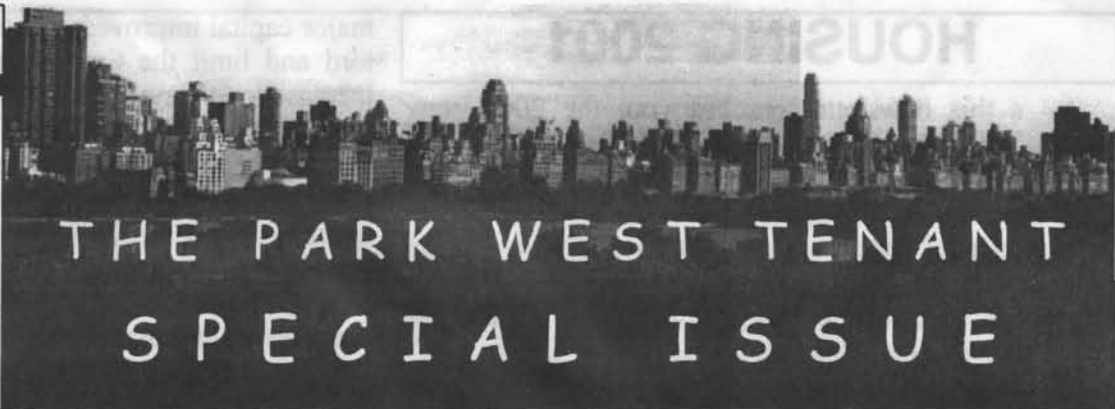


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PETITION WITH OVER 400 SIGNATURES SENT TO MANAGEMENT AND HPD

A letter accompanied by a petition signed by 400 tenants in 784, 788 and 792 Columbus Avenue protesting the condition of the elevators, laundry rooms, drains that back-up into sinks and bathtubs, roof ventilation fans that do not exhaust properly, and other health and safety hazards was sent by PWVTA to Mr. Larry Gluck, a principal of Stellar Management, on November 26, 2000. Copies of the letter and petition were also submitted to the Deputy Commissioner and General Counsel of the Housing Preservation & Development Agency (HPD) of the City of New York, our elected representatives to the City Council and State Legislature and Penny Ryan, the District Manager of Community Board #7 requesting their assistance.

As a result, a meeting was held on December 19, 2000 with Greg McGunn, representing HPD, Daniel Camayo, of the Manhattan Valley Development Corp., and several officers and building representatives of PWVTA. We were advised that there must be an established record of violations on the buildings before the City can take effective action to correct the conditions we have reported. We urge all tenants to call the appropriate phone numbers (see box) to report any problems they are experiencing. To be effective,

you should identify yourself. These calls constitute a record with the various City agencies which may be involved.

Mr. McGunn and Mr. Camayo subsequently arranged to meet with Gloria Huachamber, Property Manager of Stellar PWV Mgmt. at her office on January 4, 2001. She did not appear.

To date, there has been no response from Mr. Gluck. If conditions do not improve, the Executive Board of PWVTA will be proposing other courses of action which we can take.

CALL THE CITY AGENCY FOR COMPLAINTS:

Dept. of Environmental Protection (air, noise, water, hydrants)	718-337-4357
Elevator Department (faulty elevators)	212-312-8738
Pest Control (rodents)	212-442-9666
Housing Code Enforcement (heat, hot water)	212-960-4800
Poison Control (24 hrs) (poisoning)	212-340-4494
Sanitation (waste disposal & recycling)	212-219-8090

PWVTA SEEKS INVESTIGATION OF HUGE RENT INCREASES

The PWVTA has sent a letter to New York State Attorney General Elliott Spitzer asking his department to investigate huge rent increases for new tenants in the 784, 788 and 792 Columbus Avenue buildings. Modestly renovated apartments that previously rented for \$500 to \$900 per month are now being rented for more than \$3,000 for a 2-bedroom apartment, \$2,500 for a 1-bedroom apartment, and \$1,800 for

a studio depending on the floor. The new owners have thereby removed dozens of apartments from rent stabilization (which becomes inoperative once an apartment is rented for more than \$2,000). We are still awaiting a response from the Attorney General. Individual tenants can also ask the Attorney General to investigate this threat to affordable housing by writing to him at 120 Broadway, New York, NY 10271.

SAVE THE DATE

**THURSDAY,
JANUARY 18TH**
GENERAL MEMBERSHIP
MEETING
at P.S. 163 - 7:30 PM
**OUR ATTORNEY,
SAMUEL HIMMELSTEIN,**
will speak on current
issues of concern
followed by a question
and answer period.

HOUSING 2001

As this newsletter reaches you, the 2001 New York State Legislature will be preparing to meet. NOW is the time to ask your legislators to enter bills that are important to all of us.

An educated guess indicates that housing may be an issue at the State level this year. It is up to US to make our issues, especially housing, important to all legislators, especially the ones that represent us.

Responsibility for rent regulations needs to be taken from the New York State Legislature and returned to the New York City Council. This means that the Urstadt law must be overturned. As the State has weakened rent regulations, landlords are tempted to, or do, harass seniors, and other rent controlled and stabilized tenants, so that they will move.

We must continue to push to be sure that DHCR (Department of Housing and Community Renewal) regulations are not changed to further favor landlords. The proposed changes would shift the onus for proving a landlord deserves a rent increase for an MCI (so-called

major capital improvement) to the tenant from the landlord and limit the time a tenant can challenge a rent increase to 90 days (it is currently four years). Governor Pataki as well as your local legislators need to know that you oppose these changes.

We need to expand Senior Citizen Rent Increase Exemption (SCRIE), by increasing the income limit, decreasing the amount of income devoted to rent, adding a cost of living adjustment and expanding coverage to the disabled of all ages.

We must remind our legislators that there is an acute shortage of affordable, decent housing for all New York State residents, not just New York City. The need for affordable housing for those who need help to live by themselves is particularly dire. Ask your legislators to sponsor legislation to provide funding to build affordable housing for ALL New Yorkers and especially for frail and elderly people.

This is a good time to arrange to meet with your legislators to discuss issues that are important to you. Ask your neighbors to join you to discuss housing and other issues that are important to you.

UPDATE ON SUIT AGAINST STELLAR

On December 1, 2000, Samuel Himmelstein, attorney for the Park West Village Tenant's Association and attorneys representing Stellar Management, appeared before Judge Walter Toulub in State Supreme Court to argue the suit that the PWVTA has brought against Stellar Management.

The major points in the PWVTA suit are to restrain and enjoin the defendants from:

1. violating the tenants' rights to a proper lease renewal or imposing any improper conditions before giving

the tenants the required lease renewal.

2. Giving the tenants renewal leases with different terms and/or conditions than the initial or expiring lease.
 3. Restricting or imposing changes regarding the form or manner of rent payment which the landlord accepts, and/or changing the delivery procedure and package room procedure.
 4. Billing the tenants for rent which is not due, for failing to credit tenants with payments which were made and by frivolously threatening tenants with eviction.
- Judge Toulub has 60 days to make his decision known. We will keep you informed.

A MESSAGE FROM THE PRESIDENT

ON BEHALF OF THE PWVTA, I WISH TO THANK ALL OF YOU WONDERFUL TENANTS FOR SUPPORTING THE ASSOCIATION'S ACTIVITIES THROUGHOUT THE YEAR. OUR ACCOMPLISHMENTS WOULD NOT HAVE BEEN POSSIBLE WITHOUT YOU. WE LOOK FORWARD, WITH GREAT ANTICIPATION, TO SERVING YOU IN 2001. YOUR CONTINUED COOPERATION AND SUPPORT IS WELCOME AND MOST APPRECIATED.

Mary Livingston, President

PLEASE RETURN THIS MEMBERSHIP COUPON TO YOUR BUILDING REPRESENTATIVE or MAIL TO:

**Park West Village Tenants' Association, PO Box 20339
Park West Finance Station, New York, NY 10025-0339**

Name _____ Building _____ Apt _____ Telephone _____

Please make check payable to PWVTA. Year 2001 membership dues are \$40 and contributions to the legal fund are needed. If you are unable to pay \$40, please pay what you can. Your membership card will be delivered to you.