

Liz Krueger



New York State Senate | 28th District

December 2017

Message from Liz...

The holiday season is an appropriate time to remind ourselves that New York City has both a legal and a moral obligation to provide housing to homeless people. We have never fully met that obligation and we are not doing so now. Many factors make this an extremely difficult problem to address. The lack of available affordable housing, growing income inequality, and the lack of adequate treatment for those with mental illness or addiction are some of the extremely difficult issues that must be dealt with to fully address homelessness. Furthermore, the need to address immediate crises sometimes makes it harder to devote resources to longer-term solutions, including federal and state programs that provide inadequate funds and limit the dollars to short term options only. But perhaps this current moment where we see both rising street homelessness and rising shelter populations will provide the momentum to address these more systemic issues.

Earlier this year, Mayor de Blasio released his Comprehensive Homeless Services Plan, which I believe is a significant step forward. One of the most challenging and politically fraught parts of the plan is the call for significantly more shelter beds and supportive housing units. These are both necessary to phase out the use of private hotels as shelters and ensure street homeless have a safe place to go with adequate support services. Such facilities often encounter significant community opposition. The reality is any solution to the homeless crisis in New York City will involve more shelters and supportive living facilities, including in our district. I will support the development of such facilities run by reputable providers, and will be active in making sure that they are providing quality services to their residents as well as respecting the needs and concerns of the surrounding community.

Families make up over 75% of the homeless shelter population, including over 23,000 children in Oct 2017. One in ten NYC public school children experience homelessness at some point. If trends continue, this will increase to one in seven children over the next few years. It is critical for the city to be able to increase the capacity of shelters and distribution of shelters among boroughs. Given the current capacity crisis, the Department of Homeless Services struggles for find beds each night and has to focus resources on providing emergency solutions rather than increasing quality services, keeping families connected to home communities, long term housing solutions, etc. The city's goal is

What's Inside

Message from Liz	1
Policy Spotlight	2
- J-51 Subsidies and Rent Regulation	
Community Spotlight	3
-Forum on Access-a-Ride December 14th	
-Community Conversation on Depression and Anxiety December 14th	
-Upper East Side Indivisible Meetings	
-Reproductive Health Act Public Forum	
-New Resources for Tenants Seeking Succession Rights	
-#SignalFail Campaign Calls for Action to Fix the Subway	
-City Council Approves East Fifties Rezoning Plan	
-Testimony from Maximum Base Rent (MBR) Hearing	
-Speaking at AppNexus Women's Leadership Forum	
-New York Green Business Program	
-Upcoming Pet Adoption Events	
-Changes to Open Enrollment for Healthcare Marketplace Coverage	
-Paid Family Leave and Minimum Wage Increase	
-Legal Advocacy Clinics From Lenox Hill Neighborhood House	
-Affordable Housing Opportunities in Manhattan	
-Metrocard Bus and Van Schedule	
-Heat Season Rules	

to shelter at least 85% of families in the same borough as the school attended by each household's youngest child (right now only 55% of families are sheltered in the same borough). Placing homeless individuals far from home communities leads to increased isolation and longer shelter stays.

Of course, preventing homelessness in the first place is the best way to address the homeless crisis, which is one reason why I am such a strong advocate for expanding rent regulation protections, as well as Rent Freeze programs that protect seniors and the disabled on fixed incomes from rent increases. I also believe we need to pass state legislation to create a Home Stability Program (A8178, Hevesi), which would create a new statewide rent supplement for families and individuals who are eligible for public assistance benefits and who are also facing eviction, homelessness, or loss of housing due to domestic violence or hazardous living conditions.

Both the city and state must also recognize that current plans for construction of affordable housing are not adequate to address the homeless crisis. More affordable units specifically targeted for homeless individuals must be built – knowledgeable advocates estimate the need for 10,000 additional units over the next five years. The State has been extremely slow in releasing funding for building the 20,000 units of supportive housing promised in Governor Cuomo's 2016 budget address.

Earlier this year the Coalition for the Homeless released their "2017 State of the Homeless" report, which includes a comprehensive set of recommendations for addressing the homelessness crisis. The report is available at:

http://www.coalitionforthehomeless.org/wp-content/uploads/2017/03/CFHStateoftheHomeless_2017.pdf

Since the report came out, the Mayor released his plan and the state included significant funding for Supportive Housing in the State budget, which were important signs of progress, but neither goes far enough.

It will be a difficult challenge to address the homelessness issue at a time of likely federal cutbacks and changes to tax policy that will put pressure on budgets at all levels of government. But the difficulty of the task does not relieve the city or the state of their legal and moral obligations. I will be supporting legislative efforts to meet these obligations and working with the city and service providers to expand successful delivery of services in the community.

POLICY SPOTLIGHT

J-51 Subsidies and Rent Regulation

I have been working with the non-profit watchdog group Housing Rights Initiative (HRI) to identify buildings where landlords who receive tax benefits have illegally deregulated rent stabilized apartments and are overcharging and illegally evicting tenants.

HRI has uncovered dozens of buildings on the Upper East Side that collectively received millions of dollars in tax benefits while having illegally removed thousands of units from the rent stabilization program. As a result, a class action lawsuit has been filed against Parkoff Organization at 192 East 75th Street by the law firm Newman Ferrara in the New York County Supreme Court.

In 2009, in a case called Roberts v. Tishman, the highest court in New York State held that when a building receives a J-51 tax benefit – a program that annually costs the city \$250 million in foregone tax revenue – 100% of the units must be placed under rent stabilization. Unfortunately, the new class action lawsuit is necessary because a broken enforcement system has turned one of the largest tax programs for landlords in New York City into a hotbed of systematic fraud and abuse. Inexplicably, the Department of Homes and Community Renewal (DHCR), the state’s housing enforcement agency, effectively disregarded the Roberts decision by failing to return tens of thousands of illegally deregulated units back to the rent stabilization system.

In response to their inaction, on March 29th, 2010, I and several of my colleagues penned a letter to Governor Paterson and the DHCR, stating that “since the highest court in New York State conclusively ruled on this matter, we strongly believe that the DHCR must move as quickly as possible to formally recognize apartments in J-51 buildings as rent stabilized and to grant these tenants those rights and protections afforded them under the law.”

Fast forward over eight years later, Parkoff Organization, along with hundreds of landlords across New York City that receive J-51 benefits, have still yet to comply with its affordability requirements. This problem is much bigger than one building or one landlord. Instead of forcing tenants to organize and file lawsuits, DHCR should be pro-actively ensuring that all tenants in buildings receiving J-51 benefits know they are rent regulated and are being charged the correct rents. But until that happens, I encourage tenants to continue to reach out to HRI and my office if they believe their building currently or previously received J-51 benefits and is flouting the law. To reach HRI, email info@housingrightsny.org or call 646-699-8980.

COMMUNITY SPOTLIGHT

Forum on Access-a-Ride December 14th:

On Thursday, December 14th from 6:00 to 8:00 p.m, I am hosting a Forum on Access-a-Ride, its challenges and the MTA’s plans for its improvement, at Mount Sinai Downtown - 10 Union Square East between 14th and 15th Streets, in the 2nd Floor Conference Room. RSVP at <http://tinyurl.com/Access-A-Ride> or by calling (212) 490-9535.

Community Conversation on Depression and Anxiety December 14th:

Memorial Sloan Kettering is partnering with New York Presbyterian and the New York Public Library to offer a free series: The Community Conversations Cafe. The series engages neighborhood residents on the topics most important to them in an open discussion with leaders from the local scientific and medical community. You are invited to bring your ideas, experience, and questions on this topic into an open conversation with a few of the scientific minds from New York-Presbyterian-Cornell and The Memorial Sloan Kettering Cancer Center Postdoctoral Association.

Join our discussion about depression on Thursday, December 14 from 5:30 p.m. to 7:30 p.m.at the 67th Street Public Library - 328 East 67th Street. Space is limited so please RSVP at <https://www.eventbrite.com/e/community-conversations-cafe-mental-health-aging-tickets-37817448005>

Upper East Side Indivisible Meetings:

For those who are interested in getting involved in efforts to resist the Trump agenda, one local option is Indivisible Upper East Side. They hold monthly meetings second Thursdays at 7:30pm at All Souls Church, 1157 Lexington Ave (at 80th St.), Basement Gallery Room. The December meeting will be on December 14th. For more information, visit <https://www.indivisible-ues.org/>

Reproductive Health Act Public Forum:

Last month I hosted a forum on the Reproductive Health Act, where prominent advocates, including Martha Plimpton and Assemblymember Deborah Glick, discussed the importance of modernizing New York State law in the face of federal threats, and what supporters can do to help pass the RHA in 2018. If you missed it, you can watch a video of the full forum here:

<https://www.youtube.com/watch?v=sWFC52IOkaM>

New Resources for Tenants Seeking Succession Rights:

Manhattan Legal Services is providing new multilingual resources for New York City residents who need to establish succession rights in order to remain in their rent-stabilized apartments. Succession rights allow a remaining occupant to become the tenant of record in a rent-stabilized apartment when the prior tenant of record permanently leaves by moving out or dying. However, establishing succession rights can be a confusing and stressful process for many tenants.

Now, at LegalServicesNYC.org/SuccessionRights New Yorkers can access videos and fact sheets that will help them to understand the requirements for eligibility, what steps to take to start the process, and, importantly, what not to do to avoid potentially jeopardizing their claim. The videos and fact sheets are available in English, Spanish, and Cantonese.

Manhattan Legal Services and Legal Services NYC also provide free legal assistance to income-eligible tenants, including with housing and succession rights cases. For more information call their Citywide Access Line from Monday through Friday, 10am to 4pm at 917-661-4500 to speak to an intake officer in any language.

Tenants & Neighbors 3rd Annual Tenant Leadership Institute (TLI):

The Tenant Leadership Institute (TLI) will train up to fifteen of our active members to play even stronger leadership roles in Tenants & Neighbors, your communities, and in the broader housing movement.

The program is free of charge to participants, and includes meals and metro card fare, but a commitment to attend and take part actively in all of the sessions is required, as is a commitment to complete the entire leadership practicum.

Applications will be accepted until January 10, 2018, and applicants will be notified on a rolling basis if they have been selected. You can find the application at

<https://tandn.org/wp-content/uploads/2014/12/TLI-Application-2017.pdf>

The TLI is a four-month intensive training program. There will be a weekend-long orientation retreat January 27-29, 2018, in Westchester, New York, free of charge, which will be followed by eight day-long training sessions two Saturdays per month through the first week of June. Training topics will include: campaign mapping; base building; engaging the community; budgets and grassroots fundraising; understanding the political system; engaging your elected officials; effective

communications and negotiation skills; evaluating campaign progress and accomplishments; an anti-racism workshop; and celebrating victories.

Some workshops will include guest speakers, including prominent leaders and organizers in housing justice and other progressive movements, elected officials, and tenant leaders from our membership.

The training component of the program will be followed by a twelve-month leadership practicum, in which participants will play visible leadership roles in one of our campaigns to preserve and strengthen affordable housing in New York, while simultaneously receiving leadership mentoring, coaching, and peer learning opportunities.

Any questions contact the Program Director, Delsenia Glover at dglover@tandn.org, or 212-608-608-4320 ext. 308 with any questions

#SignalFail Campaign Calls for Action to Fix the Subway:

I have joined several of my colleagues in signing on as a supporter of the Riders' Alliance #signalfail campaign calling on Governor Cuomo and MTA Chair Lhota to make modernizing the subway signal system the top long-term priority for the MTA. The subway "rescue plan" developed by MTA Chairman Joe Lhota does not include any additional funding for signal modernization. Even worse, as the Times recently revealed, the MTA has cut half-a-billion dollars from signal projects under Governor Cuomo.

Of New York's 22 lines, only 1 has an advanced signal system (the L train, and yes, that's the only one line that has not seen a dramatic drop in performance). A second line (the 7 train) is underway, although the targeted completion date of this year will not be met. At the MTA's current pace, it will take over 50 years to modernize the entire system. And that's if the money were in place. Replacing the signals is estimated to cost \$20 billion. Right now, just \$2 billion is allocated -- leaving an \$18 billion shortfall.

To join the campaign or learn more, visit <http://signalfail.com> The website provides documentation of the role of signal failures in subway delays, outlines a plan for how the MTA should implement communications-based train control (CBTC), and offers New Yorkers an opportunity to join the call to fix-the-signals.

City Council Approves East Fifties Rezoning Plan:

I am extremely pleased that on November 30th the New York City Council approved a text amendment submitted by the East River Fifties Alliance (ERFA) to change the zoning of the neighborhood East of First Avenue between 51st and 59th Streets. I was proud to join ERFA, and my elected colleagues Councilmembers Ben Kallos and Dan Garodnick and Borough President Gale Brewer, as a co-applicant on this precedent-setting rezoning application. The rezoning will preserve the low-and mid-rise character of the community, prohibit skinny supertall towers on side streets, and facilitate reasonable future development implementing modified tower-on-a-base zoning with specific street wall, setback, rear yard, and building packing requirements. I also pleased that the Council removed an inappropriate provision that was inserted by the City Planning Commission at the last minute that would have exempted an individual developer from the new zoning rules. I hope this community-driven application, and all of the organizing that went into making it a reality, can serve as a precedent for prudent community-based city planning in other parts of my Senate District and the city.

I want to thank Councilmembers Kallos and Garodnick and the leadership of ERFA who have worked tirelessly for more than two years to make this rezoning a reality. I joined ERFA and the Borough President in testifying in support of the rezoning application at the City Council. You can view my testimony here:

<https://www.nysenate.gov/newsroom/articles/liz-krueger/testimony-nyc-council-regarding-sutton-place-rezoning>.

Testimony from Maximum Base Rent (MBR) Hearing:

Last month I submitted testimony at the Maximum Base Rent (MBR) hearing to determine next year's rent increase for rent controlled tenants. My testimony is available at:

<https://www.nysenate.gov/newsroom/articles/liz-krueger/testimony-dhcr-regarding-maximum-base-rent-rent-controlled-apartments>

Unfortunately, rent increases for controlled tenants are determined by an extremely outdated system that frequently results in increases as high as 7.5% each year. While such consistently large increases would be difficult for any tenants, they are particularly onerous for rent controlled tenants who have an average age of 80 and a median income of \$29,000. As I indicated in my testimony, it is within the power of the Division of Housing and Community Renewal to take administrative steps to limit the burdens on rent controlled tenants.

Ultimately, however, the rent control laws must be modernized to address the current realities tenants face. I strongly support legislation that would subject rent controlled tenants to the same increases as rent-stabilized tenants, end fuel surcharges, and eliminate the current MBR/MCR system that results in such high increases.

Speaking at AppNexus Women's Leadership Forum:

Last month I joined over 260 current and aspiring leaders for a day of important conversations at the third annual AppNexus Women's Leadership Forum. Attendees from media, technology, government, and activist backgrounds came together in their shared mission of creating more diverse and inclusive leadership structures throughout society. Speakers discussed challenges facing women and underrepresented groups in and out of the workplace, and presented concrete steps that all of us can take to be part of the solution.

I spoke on a panel entitled "Don't Run From Opportunity, Run for Office," which was a great discussion of different ways to be engaged in politics and community and issues activism, ranging from running for office to joining Community Boards. You can watch the panel at

https://www.youtube.com/watch?v=yEgvhQnkZTc&index=13&list=PLYh5W8Qpf9YIL2OjGxytu_bYXlv_t0uSch

New York Green Business Program:

The Department of Environmental Conservation has launched the New York Green Business (NYGB) program, which provides recognition and benefits to businesses and other entities that have a strong commitment to operating sustainably.

Businesses that participate must have a good record of compliance, make future sustainability commitments, and communicate their sustainability commitment to their customers and employees.

Applications for the program are being accepted through Friday, December 15th. Applications and more information can be found on DEC's website at <http://www.dec.ny.gov/chemical/103000.html>

Upcoming Pet Adoption Events:

Animal Care Centers of NYC (ACC) is sponsoring several Pet Adoption events around the district in December. Upcoming dates and locations are:

Saturday, December 9, 11AM-3PM, Biscuits and Baths (Dogs only)
1064 First Avenue at 58th Street

Upcoming events are also listed at <http://nycacc.org/Events.htm>

Changes to Open Enrollment for Healthcare Marketplace Coverage:

The Open Enrollment Period for the Healthcare Marketplace in New York will run from November 1, 2017 to January 31, 2018. Although the Trump administration decided to significantly shorten the Open Enrollment Period, New York has its own marketplace, and therefore, is able to determine the length of its Open Enrollment Period. If you want to enroll for health insurance through the individual marketplace for coverage in 2018, or switch plans, the upcoming Open Enrollment Period will run from November 1, 2017 to January 31, 2018. It is also important for you to know that eligible policy holders will still receive cost-sharing subsidies to help make the cost of health insurance more affordable.

2018 health insurance plan details are now available. If you would like to consult with a trained representative at no charge prior to selecting your health insurance plan, Navigator Sites are an excellent resource. The following is the contact information for a local Navigator Site:

Community Service Society of [New York](#)
[633 Third Avenue, 10th Floor](#)
[New York, NY 10017](#)
[888-614-5400](#)

Please make sure to call and schedule an appointment for November 1st through January 31st to ensure health care coverage in 2018. **You will need to sign up for a health insurance policy by December 15th in order for it to take effect January 1, 2018.**

Before selecting your plan, it is important to check the following:

- Will your primary physician, ob/gyn, and any specialists accept the insurance? This is important to verify, even if you are not changing plans. Health insurance companies are using narrower provider networks than before, which may cause reductions to their list of in-network providers. Please note that a new search tool has been added to the New York State of Health marketplace website: <https://pndslookup.health.ny.gov/>. This tool allows you to search by medical provider to see what health insurance plans s/he accepts. It also allows you to search by health plan to see which medical providers are in-network.
- Will any regularly prescribed medications be covered under the plan? Each health insurance plan has a list of pharmaceuticals that are covered. If you are concerned about prescriptions being covered, this is important to verify before you enroll in the plan. Navigator Site representatives can provide assistance with this.
- Which plan will be the most affordable while providing the amount of coverage you need? Research has shown that many people do not take the time to comparison shop before selecting a health insurance policy. It is worth taking the time to consider your healthcare needs and assess

which plan will give you the greatest savings based on premiums charged, co-pays, and deductibles. Navigator Site representatives can also provide assistance with doing a comparison of plan costs.

Paid Family Leave and Minimum Wage Increase:

Starting January 1, 2018, most private sector workers, both men and women, will be able to take up to 8 weeks of job-protected paid leave to bond with a new child, care for a seriously ill family member, or address needs related to a family member's military deployment. You don't have to use your earned vacation or sick time before you can take paid family leave. Most employees will receive pay equal to 50% of their average earnings this first year. But you do need to give your employer advance notice, if possible.

The program is paid for through small weekly deductions from employee paychecks (0.126% per week payroll deduction from employees up to a maximum of \$1.65 per week for those with higher incomes.) The insurance program pays you while you're out on leave, not your employer, and your health insurance continues with the same arrangement you've had with your employer. In 2021, when the program has been fully phased in, workers will be able to take up to 12 weeks of leave at 2/3rds of their own wage up to a statewide cap.

I am excited that this benefit is now available to New York Families. Paid family leave has been shown to increase employee morale, job satisfaction and loyalty. It has contributed to greater pay equity for women and increased involvement of men in family caregiving responsibilities. And it will help small businesses compete for employees on a more even playing field with larger businesses, and provide both employees and employers with a clear mechanism and financial cushion to handle the inevitable circumstances of pregnancy, birth, adoption, and family illness.

For more information about the new state program, visit the Paid Family Leave website at www.ny.gov/paidfamilyleave or call the state Paid Family Leave helpline at (844) 337-6303 with any questions.

You can also visit www.FamilyLeaveWorks.org to access information for LGBTQ parents, adoptive and foster parents, military families, and other moms, dads, and caregivers.

The 2016-17 State Budget included language enacting a series of increases in the minimum wage that will eventually bring the wage to \$15.00 for most workers, though at different rates depending on the size of the employer and where they are located. For New York City, on 12/31/2017 the minimum wage will increase to \$13.00 for employers with more than 10 employees and \$12.00 for employers with 10 or fewer employees. For fast food workers, the wage will increase to \$13.50 due to a state wage board ruling that predated the budget legislation.

For tipped workers, the minimum wage will increase to \$8.65 for employers with more than 10 employees and \$8.00 for employers with 10 or fewer employees. I cosponsor legislation (S4405A) to establish one fair minimum wage that includes all workers, regardless of classification or location.

For additional information or if you want to file a complaint regarding a wage violation, please call: 1-888-4-NYSDOL (1-888-469-7365).

Legal Advocacy Clinics At Lenox Hill Neighborhood House:

The Lenox Hill Neighborhood House Legal Advocacy Center Offers assistance on a number of different issues. Here is a list of their ongoing programs and clinics:

- SNAP (formerly Food Stamps) Clinics: Wednesdays from 10am to 1pm at Lenox Hill Neighborhood House, 331 East 70th Street. First come, first served. Bring proof of identity, income information, utility bill, proof of housing costs, information on any dependents and if you are 60 or over or on SSI/SSD, information on medical costs. For more information, call [212-218-0431](tel:212-218-0431).
- SCRIE Clinics: Walk-in Clinic. The next clinic will take place Thursday, December 14th from 9:30 a.m to 1:00 p.m at Lenox Hill Neighborhood House, 331 East 70th Street. You must arrive before Noon to ensure you can be seen. If you are 62 years or older, live in a rent regulated apartment and have an annual household income of \$50,000 or less you may be eligible for the Rent Freeze Program. Find out if you are eligible and get assistance applying or recertifying for SCRIE.
- Tenants Rights Advice Clinic: Walk-in clinic, first Thursday of every other month. The next Clinic will take place January 4 from 10am to 1pm at 331 East 70th Street, First come-first Served. Please bring all relevant housing-related documents with you.
- End-of-Life Planning/Advance Directives: volunteer attorneys may be able to assist you with one-on-one counseling and individualized drafting of Advance Directives including Health Care Proxies, Living Wills, Powers of Attorney, and simple, low-asset Wills. If you are interested in being screened for a possible appointment, call the intake hotline at [212-218-0503 ext 4](tel:212-218-0503).
- Health Care Access/Medicare/Medicaid: call [212-218-0503 ext 3](tel:212-218-0503). Find out about Medicare Savings Programs, Medicaid home care, Medicare Part D, Medicaid Spend-down, EPIC and if you are eligible for Medicaid.
- Health Insurance Enrollment: call [212-218-0432](tel:212-218-0432). Assistance with finding and enrolling in an affordable health insurance plan.

Affordable Housing Opportunities in Manhattan:

229 Cherry Street is now accepting applications for 204 affordable studio, 1- and 2 bedroom apartments newly constructed at 22 Cherry Street in the Lower East Side neighborhood in Manhattan. Rents for these apartments range from \$947 to \$1,230 depending on unit size. To be eligible, applicants must have incomes between \$35,355 and \$57,240 depending on unit and family size. Asset limits also apply. Preference will be given to Community Board 3 residents for 50% of units, mobility-impaired persons for 5% of units, visual- and/or hearing-impaired persons for 2% of units, and City of New York municipal employees for 5% of units. A full description of the building and application process is available at

<https://a806-housingconnect.nyc.gov/nycлотtery/AdvertisementPdf/413.pdf>

Households may elect to submit an application by one of two methods: EITHER online OR by mail. To submit your application online now, please visit NYC Housing Connect at www.nyc.gov/housingconnect and select "Apply for Housing." To request an application by mail, mail a self-addressed envelope to: 229 Cherry Street, c/o The Wavecrest Management Team, 87-14 116th Street, Richmond Hill, NY 11418.

Applications must be submitted online or postmarked by January 2, 2018. Applicants who submit more than one application may be disqualified.

Metrocard Bus and Van Schedule:

The MTA offers MetroCard-related services throughout New York City through mobile buses and vans. Buses provide a full range of services, including applying for or refilling a Reduced-Fare MetroCard, buying or refilling a regular MetroCard, or getting answers to a MetroCard-related question. Vans sell Unlimited Ride MetroCards and Pay-Per-Ride MetroCards, and they refill MetroCards and Reduced-Fare MetroCards. Buses and vans will be in my district on the following dates and locations:

December 12, 9 - 10:30 am, 92 Street & Lexington Avenue – Bus
December 12, 11:00 am - 12:30 pm., 86 Street & Lexington Avenue – Bus
December 12, 1:30 - 2:30 pm, 68 Street & Lexington Avenue – Bus
December 20, 11 am - 1 pm, 79 Street & York Avenue – Bus
December 20, 1:30 - 2:30 pm, 72 Street & York Avenue – Bus
December 20, 9 - 10:30 am, 92 Street & Lexington Avenue – Bus
December 21, 8:30 - 10:30 am, 47 Street & 2 Avenue – Van
December 21, 1:30 - 3:30 pm, 28 Street & 2 Avenue – Van
December 21, 9 - 10:30 am, 79 Street & 3 Avenue – Bus
December 26, 9 - 10:30 am, 92 Street & Lexington Avenue – Bus
November 26, 11:00 am - 12:30 pm., 86 Street & Lexington Avenue – Bus
December 26, 1:30 - 2:30 pm, 68 Street & Lexington Avenue – Bus
January 3, 9 - 10:30 am, 79 Street & 3 Avenue – Bus
January 3, 11 am - 1 pm, 79 Street & York Avenue – Bus
January 3, 1:30 - 2:30 pm, 72 Street & York Avenue – Bus
January 4, 7 – 9 am, 91 Street and York Avenue - Van
January 4, 8:30 - 10:30 am, 47 Street & 2 Avenue – Van
January 4, 1:30 - 3:30 pm, 28 Street & 2 Avenue – Van
January 5, 9 - 10 am, 57 Street and 1 Avenue – Van
January 5, 10:30 - 11:30 am, 57 Street and 3 Avenue – Van
January 5 , 12:30 - 2:30 pm, 68 Street and 1 Avenue – Van

The full mobile MetroCard schedule is available at <http://mta.info/metrocard/mms.htm>. Please note that MetroCard buses and vans do not take credit cards.

Heat Season Rules:

The City Housing Maintenance Code and State Multiple Dwelling Law require building owners to provide heat and hot water to all tenants. Building owners are required to provide hot water 365 days a year at a constant minimum temperature of 120 degrees Fahrenheit.

Between October 1st and May 31st, a period designated as “Heat Season,” building owners are also required to provide tenants with heat under the following conditions:

- Between the hours of 6AM and 10PM if the outside temperature falls below 55 degrees, the inside temperature is required to be at least 68 degrees Fahrenheit.
- Between the hours of 10PM and 6AM the inside temperature is required to be at least 62 degrees Fahrenheit. Note that there is no longer any outside temperature requirement for night hours

Tenants who are cold in their apartments should first attempt to notify the building owner, managing agent or superintendent. If heat is not restored, the tenant should call the City’s Citizen Service Center at 311. For the hearing-impaired, the TTY number is (212) 504-4115. The Center is open 24 hours a day, seven days a week.