

The Park West Tenant

Volume 7, Number 7

The Newsletter of the Park West Village Tenant's Association

February 1983

Tenant Legislation

by Beverly F. Sowande

The Emergency Tenant Protection Act (ETPA) of 1974 expires June 30, 1983. The ETPA was passed by the New York State Legislature to amend the emergency housing rent control act, a New York State rent control law that had its origins in a 1943 federal control law, The Federal Emergency Price Control Act, that was passed to ameliorate the housing shortage which arose during World War II.

The federal control ended in New York State in April, 1950, but the state continued with its own rent control until 1962, when provision was made for municipal administration of rent control. In April, 1962 New York City established the City Rent and Rehabilitation Administration which was to oversee rent control in New York City. It continued until 1968 when it merged into the Housing and Development Administration (HDA), which later became what we now know as the Department of Housing Preservation and Development (HPD).

Rent control applied to apartment buildings built before February 1, 1947. Each controlled apartment had a maximum rent which was the rent charged in 1943 plus a 15% increase in 1953. There was provision for increases in the maximum rent based on major capital improvements or agreement between landlord and tenant, for example. There were approximately six ways for a landlord to receive an increase in rent in addition to that of apartment turnover or vacancy. Rents rose slowly but consistently.

There was provision for rent reductions based on failure of a landlord to provide an essential service or based on a landlord's decrease of service.

In May, 1969 the Rent Stabilization Bill was passed in New York City putting post-1947 apartments under some form of control and setting ceilings on rent increases where there had been none. Rent stabilization was the result of abusive practices by landlords who charged exor-

(continued on page 3)

Annual Election — March 8

The Annual Meeting will be held on March 8 from 7:30 until 10:00 p.m. in the auditorium of P.S. 163, 163 W. 97 St. between Columbus and Amsterdam for the purpose of electing new officers who will serve PWVTA until March 1984. The meeting will begin promptly at 7:30.

Nominations are now open for the offices of President, Vice President, Treasurer, Secretary (Recording), and Membership Secretary. Any member of the Association may be nominated for any office by petition of at least ten PWVTA members. No member may sign a petition for more than one candidate for the same office. Nominations for office shall be closed at 8:00 p.m. on February 15, three weeks prior to the Annual Meeting.

An Election Committee has been appointed by the Executive Board. It is chaired by Pat Ethelyn Graham (784 8-P, 749-3021) who was also appointed by the Board to chair the election portion of the Annual Meeting. The Committee members are Harvey Blank, Lucille

Donte, Cynthia Goldsmith and Florence Washington. The Committee will be meeting on or before February 15 to prepare the formal announcement of the Annual Meeting. This announcement will include the candidates' names and a biographical summary and campaign statement of no more than 100 words for each candidate.

It is important, if you plan to run for office, that you have your petition and statement turned in to the Election Committee no later than February 15. If possible, please have it in at least a week before that date in case any changes have to be made. Candidates for President will be allowed to speak three minutes at the Annual Meeting. Candidates for all other offices will be allowed one minute. Each candidate will be allowed to have two supporters speak for one minute or one supporter speak two minutes. All other speakers shall be allowed no more than one minute. If you have any questions about the election, please get in touch with the Election Committee.

Tenant Wins Rollback

A tenant of Park West Village filed a complaint with the CAB for overcharges for air conditioner rentals on a two-year lease renewal commencing November 1, 1982 and expiring October 31, 1984. The tenant had previously been charged \$5.00 per unit, and the new lease stipulated a \$10.00 charge per unit.

In response to the tenant's complaint, Park West alleged that since air conditioners are not part of the apartment lease, and the units are rented solely at the tenant's option and the agreement may be canceled at any time, air conditioner rentals are not subject to the Rent Stabilization Law.

The CAB opinion rendered on January 6, 1983 states that such charges are within the limitations of the Rent Stabilization Law, and that pursuant to Sections 2(m) (1), 20A and 62 of the Code and

Rent Guidelines Board Order Number 14, the lawful charge for each air conditioner during the full term of the lease is \$5.35 — an increase of 7%, which is the amount of rent increase allowed for a two-year apartment lease under the current rent guidelines.

Park West was directed to roll back the air conditioner charges to the stabilized amount and to make full refunds to the tenant for any charges paid in excess of the lawful stabilized charge.

If you have been charged in excess of the guidelines amount for air conditioner rental, you should file a complaint with the CAB. Your Building Coordinators have CAB complaint forms and will assist you in filling them out. If you cannot reach your Building Coordinator, call the Legal Committee or the Hotline.

Report from the President

CAB Rent Increase Application: There is no new information on management's application for rent increases based on capital improvements in buildings 784, 788, 792, 392, and 400. PWVTA did respond against the requested increases. We are waiting for a CAB ruling.

Conversion: Recent rumors about conversion of 372 and 382 CPW are unfounded. No "Red Herring" has been filed with the Attorney General for either of the two buildings mentioned.

Security: Please be certain to inform your building representatives of any breach in security at PWV. Several Executive Board members and I will be meeting with Mr. Marmorstein, Park West

Village Manager, to discuss tenant concerns.

New Officers and Committee Chairs: Robert L. Teague and Sara Morgan have resigned as Chair and Editor of PWT. Our thanks to both for the time and energy given to their tasks. Sally Armstrong is now Chair of the Publications Committee. Thank you Sally. Theresa Murphy, Recording Secretary, has resigned her office. Terry spent many hours preparing minutes for our Executive Board meetings. Thank you Terry. Elizabeth Ryan of 792 Columbus has been appointed as Recording Secretary and approved by the Board. Congratulations Elizabeth and thank you.

BFS

Social Activities Committee Report

Social Activities Committee Report

The committee members and one PVWTA member enjoyed the trip to the Museum of the American Indian on January 31st. It's too bad more of you didn't join us.

International Dinner

The International Dinner is set for Saturday, April 9, 1983. It will be held at Trinity Evangelical Lutheran Church, 168 West 100th Street, the time schedule is from 6 pm to 11 pm. The Committee

will need to know by March 15, 1983 those people who will be making food contributions. Please fill out the coupon below ... mail to PWVTA, P.O. Box 1216, Cathedral Station, NYC 10025 or Lois-Anne Hoffmann, 400 Central Park West, Apt. 4-M, NYC 10025.

Knicks Basketball

The Committee can get discount tickets to the Knicks games ... for groups of 25 or more people. If any of you are interested in this activity please call Lois-Anne Hoffman, 222-1621. The cost of the tickets will be \$10.00 per person.

Park West Tenants Respond To Appeal For Truly Needy

The Publications Committee has received the following letter from John F. Backe, Pastor of Trinity Lutheran Church, in appreciation of the response to our article on the pantry for the truly needy.

Dear Friends,

Thank you for the recent report on our food pantry operation.

The response was a delightful surprise, since I didn't know the article had actually appeared. The gifts we have received have been a real help, and more, the sense of sharing within a community was itself gratifying.

I look forward to ongoing contact and cooperation as we strive toward making this the community we would like it to be.

The food we were given will help in our ongoing attempts to provide nourishment to those whose situations require emergency response.

Thank you.

Sincerely,

/s/ John Backe

John F. Backe, Pastor

As suggested in our last newsletter, we should all make donations to the food pantry a regular habit. Let's continue to help those in our community who are less fortunate.

The Park West Tenant

The *Park West Tenant* is published by The PWVTA Publications Committee: Sally Armstrong, Lois-Anne Hoffman, Emily Margolies, Hope Mason, Jacqueline Pearlman, Sandy Sidar, Beverly Sowande, Victor Wagner.

Coupon International Dinner

I will contribute:

- | | |
|---|----------------------------------|
| <input type="checkbox"/> Appetizers | <input type="checkbox"/> Salad |
| <input type="checkbox"/> Main course | <input type="checkbox"/> Dessert |
| <input type="checkbox"/> I will contribute money | |
| <input type="checkbox"/> I will contribute assistance | |
| <input type="checkbox"/> in setting up | |
| <input type="checkbox"/> in clean-up | |

Name: _____ (PLEASE PRINT)

Phone number: _____

The Social Activities Committee meets the first Wednesday of every month at 7:30 pm at 400 CPW, Apt. 4-M. New people welcome.

Tenant Legislation

(continued from page 1)

bitant rents. However, as a result of state legislation in 1971, once a controlled or stabilized apartment was vacated, the ceiling was removed and the apartment was decontrolled. This is what was known as vacancy decontrol. The new tenant could then be charged any amount of rent.

ETPA, which became effective July 1974, ended vacancy decontrol for stabilized apartments becoming vacant after 1971. The ETPA also provided for revision in the New York City rent stabilization law to give better protection to tenants. Stabilized tenants were given the right to lease and the right to renew a lease for either 1, 2, or 3 years. A system for promulgation of rent increase guidelines was provided.

If the ETPA expires, vacancy decontrol would go into effect again. Those apartments which had vacancies after 1971 would be destabilized. Tenants in those apartments could be charged market value rents as of the next lease or lease renewal. If the ETPA expires, provision for the New York City rent stabili-

zation law would also expire; the rent stabilization law passed by the New York City Council last June could not be extended. The City Council could not enact new stabilization legislation because of the Urstadt law which prohibits a municipality from having any more stringent laws than the state has.

PWV is stabilized housing. There have been many vacancies since 1971 and tenants living in PWV would be greatly affected by expiration of ETPA.

No bill has yet been introduced that would extend the ETPA. Personnel in the Office of Housing Committee Chair, Assemblyman P. Grannis, and our new representative, Assemblyman Edward Sullivan, inform us that decisions are being made now as to the type of modifications to be proposed in any bill. As soon as we have any information, tenants will be notified. Please watch for PWVTA bulletins and newsletters. We will need to mount a strong campaign in support of legislation to protect our interests as tenants. We cannot afford to rely on chance.

Senior Citizen Rent Increase Exemptions

In PWV we live in rent stabilized apartments. Are you 62 years of age or older?

Is your after-tax income less than \$10,000?

Do you pay one-third of your after-tax income for rent?

If the answer to these questions is *yes*, then you are exempt from rent increases.

Applications for exemption are available by writing to Rent Stabilization Association, 1500 Broadway, New York 10036.

The landlord is protected by being granted abatement of an equivalent amount of real estate taxes.

1209 Signatures Gets Results at Post Office

Tenants of Park West Village demonstrated that they can work together when they feel the need. Petitions bearing 1209 signatures were delivered to Post Office officials urging restoration of package delivery to our Package Room. Delivery was resumed on December 27th.

The reason given for stopping delivery was the discovery of a Post Office employee who was stealing mail. At no time was there any question of the integrity of Marvin Lasky of our Package Room or of our postal delivery personnel.

We're glad to have our service back.

Park West Potholes

A large number of parents have already signed a petition to management demanding that steps be taken to prevent serious accidents in the playgrounds of Park West Village. The PWVTA is supporting this effort, and a letter to management to that effect has been drafted by the Legal Committee.

The hazards of cracks and "potholes"

in sidewalks and paving have been brought to the attention of management as well.

If we are to effect improvement, we need reports from tenants on hazardous conditions of pavements, sidewalks and parking lots. You are asked to provide information to the Legal Committee or to your Building Coordinator.

COMMITTEES

Publications Committee

The Publications Committee publishes a monthly newsletter with the exception of July and August. Publication date is the 15th of the month.

Deadline for newsletter copy will be the last Thursday of each month. The regular meeting of the Committee will be held at 788 Columbus, Apartment 3-M at 7:30 p.m. Monday following the Executive Board meeting.

We welcome articles or letters from tenants, as well as suggestions as to what you would like to see in the newsletter.

Please include your name and telephone number with any material submitted so that we can contact you if editing is necessary for content or space requirements.

For information contact Sally Armstrong, Chair — 222-7762.

Legal Committee

The next Legal Committee meeting is scheduled for Wednesday, February 16 at 8:00 p.m. 372 CPW, Apt. 10-P.

Grievance Committee

The Grievance Committee meets the second Wednesday of each month. Contact Cynthia Goldsmith, 865-6628.

Grievance Committee Policy

Cynthia Goldsmith, Chair

The Grievance Committee has issued the following policy statement:

1. The Grievance Committee will only accept complaints from members of PWVTA.

2. A grievance is an unresolved complaint, which, after several unsuccessful attempts to negotiate with Management, is brought to the Grievance Committee.

3. The Grievance Committee will not involve itself in tenant-to-tenant disputes.

4. The Grievance Committee will not involve itself in any complaints which involve leases or monetary problems. These complaints will be forwarded to the Legal Committee.

5. The Grievance Committee will not accept complaints unless they are in written form.

Safety Tip

Running through red lights has been identified as an increasing cause of accidents at intersections. If we are riding in a cab, a bus or a private car and the driver runs a red light, we have a duty to make our objections known — **loudly**. Further action depends upon how strongly we feel about this threat to our safety.

JOIN YOUR TENANTS' WATCH NOW—TODAY!!!

If you do not know who to contact, please call one of your Building Representatives and they will gladly assist you.

A Better Neighbor Cares

Membership

Our Membership Year runs through March under our new constitution. If you haven't yet joined for 1982 there is still time. Remember, our strength is in unity. If you wish to pay 1983 dues, as of February 15 your money will be credited towards 1983 dues. 1983 dues will be set at the Annual Meeting in March. If there is any charge in the amount you will be notified. A membership card will be issued to you at the start of the PWVTA membership year.

Br-r-rr, Is It Cold Outside and Inside?

by Sally Armstrong

The heating regulations state that heat must be provided between October 1 and May 31 as follows:

- When the outside temperature is below 55 degrees F., the inside temperature must be at least 68 degrees F. between 6:00 a.m. and 10:00 p.m.
- When the outside temperature is below 40 degrees F., the inside temperature must be at least 55 degrees F. between 10:00 p.m. and 6:00 a.m.

If you have no heat, make sure your radiators are turned on. The knob to turn on and adjust the heat is inside the radiator.

We recommend that you obtain a good thermometer for each room to be sure the temperature does not conform to the above guidelines before calling management.

Your apartment will be more comfortable if you have your windows weatherstripped to avoid drafts. Management will do this for you if you call and make an appointment.

October 1 to May 31

Outside	Inside
Below 55	At Least 68
6:00 a.m. to 10 p.m.	
Below 40	At Least 55
10:00 p.m. to 6:00 a.m.	

CHECK LIST

- Radiators turned ON?
- Windows weatherstripped?
- Outside temperature _____
- Inside thermometer _____
- Inside thermometer _____

The heat complaint number for New York City: 960-4800

Know Your Neighborhood

by Vic Wagner

Where would you find the dedication "To the memory of the brave soldiers and sailors who saved the union"?
ANSWER: The Soldiers and Sailors monument erected by the City of New York MCM at 89th and Riverside Drive.

PWVTA Exec Board Meetings are open to PWVTA members. Call 662-2610 for Info

PARK WEST VILLAGE TENANTS' ASSOCIATION
P.O. Box 1216, Cathedral Station,
New York, New York 10025

I wish to join PWVTA for the year 198____. Enclosed please find \$10.00 dues.

Name _____

Building & Apt. No _____

Telephone _____

Member last year, 198____: Yes _____ No _____

Date of Occupancy _____ of Apartment _____

Make check payable to PWVTA. Please clip this coupon and give it with your payment to your Building Representative or mail it to the above address. Please do not mail cash. Your membership card will be sent to you.