

## **Advantage Tenants:** **The City Is Paying October Advantage Rent**

The City has agreed to pay Advantage rent for October. Landlords should have received payment by now. These payments are being made only for Advantage tenants who are still within their Advantage lease periods (those who have received less than one year of rent payments, those who renewed for a second year, and those who are eligible for a second year).

In March, New York City told 16,000 Advantage households that it would no longer pay Advantage rent subsidies. Legal Aid and Weil won court orders requiring the City to pay the Advantage rent temporarily. After a five-day trial, the trial court ruled in September that New York City can end the Advantage program and stop paying Advantage rent.

Legal Aid and Weil are appealing that ruling. In the meantime, the City agreed to make October Advantage payments for the 12,000 some households still in the program.

**We do not know whether the appeals court will require the City to pay Advantage rents for November or the months after that.**

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 paid your October rent or renewed you when it should have, call 311 to complain and ask for an investigation.**
- **Your landlord cannot evict you without taking you to Housing Court.**
- **Don't leave your apartment to reapply at Path just because your Advantage rent has not been paid!**

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

- Go to Housing Court, and answer the petition. If you have bad conditions in your apartment, make a list of them, bring it with you every time you go to court, and show it to the clerk and the judge. Take photos if you can. You can also call 311 to request HPD to inspect for violations.

- 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

- Or walk in to the Crisis Intervention Program of the Coalition for the Homeless.

129 Fulton Street in Lower Manhattan

Take the 2/3/4/5 train to Fulton Street in Manhattan OR the A/C/J/Z train to the Fulton/Broadway/Nassau station.

Crisis is a walk-in clinic and sees a limited number of clients on a first come, first served basis each day. Please arrive no later than 8 am, Monday – Friday, to ensure you will be seen the day you come in.

**You may be eligible for a rent program called FEPS, if:**

- Someone in your household gets public assistance cash benefits.
- You have a child in your household who is *under* 18 OR *under* 19 and still in high school.
- You have been sued in Housing Court

OR you were evicted within the past year for non-payment of rent

OR you had to leave your apartment because of a government vacate order or a foreclosure proceeding.

- You 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.)

If you have no other funds to pay your back rent, FEPS will pay rent arrears owed to your landlord up to \$7,000. If you think you qualify for FEPS, call one of the FEPS providers for your borough on the attached list.

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. Remember, you must be approved for FEPS **before** moving to a new apartment. Contact a FEPS provider as soon as you are sued to discuss your options.

You may also call 311 and ask for HomeBase to discuss your options.

## NYC FEPS Providers

NOTE: Providers designated with “\*\*\*” will process your FEPS applications even if you do not have an attorney representing you on your court case, and these agencies do not necessarily have attorneys who will represent you in housing court. If you do not have a court case now but you need your FEPS modified or restored see a provider marked with a \*\*.

If you were evicted in the last year for nonpayment of rent while you and/or your child(ren) received cash welfare, you may be eligible for FEPS to move into a new apartment. You will have to meet the FEPS rules and find an apartment that is within the FEPS maximum allowable rent and obtain a lease. See a provider with a \*\*. Please note that these providers may change in the fall of 2011.

You should contact a FEPS provider as soon as possible after you are sued, since the application process takes many weeks and it may take weeks to get a first appointment.. **Please call ahead to schedule an appointment, most offices do not take walk-ins.**

### Bronx FEPS Providers

Organization	Address	Phone #	Fax#
The Legal Aid Society (Bronx Neighborhood Office)	953 Southern Blvd., 4th Floor Bronx, NY 10459	718-991-4600	718-991-6936
The Legal Aid Society (Courthouse Office)	118 Grand Concourse, Rm 540 Bronx, NY 10456	718-991-4600 (main office)	718-991-6936 (main office)
Legal Services NYC – Bronx	579 Cortland Ave. Bronx, NY 10451	718-928-3700	718-402-7586
Legal Services NYC – Bronx (Courthouse Office)	1118 Grand Concourse, Rm 370 Bronx, NY 10456	718- 928-3700	718-590-1129
BronxWorks (formerly Citizens Advice Bureau, or C.A.B.) **	1130 Grand Concourse, 3rd Fl. Bronx, NY 10456	718-508-3040	
BronxWorks Center #40 Melrose **	260 E. 161 Street Bronx, NY 10451	718-664-1601	
BronxWorks Center #46 Crotona **	1910 Monterey Avenue Bronx, NY 10457	718-901-4505	
BronxWorks Center #44 Fordham **	2551 Bainbridge Avenue Bronx, NY 10458	718-220-5512	
Neighborhood Association for Intercultural Affairs (NAICA) **	1075 Grand Concourse, #1B Bronx, NY 10452	718-538-4830	718-537-3195

## Brooklyn FEPS Providers

<b>Organization</b>	<b>Address</b>	<b>Phone #</b>	<b>Fax#</b>
The Legal Aid Society (Brooklyn Neighborhood Office)	111 Livingston St, 7th Fl. Brooklyn, NY 11201	718-722-3100	718-722-3094
The Legal Aid Society (Courthouse Office) (9:30-11:00 am)	141 Livingston Street, rm 208 Brooklyn, NY 11201	718-722-3100 (main office)	718-722-3094 (main office)
Bedford Stuyvesant Legal Services	1360 Fulton St. Brooklyn, NY 11216	718-636-1155	718-398-6414
Brooklyn Legal Services Corp. A, East Brooklyn	80 Jamaica Ave. Brooklyn, NY 11207	718-487-1300	718-342-1780
Brooklyn Legal Services Corp. A, Williamsburg	256-260 Broadway Brooklyn, NY 11211	718-487-2300	718-782-4753
Brooklyn Legal Services Corp. A, Bushwick	1455 Myrtle Avenue Brooklyn, NY 11237	718-487-0800	718-326-2944
South Brooklyn Legal Services	105 Court St. Brooklyn, NY 11201	718-237-5500	718-855-0733
Legal Services for New York City, Brooklyn Branch	180 Livingston St, # 302 Brooklyn NY 11201	718-852-8888	718-858-1786
CAMBA Legal Services	885 Flatbush Ave. Brooklyn, NY 11226	718-287-0010	718-287-1719
CAMBA ** Center 64 - DeKalb	500 DeKalb Ave., Fl. 2 Brooklyn, NY 11205	718-399-1211	718-399-1213
CAMBA ** Center #67 Linden	45 Hoyt St, Fl. 1 Brooklyn, NY 11201	718-237-6329	718-694-2025
<b>Brooklyn Housing &amp; Family Services ** (Formerly Brooklyn Tenants Council)</b>	415 Albemarle Rd.. Brooklyn	718-435-7585	718-435-7605

## Manhattan FEPS Providers

<b>Organization</b>	<b>Address</b>	<b>Phone #</b>	<b>Fax#</b>
The Legal Aid Society (Harlem Community Law Office)	230 E. 106th St NY, NY 10029	212-426-3000	212-876-5365
The Legal Aid Society (Courthouse Office)	111 Centre St., Room 106 NY, NY 10013	212-426-3000 (Main Office)	212-876-5365 (Main Office))
Manhattan Legal Services (Upper Manhattan)	1 West 125th St., 2nd Fl. NY, NY 10027	212-348-7449	212-348-4093
Manhattan Legal Services (Lower Manhattan)	90 John St. #301 NY, NY 10038	646-442-3100	212-227-9798
Catholic Charities Community Services** -- Center #26 St. Nicolas	132 West 125th St. Rm 301, NY, NY 10027	212-666-8401	212-666-8406
Catholic Charities Community Services** -- Center #13 Waverly	12 West 14 St. 4th Fl. NY, NY 10011	212-337-0213	212-337-0211
Catholic Charities Community Services** -- Center #23 East End	2322 Third Avenue, 4th Fl. NY, NY 10035	212-860-8291	212-860-4219
Northern Manhattan Improvement Corporation**	76 Wadsworth Avenue NY, NY 10033	212-822-8300	212-740-9646
Northern Manhattan Improvement Corp., (Courthouse Office)	111 Centre Street, Room 323, NY, NY 10013	212-566-0900 (Main office)	212-566-3064 (Main office)
Housing Conservation Coordinators	777 10th Avenue NY, NY 10019	212-541-5996	212-541-5966

### Queens FEPS Providers

<b>Organization</b>	<b>Address</b>	<b>Phone #</b>	<b>Fax#</b>
The Legal Aid Society (Queens Neighborhood Office)	120-46 Queens Blvd. Kew Gardens, NY 11415	718-286-2450	718-263-4234
Queens Legal Services	89-00 Sutphin Blvd, 2nd Fl Jamaica, NY 11435	347-592-2200	718-526-5051
Queens Community House** (Formerly Forest Hills Community) Queens Community House – Eviction Prevention Unit	Please call for appointment  Please call for appointment	718-592-5757  718-883-7701, 718-883-7702, 718-883-7703, 718-883-7704, 718-883-7705	718-699-4711

### Staten Island FEPS Providers

<b>Organization</b>	<b>Address</b>	<b>Phone #</b>	<b>Fax#</b>
The Legal Aid Society (Staten Island Neighborhood Office)	60 Bay St. Staten Island, NY 10301	718-273-6677	718-442-2679
CAMBA Legal Services	648 Bay Street Staten Island	718-637-7120	

October 11, 2011