

April 26, 2011

## **Advantage Tenants:** **Your May Advantage Rent Will Be Paid**

In March, New York City told 15,000 Advantage households that it would no longer pay Advantage rent subsidies. Last month, Legal Aid and Weil won a court order requiring the City to pay the Advantage rent due in April for Advantage tenants. On April 21, 2011, that order was extended to May 2nd, and the City is therefore paying May rent for Advantage tenants. The order covers only Advantage tenants who are still within their Advantage lease period.

The court will decide on May 2<sup>nd</sup> whether the City will have to pay any Advantage rent in the future.

Remember,

- **Continue to pay your part of your rent to your landlord on time.**
- **Continue to follow Advantage rules.**
- **If you are in the middle of your Advantage lease period but the City has not sent some of your payments, call 311 to complain and ask for an investigation.**
- **Request a fair hearing if you have not already done so.**
  1. Fax a copy of your notice to 518.473.6735 (keep your confirmation) or
  2. Make an online request at [www.otda.state.ny.us/oah/forms.asp](http://www.otda.state.ny.us/oah/forms.asp) or
  3. Go in person to the NYS Office of Temporary and Disability Assistance at 14 Boerum Place, Ground Floor (corner of Livingston), Brooklyn, New York. (By Subway: 2, 3, 4, 5 to Borough Hall; N, R to Court Street).
- **Your landlord cannot evict you without taking you to Housing Court.**
- **Don't leave your apartment to reapply at Path just because you think your Advantage rent will not be paid!**

## **If you are being sued in Housing Court:**

- Go to Housing Court, and answer the petition. If you have any bad conditions in your apartment, ask the clerk to schedule an inspection of your apartment.
- Call the Legal Aid Office in your borough.

Bronx	718-991-4600
Brooklyn	718-722-3100
Manhattan	212-426-3000
Queens	718-286-2450
Staten Island	347-422-5333

- If you already finished two years of Advantage OR you did not renew after the first year, you may be eligible for FEPS (a Family Eviction Prevention Supplement)

## **To be eligible for FEPS, you must:**

- Be receiving regular Public Assistance (PA).
- Have a related child in your household who is *under 18* OR *under 19* and still in high school.
- Have been sued in court, and your rent is above the regular PA shelter allowance  
OR you were evicted within the past year where nonpayment of the excess rent was an issue  
OR had to leave your apartment due to government vacate order or a foreclosure proceeding
- Have a lease for at least one year and a monthly rent amount that is less than the following amounts based on the number of people in your household:

1	2	3	4	5	6	7	8
\$800	\$900*	\$1050*	\$1100*	\$1250*	\$1350*	\$1400*	\$1500

(Ask your landlord if s/he will accept this amount of rent in the future.)

## **The monthly amount of the FEPS subsidy depends on who is in your home and what income you have. Each case is different. The maximum amount you can get is:**

# on PA	1	2	3	4	5	6	7	8
FEPS**	\$650	\$750	\$850	\$900	\$1000	\$1050`	\$1100	\$1200

\*\*FEPS subsidy and shelter allowance TOTAL.

If you have no other funds to pay your back rent, PA will pay rent arrears owed to your landlord up to \$7,000.

If your landlord sues you and you are eligible for FEPS, you may be eligible to move to a new apartment if your landlord refuses to give you a lease within the FEPS levels. Call 311 and ask for HomeBase to discuss your options.