

## **Advantage Tenants:** **A Court Says the City Can Stop Paying Advantage Rents**

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 due through September.

After a five-day trial, the trial court ruled that New York City has "no ongoing obligation, contractual or otherwise, to continue the Advantage program". Legal Aid and Weil will appeal that ruling.

The City paid (or should have paid) September Advantage payments for the 12,000 households still in the program. **We do not know whether the appeals court will require the City to pay Advantage rents for October 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 sent your September rent, 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 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 |

- 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. You should contact a FEPS provider as soon as possible after you are sued, since the application process takes many weeks.

### Bronx FEPS Providers

| Organization  | Address   | Phone #      | Fax#         |
|---|---|--------------|--------------|
| The Legal Aid Society<br>(Bronx Neighborhood Office)                | 953 Southern Blvd.,<br>4th Floor<br>Bronx, NY 10459 | 718-991-4758 | 718-991-6936 |
| Legal Services NYC – Bronx  | 579 Cortland Ave.<br>Bronx, NY 10451                | 718-928-3700 | 718-402-7586 |
| BronxWorks (formerly<br>Citizens Advice Bureau, or<br>C.A.B.) **    | 1130 Grand<br>Concourse, 3rd Fl.<br>Bronx, NY 10456 | 718-508-3040 |              |
| BronxWorks Center #40<br>Melrose **                                 | 260 E. 161 Street<br>Bronx, NY 10451                | 718-664-1601 |              |
| BronxWorks Center #46<br>Crotona **                                 | 1910 Monterey<br>Avenue Bronx, NY<br>10457          | 718-901-4505 |              |
| BronxWorks Center #44<br>Fordham **                                 | 2551 Bainbridge<br>Avenue Bronx, NY<br>10458        | 718-220-5512 |              |
| Neighborhood Association for<br>Intercultural Affairs (NAICA)<br>** | 1075 Grand<br>Concourse, #1B<br>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<br>(Brooklyn Neighborhood Office)                      | 111 Livingston<br>St, 7th Fl.<br>Brooklyn, NY<br>11201 | 718-722-3100   | 718-722-3094 |
| Bedford Stuyvesant<br>Legal Services   | 1360 Fulton St.<br>Brooklyn, NY<br>11216               | 718-636-1155   | 718-398-6414 |
| Brooklyn Legal Services<br>Corp. A, East Brooklyn                            | 80 Jamaica<br>Ave.<br>Brooklyn, NY<br>11207            | 718-487-1300   | 718-342-1780 |
| Brooklyn Legal Services<br>Corp. A, Williamsburg                             | 256-260<br>Broadway<br>Brooklyn, NY<br>11211           | 718-487-2300   | 718-782-4753 |
| Brooklyn Legal Services<br>Corp. A, Bushwick                                 | 1455 Myrtle<br>Avenue<br>Brooklyn,<br>NY11237          | 718-487-0800   | 718-326-2944 |
| South Brooklyn Legal Services<br>Corp. B, South Brooklyn                     | 105 Court St.<br>Brooklyn, NY<br>11201                 | 718-237-5500   | 718-855-0733 |
| Legal Services for New York City,<br>Brooklyn Branch                         | 180 Livingston<br>St, # 302<br>Brooklyn NY<br>11201    | 718-852-8888   | 718-858-1786 |
| Church Ave. Merchants<br>Block Assoc. (CAMBA) Lgl. Svcs.                     | 885 Flatbush<br>Ave.<br>Brooklyn, NY<br>11226          | 718-287-0010   | 718-287-1719 |
| CAMBA **<br>Center 64 - DeKalb   | 500 DeKalb<br>Ave., Fl. 2<br>Brooklyn, NY<br>11205     | 718-399-1211   | 718-399-1213 |
| CAMBA **<br>Center #67 Linden  | 45 Hoyt St, Fl.<br>1<br>Brooklyn, NY<br>11201          | 718-237-6329   | 718-694-2025 |
| Neighbors Helping Neighbors, Inc. **   | 443 39th St.<br>#202<br>Brooklyn, NY<br>11232          | 718-686-7946   | 718-686-7948 |
| Brooklyn Housing & Family Services **<br>(Formerly Brooklyn Tenants Council) | 415 Albemarle<br>Rd.<br>Brooklyn, NY<br>11218          | 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<br>(Harlem<br>Community Law Office)               | 230 E. 106th St<br>NY, NY 10029               | 212-426-3000   | 212-876-5365 |
| The Legal Aid Society<br>Manhattan Courthouse Office                    | 111 Centre St., Room<br>106<br>NY, NY 10013   | 212-766-2451   | 212-374-9236 |
| Manhattan Legal Services<br>(Upper Manhattan)                           | 1 West 125th St., 2nd<br>Fl.<br>NY, NY 10027  | 212-348-7449   | 212-348-4093 |
| Manhattan Legal Services<br>(Lower Manhattan)                           | 90 John St. #301<br>NY, NY 10038              | 646-442-3100   | 212-227-9798 |
| Catholic Charities Community<br>Services** -- Center #26 St.<br>Nicolas | 132 West 125th St.<br>Rm 301, NY, NY<br>10027 | 212-666-8401   | 212-666-8406 |
| Catholic Charities Community<br>Services** -- Center #13<br>Waverly     | 12 West 14 St. 4th Fl.<br>NY, NY 10011        | 212-337-0213   | 212-337-0211 |
| Catholic Charities Community<br>Services** -- Center #28<br>Hamilton    | 2322 Third Avenue,<br>4th Fl. NY, NY<br>10035 | 212-860-8291   | 212-860-4219 |
| Northern Manhattan<br>Improvement Corporation**                         | 76 Wadsworth<br>Avenue<br>NY, NY 10033        | 212-822-8300   | 212-740-9646 |
| Housing Conservation<br>Coordinators                                    | 777 10th Avenue<br>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<br>(Queens Neighborhood Office)            | 120-46 Queens<br>Blvd.<br>Kew Gardens, NY<br>11415 | 718-286-2450   | 718-263-4234 |
| Queens Legal Services<br>Long Island City Office                 | 42-15 Crescent St,<br>9th Fl.<br>LIC, NY 11101     | 718-392-5646   | 718-937-5350 |
| Queens Legal Services<br>South Jamaica Office                    | 89-00 Sutphin Blvd,<br>2nd Fl<br>Jamaica, NY 11435 | 718-657-8611   | 718-526-5051 |
| Queens Community House**<br>(Formerly Forest Hills<br>Community) | 108-25 62nd Drive<br>Forest Hills, NY<br>11375     | 718-592-5757   | 718-699-4711 |

## Staten Island FEPS Providers

| Organization   | Address                               | Phone #      | Fax#         |
|--|---------------------------------------|--------------|--------------|
| The Legal Aid Society<br>(Staten Island Neighborhood Office) | 60 Bay St.<br>Staten Island, NY 10301 | 718-273-6677 | 718-442-2679 |
| See CAMBA on Brooklyn FEPS providers list                    |                                       |              |              |

## Other FEPS Providers and Contacts

|  |  |
|--|--|
| <p>LAS Brooklyn Ct House<br/>Wendy Remy<br/>718 718-643-3856/4819, fax 718-330-0531<br/>141 Livingston St, Rm. 207, Brooklyn, NY 11201</p>   | <p>South Bronx Action Group** (Just former clients)<br/>Carmen Allende: 718 993-5869, fax 718-993-7904<br/>384 East 149th Street #220, Bronx, NY 10455</p>                 |
| <p>LAS Bronx Ct House<br/>Jasmine Ramirez: 718 681-8712, fax 718 588-1419<br/>1118 Grand Concourse, Rm. 540, Bronx, NY 10456</p>   | <p>The Door** does limited Jig for under 21<br/>Michael Williams: 212 941-9090, fax 212 941-0714<br/>121 Avenue of the Americas, NY, NY 10013</p>                          |
| <p>LAS Queens Ct House<br/>Lurica Roman: 718 739-6272<br/>fax 718 657-9296, other phone: 718-739-7431<br/>89-17 Sutphin blvd., Rm 160, Queens, NY 11435</p>                                    | <p>New York Urban League – Queens** c/o YMCA<br/>89-25 Parsons Blvd, Jamaica, NY 11432<br/>ph: 718-739-6600 x413; fax 718-523-4865<br/>Restarting under Dermit Houston</p> |
| <p>Brooklyn Neighborhood Office Improvement Assoc.**<br/>1482 St. Johns Pl. #1F, Brooklyn, NY 11213<br/>ph: 718 773-4116, fax 718 221-1711<br/>Taunya Squirewell: x14<br/>intake suspended</p> |  |
| <p>Westside SRO Project<br/>Stacey Sarver<br/>647 Columbus Ave, NY, NY 10025<br/>ph: 212-799-9638, fax: 212-721-1514</p>   |  |

September 20, 2011