlled until recently by Republicans and a breakaway group of eight Democrats aligned with them, has refused to bring bills with the same protections to the floor for a vote. The State Senate has 63 members, 32 nominal Democrats and 31 Republicans. However, another Democrat, Brooklyn's Simcha Felder, votes with the Republicans.

**Pressure on IDC members** Tenants in the districts of Independent Democratic Conference members (eight State Senators elected as Democrats who voted with the Republicans) have been pressuring their State Senators to allow three tenant-friendly bills to come to the Senate floor for a vote. Facing his own primary challenge this September, Gov. Andrew Cuomo pressured the IDC to rejoin the regular Democrats. Even so, IDC members are facing primary challengers in September.

**Albany Lobby Day** On April 17, 11 tenants from STPCV, including four TA board members, were part of a group of 150 city tenants that met in Albany with State Senators, including Republicans, to promote three tenant-friendly bills already passed by the State Assembly.

**Tenants March** On June 14, several STPCV tenants participated in the 1,000-person march to where Gov. Andrew Cuomo was receiving an award to let him know that tenants need relief from the housing crisis.

**Upstate/Downstate Housing Alliance** Tenants from upstate cities have joined with those from NYC and its suburbs to fight for a solution to the state's affordable housing crisis as evictions and displacement have accelerated across the state.

The three bills:

**Repeal vacancy deregulation**, which enables landlords to remove apartments from regulation if they can get the rent over the deregulation threshold when an apartment is vacated.

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### It's Hurricane Season. You May Have to Evacuate. Get Ready New York.

After Superstorm Sandy, the city's Office of Emergency Management redrew the hurricane evacuation zones. Now 34 Stuyvesant Town addresses and 14 Peter Cooper Village addresses fall into Zone 1, the zone most likely to flood. If a mandatory evacuation order were issued, tenants of those buildings would have no choice but to take shelter elsewhere. The remaining addresses fall into Zones 3 and 4. Depending on conditions, those zones might have to evacuate too.

**Make a plan** Prepare a Go Bag for everyone in the family, including pets. That protective barrier along the East River? Building it hasn't even started.

Even if you don't have to evacuate, you may need to shelter in place. That means being prepared with sufficient food, water, medication, batteries, and flashlights.

The main page for the city's Ready New York program is <https://www1.nyc.gov/site/em/ready/ready-new-york.page>. On it you will find links to the app and videos, and information for seniors, the disabled, and pets and service animals.

**Just for kids** A coloring book and storybooks in multiple languages lead young readers through a series of actions and

allow them to pick what they would do to prepare for and respond to an emergency: <https://www1.nyc.gov/site/em/ready/kids.page>.

**What zone am I in?**

Go to [maps.nyc.gov/hurricane](https://maps.nyc.gov/hurricane) and enter your address. Or call 311 (TTY: 212-504-4115). From outside NYC, call 212-NEW-YORK (212-639-9675). You can download a map of the city's zones at [https://www1.nyc.gov/assets/em/downloads/pdf/hurricane\\_evacuation\\_zones\\_map.pdf](https://www1.nyc.gov/assets/em/downloads/pdf/hurricane_evacuation_zones_map.pdf).

**Who issues the evacuation order?**

The mayor has the power to declare a local state of emergency.

**How do I prepare if I have to evacuate?**

Go to <https://www1.nyc.gov/site/em/ready/gather-supplies.page> for information on your Go Bag.

**Sign up for alerts**

**Notify NYC**, the city's official, free emergency communications program, will alert you if there is an emergency in your area. Messages are available through many formats, including email,

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**PUBLIC SAFETY'S PHONE NUMBER: (212) 598-5233**

Put it in your cell phone and your landline

## Lottery Apartments — What's the Deal?

When Blackstone/Ivanhoé Cambridge purchased STPCV, they agreed to keep no fewer than 5,000 apartments (less than half) "affordable." The affordable apartments were those with rents below the deregulation threshold (\$2,700 at the time). The remaining apartments formed the class-action lawsuit *Roberts v. Tishman Speyer*. That lawsuit restored renovated apartments with market-level rents to regulation until the expiration of a J-51 tax break on June 30, 2020. The decision lowered rents for Roberts apartments but at amounts above the deregulation threshold, often by quite a lot.

As apartments of both types were vacated and the number of truly affordable units began to dip below 5,000, Blackstone had to make up the difference by offering apartments in a lottery. The rents vary according to the prospective household's income, keyed to a percentage of the federally determined area median income (AMI).

**"Area median income" means that half the household incomes in the area are above a certain dollar amount, and the other half are below.**

**The lottery has two tiers: Tier 1 households have income of 165% of AMI, and Tier 2 households have income of 80% of AMI. Tier 1 units are 90% of the units offered, and Tier 2 units are 10% of those offered.**

The federal guidelines are set up so that households have to pay 30% of their income to rent, which some say makes the apartments not really so affordable. Compounding that, the area median income for New York City is high because in addition to the city's five boroughs, the "area" includes the more affluent suburbs of Putnam, Westchester, and Rockland Counties.

**How much can the rent go up when it's time to renew?** Lottery tenants have been confused about this, some thinking that the city's Rent Guidelines Board increases apply.

The Tenants Association went to the city's Housing Development Corp. to get the answer.

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## Major Capital Improvement Update

Hot water heaters, facade work, HPCV intercoms—we've been fighting rent increases for these major capital improvements. The applications listed below and our Petitions for Administrative Review (PARs) are still pending—*some for years*—before the state's Dept. of Housing and Community Renewal (DHCR). If approved, the MCIs will become a permanent part of an apartment's maximum legal rent.

Fighting MCIs is expensive—that's why your dues and financial support are so critical.

In February, at the Tenants Association's request, State Senator Brad Hoylman and City Council Member Keith Powers sent a six-page letter to the commissioner and CEO of state agency Homes and Community Renewal. In it they outlined specific instances where

the agency "has consistently failed to honor its own regulations," to the detriment of tenants.

### **Exterior Restoration (Facade Work)—28 Addresses Under 21 Docket Numbers**

The TA's attorneys filed objections and submitted multiple supplemental objections on various dates.

During this process, DHCR granted, in large part, the 21 MCI applications submitted by the landlord. The TA's attorneys submitted PARs and supplemental PARs on various dates. DHCR granted one of the landlord's 21 MCIs, for 4 Peter Cooper Road, while the FOIL request was pending.

### **Video Intercom MCI—10 Peter Cooper Village Buildings**

Objections submitted on various

dates. DHCR has started to approve these MCIs.

**Hot Water Heaters—All Buildings**  
As DHCR has approved applications, the TA has filed PARs.

**Gas Pipe Repair**  
This new MCI affects only one address, 277 Avenue C. A FOIL request for the landlord's documentation has been filed.

**What you should do if you get an MCI notice.** Do not discard it! Let the Tenants Association know you received it by calling the Message Center or contacting us online. Then place a copy in one of our drop boxes. Keep the original—we will give you instructions for the next step. 📧

## FOLLOW US ON FACEBOOK

[facebook.com/groups/stpcvta](https://facebook.com/groups/stpcvta)

## FOLLOW US ON TWITTER

#ourtownourvillage #StuyTown #PCVST  
[twitter.com/ST\\_PCV\\_Tenants](https://twitter.com/ST_PCV_Tenants)

### It's Hurricane Season

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text messages, telephone, the Notify NYC website, RSS, Twitter, and American Sign Language videos. Register for emergency notifications by getting the free Notify NYC mobile application (<https://www1.nyc.gov/site/em/resources/notify-nyc-app.page>), visiting <https://a858-nycnotify.nyc.gov/notifynyc/>, contacting 311 (212-639-9675 for Video Relay Service, or TTY: 212-504-4115), or following @NotifyNYC on Twitter (<https://twitter.com/notifynyc>).

### I have trouble understanding English

Select guides are available in English, Spanish, Arabic, Bengali, Chinese, Haitian Creole, Italian, Japanese, Korean, Polish, Russian, Urdu, and Yiddish, as well as others. A pocket guide, quick reference card, or audio version for the hard of hearing is also available. In addition to the general Ready New York guide, there are specialized guides. Go to the main Ready New York website (see above) or call 311.

### I need special assistance. Who will help me if I have to evacuate?

Go to <https://www1.nyc.gov/site/em/ready/disabilities-access-functional-needs.page>. Information for seniors is at <https://www1.nyc.gov/site/em/ready/seniors.page>. Also register with Public Safety. Call 212-598-5233 and ask to be put on StuyTown Property Services' list of those who need special assistance.

### Where is the nearest shelter?

The closest evacuation facility is Norman Thomas High School, 111 E. 33 St. (between Park and Lexington Aves.) The closest handicap-accessible shelters are PS 59/Midtown East Campus at 233 E. 56th St. (between Second and Third Aves.) and Martin Luther King Jr. High School, 122 Amsterdam Ave. (65th–66th Sts.).

### What about my pet?

If you think you will have to evacuate, arrange for your pet to be sheltered outside the evacuation zone, and create a Go Bag for it. Include a color photo of yourself with your pet. More information at <https://www1.nyc.gov/site/em/ready/pets.page>.

This is a necessarily brief summary of the information available on the city's website, <https://www1.nyc.gov/site/em/ready/ready-new-york.page>. Please consult it for more information or call 311 (TTY: 212-504-4115). ☎

## Jolt the Vote!

The federal primary in June sprang some surprises, and the primaries at the state and local level in September are ripe for more, particularly on the Democratic side.

### So—are you registered to vote at your current address?

Although you can register any time during the year, your form must be delivered or mailed at least 25 days before an election for it to be effective for that election. Even if you don't enroll in a party, you'll still want to vote in the general election in November. It's a big one for us: one U.S. Senator, member of Congress, governor, lieutenant governor, state attorney general, judges, and more.

### Elections coming up

**Thursday, Sept. 13:** State and local primaries—on a Thursday

**Tuesday, Nov. 6:** General election

Note: To vote in a primary election you must (1) be registered to vote and (2) be enrolled in the official political party recognized by the NY State Board of Elections that is holding a primary.

### Register by mail

- Download the Voter Registration Form: [http://www.lwvny.org/voter\\_registration.html](http://www.lwvny.org/voter_registration.html) (available in English, Spanish, Chinese, Korean, and Bengali).
- Voter Registration Forms with prepaid postage are also available at the Board of Elections, libraries, post offices, most New York City government agencies, and the League of Women Voters of the City of New York. To have a registration form mailed to you, call the Board of Elections at 866-VOTE-NYC (866-868-3692).
- Fill out a Voter Registration Application using a pen with only blue or black ink. Be sure to sign the form.
- Mail the Voter Registration Form to: Board of Elections, 32 Broadway, 7th floor, New York, NY 10004.

### Register in person

Register in person at any of the Board of Elections offices in the five boroughs.  
Manhattan: 200 Varick Street (near W. Houston St.), 10th floor, 212-886-2100, Monday–Friday, 9 a.m.–5 p.m.

### Register online

If you have a New York State driver's license or DMV-issued nondriver's ID card, go to <https://dmv.ny.gov/more-info/electronic-voter-registration-application>.

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## OUR DROP BOXES

Zeichner's Wines & Liquors • 279 First Avenue  
Oval Services • 17A Stuyvesant Oval

Community Center • First Avenue Loop

### Eligible for a Rent Freeze?

The city sponsors two programs that freeze the rent of eligible rent-regulated tenants: the Senior Citizen Rent Increase Exemption (SCRIE) and the Disability Rent Increase Exemption (DRIE).

**The basics** You must have a total combined annual household income of \$50,000 or less and pay more than one-third of the household's total monthly income for rent. In addition, you must:

#### SCRIE

- Be at least 62 years old
- Be the head of household as the primary tenant or have been granted succession rights

#### DRIE

- Be at least 18 years old
- Be named on the lease or have been granted succession rights
- Receive federal Supplemental Security Income (SSI), federal Social Security Disability Insurance (SSDI), a VA disability pension or compensation, or disability-related Medicaid if you have received either SSI or SSDI in the past

If you qualify, your maximum legal rent will be frozen, and you will be exempt from MCI increases issued within 90 days of the date your initial application was received.

**Total combined household income** This is the sum of the income of everyone living in the apartment, including all family members who lived in your apartment the year before your application. If you rent a bedroom to someone, you do not need to report that person's income, but you must include in your own income the rent received.

**How is my income calculated?** Both programs use taxable and nontaxable income. Gifts and inheritances are not included.

**What can I deduct from my income? What can't I deduct?** Federal, state, and local taxes, and Social Security taxes can be deducted. Medical expenses, Medicare premiums, and capital or business losses cannot be deducted.

**What if I don't file taxes?** If you don't file taxes, you must document how you and household members receive income, such as Social Security statements, pension

statements, IRA/annuity statements, IRS forms 1099 and/or W2. If you receive financial assistance from family or friends, you must submit a letter from the individual(s) providing support detailing the amount and the situation.

**What if I pay a preferential rent, which is lower than the maximum legal rent?** In general, your rent will be frozen at the maximum legal rent, not the lower preferential rent.

**Can my landlord evict me for paying a lower rent?** No, but the programs do not protect from eviction for other, unrelated reasons.

**Why is my landlord OK with these programs?** Landlords get a property tax credit that covers the difference between the lower rent and the rent in the lease. There is no loss to them.

**When does my benefit expire?** The benefit expires on the expiration date of your current lease. You will then have to file to renew. The NYC Dept. of Finance should mail you a renewal about 60 days before your benefit ends.

For more information, call 311 or go to the city's site: <http://www1.nyc.gov/site/rentfreeze/index.page>.

You can download a guide to the program and an application. The guide contains much more information, including a list of the documents you will need to file with your application. The guide is available in English, Bengali, Chinese, French, Haitian Creole, Korean, Russian, and Spanish.

You can also request additional information and applications in these languages by visiting the Rent Freeze Program office at 66 John Street, 3rd floor, in lower Manhattan. The office is open Monday–Friday, 8:30 a.m.–4:30 p.m.

**SCRIE counseling** is available Thursdays at 2 p.m. in the Community Center (First Avenue loop) with Kaitlin Nemeth, Resident Relations Manager. Call (212) 598-5276 or email to [kaitlin.nemeth@stuytown.com](mailto:kaitlin.nemeth@stuytown.com).

Help is also available from our elected representatives: State Senator Brad Hoylman: 212-633-8052  
Assembly Member Harvey Epstein: 212-979-9696  
City Council Member Keith Powers: 212-818-0580

## JOIN OR RENEW ONLINE AT [STPCVTA.ORG/DONATE](http://STPCVTA.ORG/DONATE)

Only \$50 a year per apartment / \$25 for SCRIE/DRIE

### Lottery Apartments — What's the Deal?

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The initial rent for a lottery apartment is calculated at 30% of 165% or 80% of AMI, depending on tier. Added to that is the difference, if positive, between the most recent two-year and one-year RGB increases (for most of 2018 that difference was 0.75%. For leases starting or renewing 10/1/18 through 9/30/19, the difference is 1%). Charges for air conditioners are surcharges and are not considered rent.

Every year the U.S. Dept. of Housing and Urban Development (HUD) releases updated figures for AMI. According to what we were told, the rent is adjusted by tier to the percentage of the new AMI. Then the amount that is the difference between the most recent two-year and one-year RGB increases is added. The cost of air conditioners is a surcharge.

**Are MCIs and IAs added to the rent?** No. The owner can't increase the lottery rent due to a Major Capital

### Jolt the Vote!

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#### Registration dates

State and local primaries

**Aug. 18** Last day to postmark a mail application. **Aug. 22** Last day it must be received by Board of Elections.

**Aug. 19** Last day an in-person application must be received by the Board of Elections.

#### General election

**Oct. 12** Last day to postmark a mail application. **Oct. 17** Last day it must be received by the Board of Elections.

**Oct. 12** Last day an in-person application must be received by the Board of Elections. If you have been honorably discharged from the military or have become a naturalized citizen since Oct. 13, you may register in person at the Board of Elections until October 27.

#### To register to vote in the City of New York, you must:

1. be a citizen of the United States (includes persons born in Puerto Rico, Guam, and the U.S. Virgin Islands, and naturalized citizens).
2. be a New York City resident for at least 30 days by the time of election.
3. be 18 years old by December 31 of the year the registration is filed (note: you must be 18 years old by the date of the general, primary, or other election in which you want to vote).
4. not be serving a prison sentence or be on parole for a felony conviction.

Improvement or an Individual Apartment Improvement. However, those charges are added to the legal rent in the event the apartment is vacated and is not re-rented as a lottery apartment.

**When does the notification go out about renewing the lease?** The renewal notice follows the same rules as those for rent-stabilized leases. Between 150 and 90 days before the lease expires, the landlord must offer a renewal lease on substantially the same terms and conditions as the expiring lease, except for the amount of the rent. The air conditioner surcharge is adjusted as of October 1 every year by the RGB.

Note: Some of the terms applying to lottery apartments here may differ from those for other lotteries. This is a summary of a lengthy legal agreement. ☞

5. not be adjudged mentally incompetent by a court.
6. not claim the right to vote elsewhere (outside the City of New York).

The "Help America Vote Act" (HAVA) of 2002 requires all first-time voters who register by mail to provide additional identification either on or with the voter registration application, for example, the voter's driver's license number or the last four digits of the voter's Social Security number. If you do not have a driver's license or Social Security number, you may use a valid photo ID, a current utility bill, bank statement, paycheck, government check, or some other government document that shows your name and address. ☞

### Countdown to 2019

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**Close the preferential rent loophole.** Rent increases would be figured on the lower, preferential rent rather than on the higher, maximum legal rent. That would avoid the nasty surprise of massive rent hikes on renewal, which often force tenants out of their homes.

**Repeal the vacancy bonus,** the 20% a landlord can tack on to the rent of a two-year lease when an apartment is vacated.

For the legislative session of 2019, tenant groups are planning to add MCI reform to these three issues. ☞

This bulletin has been funded in part by the STPCV Tenants' Association Foundation, Inc., a 501(c)(3) tax-exempt organization.

## 2018 Board of Directors Election

In May, five directors were elected to the TA's board. Anne Greenberg and John S. Sheehy, incumbents, were reelected, and Lynn Janovsky, Michael Lang, and Jeanette Sheehan joined the board.

**Anne Greenberg** is a lifelong resident of Stuyvesant Town and Peter Cooper Village. With a varied career in book publishing, she has used her communications skills for the TA and has been involved in maintenance and quality-of-life issues in the community. Anne also keeps the board up-to-date on city- and statewide tenant advocacy issues and activities, and she has testified before the city's Rent Guidelines Board. After several years as a volunteer, Anne joined the board in 2014.

**Lynn Janovsky** is a born-and-bred East Villager who has lived in Stuyvesant Town since 1996 (moving in the week after the blizzard of '96) and has no plans to leave. A marketing communications strategist, Lynn looks forward to bringing her professional skills to the board and community, and engaging all residents to make sure ST and PCV continue to evolve as a dynamic place.

**Michael Lang** has lived with his wife, Debra Lang, in Peter Cooper Village since 2016, having relocated from Chicago. A retired Assistant U.S. Attorney from Illinois and Michigan, he was also a county prosecutor in Detroit. While

living in Chicago, he acted as a Cook County Arbitrator and volunteered at a Catholic Charities food bank. In addition, Mike served for three years on the condo board for his residence in Chicago, where he dealt with significant legal and political issues.

**Jeanette Sheehan** is a Delivery Director for Sirius Computer Solutions, a technology consulting firm, where she manages all aspects of system delivery from inception to go-live and ongoing maintenance for top-tier clients. She moved to the Stuyvesant Town–Peter Cooper Village community in 2011 and has been a building leader since 2013. Jeanette has also volunteered at the New York SPCA and MoMA for over 10 years.

**John S. Sheehy** has served on the board for the past eight years. Among other things, he played an important role in formulating a condominium conversion plan and facilitating the *Roberts v. Tishman Speyer Properties* settlement. Formerly a senior partner, chair of the Litigation Department, and member of the Executive Committee of Rogers & Wells, John served on the New York State Commission on Judicial Conduct and is a retired Commander in the U.S. Naval Reserve. He was chair of the Board of NYC Court Appointed Special Advocates ("CASA") for six years. John is currently serving as board treasurer. ☛

## Get the Most from Your TA Membership

When it's time to negotiate a settlement outside of a government agency ruling—especially concerning Major Capital Improvements, which are permanently added to the maximum legal rent—you want the TA's attorneys to be working for you. **They may not be able to do that unless you're a dues-paying member of the Tenants Association—and you've signed a Public Membership Pledge.**

The TA's attorneys must demonstrate they have "standing"—the legally protectable stake or interest that an individual or class has in a dispute. Standing enables the attorneys to bring a controversy before a court to obtain judicial relief. PMPs are evidence of the attorneys' standing.

What sort of settlements have been negotiated? The TA's attorneys got a previous management to waive retroactive MCI charges that kept an estimated \$30 million in the pockets of tenants. The smallest amount per apartment was more than \$2,000—money that the tenant didn't have to pay.

When you sign a PMP and our attorney files a Petition for Administrative Review for your building's MCI, you won't have to pay the retroactive amount of an MCI until there's a final ruling. This delays but does not eliminate the retroactive cost.

When we're fighting, we don't want to be representing only some of you. And we want to be able to negotiate a good financial settlement for as many of our neighbors as possible. New York's Real Property Law §230 explicitly protects the right of tenants to form and openly participate in the activities of a tenants organization. The landlord may not "harass, punish, penalize, diminish, or withhold any right, benefit or privilege of a tenant" who participates in our Tenants Association by signing a PMP. Tenants signing PMPs actually gain additional protection under the "Retaliatory Eviction" statute (Real Property Law §223-b), which protects all tenants who participate "in the activities

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## CONTACT US

Message Center 1-866-290-9036 · On [stpcvta.org](http://stpcvta.org), click on Message Center

### Get the Most From Your TA Membership

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of a tenant's organization" from retaliatory actions by the landlord in connection with lease renewals and terms.

Even if you decide not to sign a Public Membership Pledge, you can still be a member of the TA. We'll continue to keep you up-to-date on important tenant issues, alert you to our meetings, welcome you to our Facebook page, and field your calls to our Message Center or online.

But don't you want to get the most out of your membership?

If you've already signed a pledge, you don't have to do so again. If you haven't, sign the one enclosed now (or download it online at [stpcvta.org](http://stpcvta.org)). Be sure to check one of the boxes, fill in the required information, and both print and sign your name.

If you're not already a member, please join us by filling out the coupon on the last page or going online to [stpcvta.org](http://stpcvta.org)/donate. Then sign the PMP and return it to us by mail or by placing it in one of our convenient drop boxes. ✂

### WANT TO PAY YOUR RENT BY CREDIT CARD? THERE'S A FEE FOR THAT

Tenants now have the option to pay their rent by credit card, as management announced on May 1, 2018. The announcement said that there is a fee to do so.

**BE AWARE:** You will pay a **processing fee of 2.95%** of your rent to a third party if you choose to pay by credit card. The fee could change in the future.

Usually, the merchant pays the fee that a credit card company charges, not the purchaser. In this case, management has arranged to receive the full amount of the rent, but you, the tenant, will pay a fee to a third party to manage the transaction.

The Tenants Association is not advising you on how you should pay your rent. Just remember, there is no additional charge if you pay by check or electronic funds transfer. ✂

We welcome your support! You may renew your membership securely at [stpcvta.org/donate](http://stpcvta.org/donate)

Primary Member: \_\_\_\_\_ E-mail: \_\_\_\_\_

Additional Member Name: \_\_\_\_\_ E-mail: \_\_\_\_\_

Additional Member Name: \_\_\_\_\_ E-mail: \_\_\_\_\_

Address: \_\_\_\_\_ Apt: \_\_\_\_\_ Phone: \_\_\_\_\_ (H) (W) (C)

Move-in year: \_\_\_\_\_

*By submitting my email address, I authorize you to add it to the Tenant Update list.*

**Dues are \$50 (\$25 for SCRIE/DRIE) per apartment per calendar year January 1 through December 31, 2018.**

If you are able to add to that, it will be a big help:

\$50  \$75  \$100 Other \$ \_\_\_\_\_  SCRIE/DRIE \_\_\_\$25

Make checks payable to: ST/PCV-TA

Mail to: P.O. Box 1202, New York, NY 10009-1202

*(Dues and contributions are NOT tax deductible)*

18-213-NB

#### CONVENIENT TA DROP BOX LOCATIONS

**Zeichner's Wines & Liquors**, 279 First Ave., near 16th St., M-Th 9AM-9:30PM; Fri, Sat 9AM-10PM; Sun 12-7:30PM

**Oval Services**, 17A Stuyvesant Oval (First Ave. Loop), M-F 8AM-8PM; Sat, Sun 9AM-5PM

**Community Center**, 449 E. 14th St. (First Ave. Loop), MWF, Sat, Sun 8AM-5PM; Tu, Th 8AM-8PM