

# The Park West Tenant

Vol. 36, No. 1

The Newsletter of the Park West Village Tenants' Association

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January 2011

*Columbus Avenue buildings...*

## ***MCI Fightback with Survey***

The three Columbus Avenue buildings — 784, 788, and 792 Columbus Ave — are holding meetings to share plans for building-wide surveys of all tenants.

Tenants received a letter from DHCR (Division of Housing and Community Renewal) stating that the landlord filed an application for an MCI (Major Capital Improvement) rent increase based on “pointing and related engineering services” from April 2006 through February 2009.

This increase, if granted, would apply only to rent-stabilized tenant leases, as of the owner’s application date. However, when market-rate tenant leases come up for renewal, it is probable that the owner will try to justify all or part of their rent increase to these same costs.

The survey will provide the attorney retained by the PWVTA information she needs to assess our apartments’ water damages.

Besides discussing the MCI survey, the meetings will cover current PWV news, the building plans of JHL (Jewish Home Lifecare), and loss of parking.

**Tenants of 784 Columbus meet on Wednesday, January 26, 8:15pm — 788 on Tuesday, January 25, 7:30pm — and 792 on Wednesday, January 26, 7:30pm — in each building’s lobby.**

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## ***PWVTA Archives Safe & Saved***

Win Armstrong reported to the Executive Board January 18 that the Tamiment Library — in NYU’s Bobst Library at 70 Washington Square South — now holds boxes of Park West Village papers and files contributed by more than twenty PWV residents.

PWVTA’s history files are to be indexed this year and available for all.

Tamiment Library officials would like to organize an exhibit and an evening program based on the archives of the three tenant organizations it holds: PWVTA, Westgate Tenants, and Met Council (Metropolitan Council on Housing).

See the PWVTA website for more later!

*To Strengthen Our Rent Laws...*

## **TOWN HALL MEETING Thursday, January 27**

The Real Rent Reform organization invites us all to join tenant and housing advocates from across Manhattan for a critical borough-wide meeting: **Thursday, January 27, from 7pm to 8:30pm at Goddard Riverside Community Center, 593 Columbus Avenue at 88th Street.**

New York State Assemblymembers have been invited to participate, including our local PWV Assemblymember **Daniel O’Donnell.**

All NY state rent protections are set to expire on June 15 — unless the legislature votes to renew — and we must strengthen the laws!

We hope you will come for the latest updates on Albany and strategize together with our allies on how to protect our homes.

We want full repeal of Vacancy Decontrol, and to extend rent protections to all Mitchell-Lama and Section-8 buildings that leave government programs.

**MORE: Real Rent Reform at [realrentreform.org](http://realrentreform.org)  
212-608-4320 x316 or 212-979-6238 x200.**

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## **PEWG Campaign Plans**

The Predatory Equity Working Group (PEWG), organized citywide by Tenants & Neighbors, is planning now for a campaign and rally this spring — probably in early April. We’ll let you know!

The PWVTA participates and is meeting soon with other tenant groups, including the Stuyvesant Town-Peter Cooper Village Tenants Association, to organize together to strongly urge the state legislature to strengthen the rent laws that are slated to expire June 15.

PWV landlord Larry Gluck (Stellar Management) has tried the same StuyTown tactics that their owners tried to replace rent-stabilized tenants with market-rate tenants, leading to their demise.

PEWG helps monitor all this — and pushes back!

An Invitation from

# TENANTS & NEIGHBORS

New York State Tenants & Neighbors Coalition  
Annual General Membership Meeting  
Saturday, January 29, 2011  
11:00 AM to 5:00 PM

We are all invited to the Annual Membership Meeting of Tenants & Neighbors, the statewide group that has supported our work here in Park West Village, on **Saturday, January 29th from 11am to 5pm at the 14th Street Y at 344 E. 14th Street in Manhattan between 1st and 2nd Avenues.**

The organization works to help all New Yorkers

have access to decent housing they can afford, and wants tenants to have full rights and power.

T&N members are planning and spearheading campaigns to preserve and expand affordable housing, and defend and strengthen tenant rights. Affordable housing is under attack, and landlords are trying to push us out of our communities and erode our tenant rights. New York's rent laws are set to expire in this coming June!

Please RSVP by Jan. 24 by calling 212-608-4320 ext. 314 or emailing mserrano@tandn.org. The meeting is for current T&N members, so if you haven't paid your dues this year, please do before the meeting or bring your payment to the meeting. Dues are \$10 for youth/low-income and \$35 for others.

More info: Katie Goldstein, Tenants & Neighbors 212-608-4320 ext. 400 KGoldstein@tandn.org

## BE FIRST THIS YEAR!

Annual PWVTA membership is per calendar year. Be among the first to join or renew your **Park West Village Tenants' Association** membership for the new year 2011! More members strengthen us all!

Our PWVTA is *your* organization — members can attend our Executive Board meetings, join committees, help with mutual pursuits, meet neighbors, and connect with other caring folks in our great community!

You can help by paying your dues early today. Our members — at the Membership Meeting December 21 — set the dues for 2011 at \$45, but note on the coupon here below that you can pay just the fair amount you want.

*Please submit the coupon below here now!*

The PWVTA Executive Board regularly meets on the third Tuesday of the month, except in July and August.

The next Executive Board meeting will be held Tuesday, February 15, 7:30pm at the Ryan Health Center, 110 W. 97th St. Doors open at 7pm for cookies and community. PWVTA members and associate members are welcome to attend.

Produced by the PWVTA Communications Committee. Contributors: Win Armstrong, Albina De Meio, Dean Heitner, Maggi Peyton, Eileen S, and Chuck Tice. To help report, edit, compose, design, or distribute, call the PWVTA Hotline: 212-662-2610, or write Commo@pwvta.org. Submit content articles to: Editor@pwvta.org.

## JOIN YOUR NEIGHBORS — RENEW NOW!

**PLEASE RETURN THIS MEMBERSHIP / ASSOCIATE MEMBERSHIP COUPON TO YOUR BUILDING REPRESENTATIVE OR MAIL TO:**

Park West Village Tenants' Association  
P.O. Box 20339, Park West Finance Station, New York, NY 10025-0339

Name: ..... Building: ..... Apt: ..... Phone: .....

Rent-stabilized tenant  Market-rate tenant  Renting from private owner  Owner Email: .....

Check for **2011 membership dues** enclosed, payable to PWVTA  \$45  Other\*: \$.....

[Condo owner] Check for **2011 associate membership dues** enclosed, payable to PWVTA  \$35 ..

Check includes additional contribution to Legal fund. Amount: .....  Check for MCI Legal Fund only: .....

☆ If you cannot make full \$45 payment of your annual dues, please pay what you can.