

February 8, 2012

Advantage Tenants: **The City Will No Longer Pay Advantage Rent**

Why are Advantage rent payments ending?

In March 2011, New York City told 16,000 Advantage households that it would stop paying Advantage rent subsidies. Legal Aid and Weil won court orders requiring the City to pay the Advantage rent temporarily. After a trial, the court ruled in September that the City can end Advantage payments.

Legal Aid and Weil appealed the trial court's decision. The City continued to pay Advantage rents for October through January because of the appeal. On February 2, 2012, the appeals court told the City it could stop paying Advantage rent for now.

We think that about 8,000 households will be affected by the early end of Advantage payments.

On February 9, Legal Aid and Weil will ask the appeals court to restore the Advantage payments. We don't know when the court will decide.

I am still within the period of my Advantage lease rider or my Advantage lease extension. What should I do now?

If you cannot pay the full rent on your lease, continue to pay your portion of the rent specified on your Advantage lease rider. Continue to follow Advantage rules.

However, if you can pay your full rent and want to stay in your apartment, you may want to pay the full rent.

If I can't afford to pay the full amount of my rent, should I go back to Path to apply for shelter?

- No, don't leave your apartment just because Advantage is ending. **Remember, your landlord cannot evict you without taking you to Housing Court.**
- Visit the DHS website www.nyc.gov/dhs for more information about Homebase sessions being hosted by DHS to provide "eviction prevention counseling, free legal assistance, short term emergency funding and assistance in obtaining employment and public benefits".

What if my landlord says s/he did not receive Advantage payments from the City that should have been paid for months prior to February 2012?

- Request a payment history printout from your HRA job center for the period you lived in the apartment.
- Call 311 to request an investigation.
- Call the HRA Prevention Hotline during business hours at 212.607.6200.

What if I get 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	Queens	718-286-2450
Brooklyn	718-722-3100	Staten Island	347-422-5333
Manhattan	212-426-300		

- 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.

This walk-in clinic can see 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.

What if I have been paying a side deal?

Your side deal was illegal. If you have proof that you paid money to your landlord in addition to the amount specified in the Advantage lease rider, bring the proof to Housing Court. You should get a rent credit for any side deal amounts you paid.

Or you can sue your landlord in Small Claims Court (www.nycourts.gov/courts/nyc/smallclaims) to get the side deal payments back.

Am I eligible for the rent program called FEPS?

You may be eligible for FEPS if:

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

and

- 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

You should contact a FEPS provider as soon as possible after you are sued, since the application process takes many weeks and it make 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)	260 E. 161 Street 10th Floor Bronx, NY 10451	718-991-4600	718-991-6936
The Legal Aid Society (Courthouse Office)	1118 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 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

** These providers will process a move to a new apartment if you were sued and were evicted or sued and left your home and qualified for FEPS at the time and qualify for FEPS now. If you are in shelter you must find a new apartment and have the FEPS processed within 6 months from becoming homeless or within 12 months if you are doubled up.

These providers will also see you if your FEPS needs to be modified or restored due to a change in household income, a change in people living in your home, your FEPS dropped off in the last year, you need to move due to a health and safety reason or need to move to a less expensive apartment. **All changes must be reported immediately to these providers. Moves must be approved prior to moving. 2-8-12

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Brooklyn FEPS Providers

Organization	Address	Phone #	Fax#
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 202A 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 #67 Linden	45 Hoyt St, Fl. 1 Brooklyn, NY 11201	718-237-6329	718-694-2025
Brooklyn Housing & Family Services ** (Formerly Brooklyn Tenants Council)	415 Albemarle Rd. Brooklyn	718-435-7585	718-435-7605

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Manhattan FEPS Providers

Organization	Address	Phone #	Fax#
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 Corp.**	76 Wadsworth Avenue, N.Y., N.Y. 10033	212-566-0900	212-860-4219
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

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Queens FEPS Providers

Organization	Address	Phone #	Fax#
The Legal Aid Society (Queens Neighborhood Office)	120-46 Queens Blvd. Kew Gardens, NY 11415	718-286-2450	718-263-4234
New York Legal Assistance Group (NYLAG Courthouse Office)	89-17 Sutphin Boulevard, Room 124, Jamaica, NY	(718) 262-7143	
Queens Legal Services	89-00 Sutphin Blvd, 2nd Fl Jamaica, NY 11435	347-592-2200	718-526-5051
Queens Community House – Eviction Prevention Unit	Please call for appointment	718-883-7701, 718-883-7702, 718-883-7703, 718-883-7704, 718-883-7705	

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Staten Island FEPS Providers

Organization	Address	Phone #	Fax#
The Legal Aid Society (Staten Island Neighborhood Office)	60 Bay St. Staten Island, NY 10301	347-422-5333	718-815-7523
CAMBA Legal Services	648 Bay Street Staten Island	718-637-7120	
Catholic Charities –Center #13 Waverly ** (Note: must go to Manhattan)	12 West 14th Street 4th F NY, NY	212-337-0213	212-337-0211

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FEPS Provider for Young People Under 21

Organization	Address	Phone #	Fax#
The Door	121 Avenue of the Americas, 3rd floor New York, New York 10013	212- 941-9090 Ex 3250 (Michael Williams)	212—941-9579