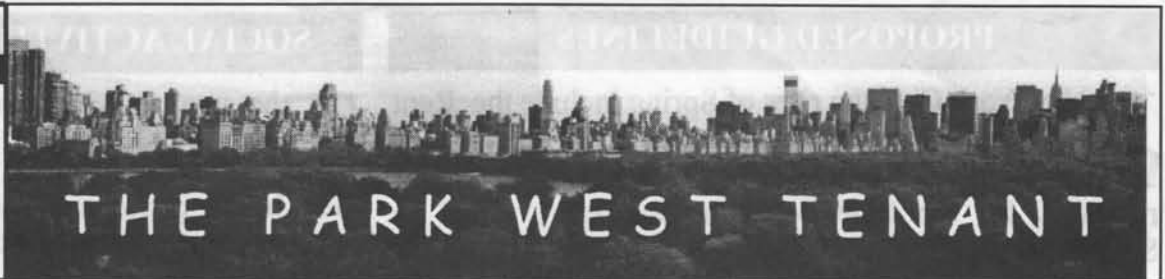


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THE CALL TO RENEW THE RENT LAWS IN 2002 GROWS LOUDER AND LOUDER

The campaign to renew New York State's rent regulation laws a full year before their expiration is gaining political momentum within the five (5) boroughs, as well as the rest of the state.

Although rent stabilization and rent control do not expire until June 2003, the campaign seeks to force the issue in an election year, rather than waiting until next year when politicians will feel immune from the potential voting wrath of New York's 2.3 million rent-regulated tenants. The entire State Assembly and Senate, as well as the Governor and Comptroller are up for election this November.

Another goal of the Campaign is to abolish the \$2,000 vacancy decontrol provision of the law which allows landlords to deregulate vacant apartments after they reach a rent of \$2,000. This provision written into the rent laws by the State Legislature in 1993 and then greatly expanded by the City Council in 1994, is responsible for the loss of nearly 150,000 apartments from under rent regulation.

In April, the New York State Assembly passed two bills which would renew the rent laws until

2008 and abolish the \$2,000 vacancy decontrol. Unfortunately, Assembly Speaker Sheldon Silver (D) Manhattan) who sponsored the law, required that they be introduced as two separate bills, rather than as one. While both passed in the Assembly, the split set a precedent which was followed in the far less tenant-friendly State Senate, which is dominated by Republicans from the suburbs and upstate. There, the bills introduced by Republican Senator Frank Padavan of Queens face a more uphill battle. The bill's separation will allow the senators the opportunity to pass one bill and ignore/forget the other. In early May, both bills were moving very slowly,

Anything is possible to the degree that we fight for it. Even if the bills are not passed, the drive to pass them can make the rent laws an issue in the year's gubernatorial race and force Governor Pataki to take a stand on the issue.

Call Gov. Pataki at 212-681-4580 and urge him to support the bills.

RENT STRIKE

We are three months into the rent strike in the Columbus Avenue buildings. It is encouraging to see that some work has begun on the elevators and hope it will be completed in as short a time as possible without unnecessary inconvenience to tenants. With that end in mind, the rent strike will continue until the building problems that exist are corrected.

Some of the 132 tenants participating in the rent strike have received three or five day notices from management demanding that rent due since April be paid. This is the first step in the eviction process which will bring the issue into court. Many tenants participating in the rent strike met on June 10, 2002. Samuel Himmelstein reviewed the instructions his office prepared for rent strike

participants and answered questions regarding procedure. Those who attended were reassured by the attorney that no tenant who has been paying rent into the Escrow Account can be evicted for participating in a legal rent strike. If you are on the rent-strike and do not have a package of instructions, call PWVTA hotline, 662-2610.

As we go to press, a meeting with management is being arranged through the attorneys.

**PICK UP YOUR
"GREEN MARKET GOODIES"
EVERY FRIDAY FROM 8AM TIL 2PM
ON 97th STREET
BETWEEN COLUMBUS
AND AMSTERDAM AVENUES.**

PROPOSED GUIDELINES

In New York City, the rites of Spring include the Rent Guidelines Board (RGB) meetings to set the guidelines for allowable increases on lease renewals for the time between October 1, 2002 to September 30, 2003.

The Board is required to determine preliminary guidelines at least 30 days before a final vote. The 30-day period is to provide an opportunity for the public to consider and respond to the proposal.

On May 20, the Board proposed guidelines of 2% for a one-year lease and 4% for a two-year lease. These may appear to be within reason, but the studies presented by the staff of the RGB show landlord costs decreased and profits increased. Studies also show greater problems for renters, particularly after 9/11. Fuel costs decreased and the past winter was the warmest on record.

Testimony from tenants and landlords will be heard by the Board on Wednesday, June 26 from 1:15 pm until 6:00 pm in the Great Hall at Cooper Union, 7 East 7th Street. The final vote will be the next day, Thursday, June 27, 5:30 pm - 9:30 pm at the U.S. Custom House auditorium, 1 Bowling Green. A large presence of tenants in the audience is essential to indicate to the board members that tenants are concerned and involved.

LEASE RENEWALS

Not only new tenants are in a position to file rent over-charge complaints. Rent increases become effective only when a lease renewal has been signed by both parties. If PWV Acquisitions did not return your signed renewal lease, but you were charged a lease renewal increase, you may be in a position to file a rent over-charge complaint with the DHCR. If you have any questions about this, please call the PWVTA hotline at 212-662-2610.

SOCIAL ACTIVITIES COMMITTEE

The two activities we are thinking of are a book and bake sale to be held in the middle of July. We will need people to donate their baked goods and bring books. We all love fresh-baked sweets and finding that book you missed is always a joy.

Mid-August, we think a trip to Atlantic City would be in order. If the slots are unkind to you, you can always go to the boardwalk and the beach.

If enough people express interest in the Atlantic City trip, we can arrange for a bus and set a date. Please call 222-1621, if you are interested.

PARKING TAX EXEMPTION

New York City imposes an additional 8% tax (beyond the sales tax) on all parking lots in the City, including the spaces here at Park West Village. However, an exemption from this additional 8% can be obtained on the basis of residency and the location of the parking area.

To obtain the forms necessary to apply for this exemption, you must contact:

New York City Department of Finance
25 Elm Place
Brooklyn, New York 11201
718-935-6079/6080

After you submit the necessary forms to the Parking Tax Exemption Bureau, you will receive a certificate of exemption, a copy of which must then be submitted to Park West Village Management, so that they will remove the additional 8% tax from the parking section of your rent bill.

This exemption is not permanent. It must be renewed annually, and re-submitted to management each time.

This PWTA Newsletter issue was prepared thanks to:
Jacqueline Brown, Vivian Dee, Arthur Goldstein, Mary Livingston
Emily Margolis, A. Raheem Sami, Daisy Wright

PWVTA MEMBERSHIP: Your membership counts. If you have not yet joined the PWVTA for the Year 2002, please do so. If you are already a member, thank you for your continued support and involvement.

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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 2002 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.