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New York State Senate | 28th District

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Message from Liz...

Last month, the New York Campaign Finance Reform Commission issued its recommendations for a public financing system in New York State. I regret that the proposal falls short in a number of ways. I am concerned that the program as proposed is likely to be unworkable for many candidates, does not adequately limit contribution levels, and actually undermines democracy by unnecessarily attacking third parties.

Below is a summary of the details along with my concerns. A full outline of the commission's recommendations is available here: <https://campaignfinancereform.ny.gov/system/files/documents/2019/12/campaignfinancereformfinalreport.pdf>.

Contribution Limits: New York has always had extremely high contribution limits, and the commission recommends lowering them from \$67,900 to \$18,000 for statewide offices; from \$19,300 to \$10,000 for State Senate races; and from \$9,400 to \$6,000 for Assembly races. I strongly believe these limits are still far too high. The federal contribution limit is \$2,800 and there is no reason New York could not adopt limits along those lines.

Public Financing: Sets up a voluntary public contribution matching system similar to what exists in New York City, but with differences that I fear will undermine the effectiveness of the program.

- Limits expenditures for statewide races to \$3.5 million, State Senate races to \$375,000 and Assembly races to \$175,000.
- Matches contributions under \$250 at a rate of 6-1 for statewide races, and 6-1 to 12-1 for Senate and Assembly races, with smaller contributions getting larger matches. For Assembly and Senate races, only in-district contributions would be matched. I have serious concerns that this provision would discourage representatives of less wealthy districts from participating in the system, as their constituents are less able to have disposable income than in wealthier districts such as mine. If the program is so limiting that it is a disadvantage for candidates to participate they simply won't participate, and the program will fail at its stated goal of getting money out of politics.

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Ballot Access for Third Parties: Increases the threshold for a party to have a ballot line from 50,000 votes to 130,000 votes or 2% of the total votes cast for Governor, whichever is greater. This is probably the most problematic aspect of the recommendations, as I believe it is undemocratic to overly restrict the choices voters have. If these rules had been in place for the last election, only the Conservative Party would have retained its ballot line. And while this recommendation is often seen as an attack on the Working Families Party, it would also remove other parties such as the Libertarian Party and the Green Party from the ballot. Whether I agree with the platforms of a particular third party or not, I think it serves democracy for voters who may have issues with the two major parties to have the option to choose a party that they feel more accurately represents their values.

Before the commission made its recommendations, I had joined 38 of my legislative colleagues in expressing our concerns that the commission was diverging from its mission in attacking third parties, and urging them to focus on developing a robust system that would truly limit the influence of money on our elections. That letter is available here: <https://www.scribd.com/document/436067984/Fair-Elections-Letter-1-pdf>. Unfortunately, I do not believe the final proposal will achieve these goals.

Advocates rightly raised questions about delegating this important task to a commission. Unless the legislature and the Governor reject the recommendations by December 22nd, or adopt some alternative proposal next legislative session, these proposals will go into effect. The new party enrollment vote requirement would go into effect for the 2020 election, while contribution limit changes and public financing would not go into effect until after the 2022 gubernatorial race. I will be working to convince my colleagues that these recommendations cannot be the final product and the legislature will need to step up to the plate with a better plan in the upcoming session.

POLICY SPOTLIGHT

Tenant Harassment

On December 3rd, Governor Cuomo signed the Tenant Protection Act of 2019, an Attorney General's program bill that I carried in the Senate. The bill is aimed at holding New York's most unscrupulous landlords criminally accountable for tenant harassment.

Over the years I have heard far too many horror stories from my constituents about the harassment they have suffered at the hands of unscrupulous landlords trying to drive them out of their homes. Up until now, it was nearly impossible for criminal charges to be filed against even the worst offenders. It is high time this law was updated to protect tenants and give them a fighting chance, and to safeguard our dwindling stock of affordable housing.

Under the existing Harassment of a Rent Regulated Tenant statute, a prosecutor must not only prove that the offending landlord intended to cause the tenant to vacate their home, but also that the tenant sustained physical injury due to the landlord's actions and that the landlord intended to cause (or acted with criminal recklessness in causing) such injury. This creates an inexplicably high bar that – in the nearly two decades since the law was enacted – has never been met. Analysis of NYS Division of Criminal Justice Services data performed by the Attorney General's office shows that not a single landlord has ever been convicted of the crime of Harassment of a Rent Regulated Tenant.

The Tenant Protection Act sets a more reasonable standard that eliminates the need to prove physical injury to a tenant, and opens the door to prosecutions arising out of more commonplace and insidious tactics -- such as turning off heat and hot water, exposing tenants to hazardous materials, and making rent-stabilized buildings deliberately uninhabitable for current tenants and their families.

Among other things, the Tenant Protection Act would:

- Create a new class A misdemeanor that would apply to landlords and their agents who, with the intent to induce a rent regulated tenant to vacate their home, engage in a "course of conduct" that: "impairs the habitability" of the housing accommodation; creates a condition that endangers the health or safety of the tenant; or is reasonably likely to, and does in fact, "interfere with or disturb the comfort, repose, peace or quiet" of such tenant in the use of their home;
- Expand the existing class E felony Penal Law offense to also make it unlawful for landlords or their agents, with the intent to induce two or more tenants in different rent regulated units to move out, to engage in a "systematic ongoing course of conduct" that: "impairs the habitability" of the housing accommodations; creates a condition that endangers the health or safety of one or more of the tenants; or is reasonably likely to, and does in fact, "interfere with or disturb the comfort, repose, peace or quiet" of one or more of such tenants in the use of their homes; and
- Make it a class E felony for a landlord to commit the new class A misdemeanor offense after he or she has been convicted of that crime or the class E felony tenant harassment offense within the preceding five years.

The new class A misdemeanor carries a maximum penalty of up to one year in jail. The class E felony carries a maximum sentence of up to four years in State prison.

I thank Governor Cuomo for signing this important tenant protection bill, Attorney General James for her leadership on this issue, and Assembly Member Joseph Lentol, who carried this legislation in the Assembly.

Utility Consumer Protection

I am pleased that last month Governor Cuomo signed S.2376-A/A.3245-A, my legislation prohibiting suppliers of natural gas or electricity from enrolling customers without their permission, a practice known as "slamming." The bill was carried in the Assembly by Assembly Member Jeffrey Dinowitz:

In 1996, New York deregulated its energy market. Utility companies gave customers the ability to choose alternative Energy Service Companies, or ESCOs, with what was called the Power to Choose Program. ESCOs are private utilities that provide electricity and natural-gas services, with the goal of creating savings and green energy options. Traditional utility companies are still in charge of distributing power.

There are now over 200 alternative ESCOs as well as traditional suppliers in New York. In the course of introducing this business model, prices were supposed to be driven down and service was supposed to become better. That didn't happen for New York. ESCOs came under fire in a 2016 review, which found that multiple ESCOs were jacking up bills resulting in overcharging for electric and gas service, failing to deliver on promises for savings and clean energy, and were unscrupulously preying on low-income, senior and limited-English-speaking consumers. Customer reviews written for New York's database of ESCOs display phrases like 'excessive telemarketing calls', 'unpredictable

variable and high rate contracts', 'early cancellation fees,' 'non-transparent door to door sales tactics,' 'poor Better Business Bureau rating' and 'widespread customer complaints'.

ESCOs have notoriously been cited for using deceptive sales tactics. 'Consultants' misrepresent themselves by pretending to be employees of the local utility company. The consultants push consumers into signing predatory contracts often by cold-knocking at a home or apartment door. These exchanges result in new contracts being signed, which is called 'slamming.' Eventually, unaware consumers discover that their rates have increased dramatically. Rates are as much as triple the amount of what they would otherwise be paying with Con Ed, National Grid or other utility providers. Data suggests that New York customers pay as high as 17% more for utility fees under ESCO contracts compared to the rates typically charged with their local utility. Under the current regulatory climate, it is very difficult for ESCOs to face any regulatory penalties for these unscrupulous practices.

In 2016, the PSC estimated that there are about 281,000 low-income customers getting gas or electricity from ESCOs. The commission said that over a 30-month period those individuals paid approximately \$96 million more than they would have paid if served by their own utility. In December of 2016, the state PSC approved a prohibition on ESCOs selling to low-income customers unless they get special dispensation from the regulator. Building on that PSC decision to crack down on ESCOs, S.2376-A amends the Public Service Law to prohibit unauthorized changes of suppliers of natural gas and electric service, further strengthening consumer protections for all New York State residents from unscrupulous behavior such as 'slamming'.

When New York State deregulated our energy utilities and created ESCOs, the goal was to save consumers money and improve customer service. Instead, we have seen increased prices and skyrocketing frustration. ESCOs overcharged New Yorkers to the tune of over \$800 million between January of 2015 and June of 2016, according to the Public Service Commission, and have been accused of widespread fraud, including 'slamming.' The PSC has taken some steps to crack down on bad actors, but more needs to be done. This new law will further strengthen consumer protections for all New Yorkers from unscrupulous behaviors in the retail energy market. I thank Governor Cuomo and Assemblymember Dinowitz for their efforts in advancing this important consumer protection measure.

COMMUNITY SPOTLIGHT

Roundtable for Boomers and Seniors December 12th:

The Roundtable for Boomers & Seniors provides an opportunity for constituents to come together to explore life issues that are relevant across the age span. At each session, attendees hear from and engage with professionals who are knowledgeable on topics that are of most concern to the growing population of older adults in New York City. Over the course of five sessions, the Roundtable looks at a specific issue from different perspectives each month.

This year's series will focus on Living Well and Aging Well in Your Community. The second roundtable will take place Thursday, December 12 from 8:30 to 10:30 a.m. at Lenox Hill Neighborhood House, 331 East 70th Street, and the topic will be Living With Hearing Loss. 33% of individuals 65 and older and 66% of those 75 and older have hearing loss. Delaying treatment puts older adults at greater risk of dementia, falls and social isolation. Learn about the

emotional impact of hearing loss, technologies to improve your hearing, how you can advocate for yourself, and enjoy the New York City's cultural life despite hearing loss.

Speakers will include Katherine Bouton, President, Hearing Loss Association of America – New York City Chapter; Carol Karasick, Secretary, Hearing Loss Association of America - New York City Chapter; Carolyn Stern, Manager, Center for Hearing and Communication; and Jeff Wax, LCSW-R, Director, Baker Family Emotional Health and Wellness Center, Center for Hearing Loss and Communication.

This event will provide communication access services including American Sign Language (ASL) Interpreting and Communication Access Real-Time Translation (CART). If you plan to use American Sign Language Interpreting at this event, please call our office at 212-490-9535 or email lkrueger@nysenate.gov. For live text captioning through Communication Access Real-Time Translation, please direct your attention toward the projector screen on stage.

Other sessions in this year's series will take place on March 5th 2020, April 2nd 2020 and May 7th 2020.

RSVP online at www.tinyurl.com/SeniorRoundtable12-12-19, call (212) 490-9535, or email lkrueger@nysenate.gov.

Survey on Finding a Doctor for Medicare and Medicare Advantage Patients:

If you have Medicare health insurance - either original Medicare or a Medicare Advantage plan - I am interested in hearing what your experience has been finding medical providers that accept your insurance. Please take a few minutes to fill out a short survey and let us know what you have experienced when looking for primary care providers and specialists that accept your Medicare plan. Click on the following link: <https://tinyurl.com/medicare-access-survey>.

West Side Tenants' Conference December 7th:

The 14th Annual West Side Tenants' Conference will take place on Saturday December 7th from 9:30 a.m. to 4 p.m. at the Fordham University School of Law, 150 West 62nd Street. Public Advocate Jumaane Williams will deliver the keynote address and there will be workshops on finding affordable housing, right to counsel for tenants, housing benefits for seniors, skills for organizing, and more. There will also be a free legal advice clinic. The event is free and breakfast and lunch will be served. The Conference is organized by Housing Conservation Coordinators in coalition with local community groups, elected officials, and tenant advocates. To RSVP call 845-367-7003 or email jfurlong@hcc-nyc.org.

Discussion on Helping Struggling Middle School Students December 9th:

On Monday December 9th the Community Education Council District 2 Students with Disabilities Committee is hosting a panel discussion entitled "Is Your Child Struggling in Middle School? How Schools and Families can Best Support Middle School Students with Learning Disabilities, ADHD and Anxiety." Panelists include Michael A. Feder, Clinical Assistant Professor, Hassenfeld Children's Hospital, NYU Langone, Ben Geballe, Principal, MS 131, and Ruth Arberman, Principal and Founder, The Sterling School. The event will take place from 6:30 to 8:30 p.m. at the Quest to Learn Middle School, 351 West 18th Street. For more information, contact Emily at ehellstrong@cecd2.net.

Apply to be a Community Board Member:

The Manhattan Borough President's office is now accepting applications for Community Board membership. New Yorkers living, working, or studying in one of Manhattan's 12 Community Board districts are encouraged to apply. Community Boards are the most grass roots form of local government, each composed of 50 volunteer members serving staggered two-year terms. The Boards are pivotal in shaping their communities and they work to enhance and preserve the character of their neighborhoods.

You may apply online at <https://www.manhattanbp.nyc.gov/cbapplication/>. Applications are due by January 21, 2020.

Citizens Committee for New York City Neighborhood Grants Program:

Citizens Committee for New York City is now accepting applications from volunteer-led groups for their Neighborhood Grants program, which provides up to \$3,000 for community improvement projects. Eligible groups include block and civic associations, tenant associations, PTAs, community gardening groups, volunteer organizations working with youth and seniors, and others. Groups do not have to be a 501c3.

Examples of projects include turning a vacant lot into a community garden or composting site; facilitating workshops on healthy cooking and eating; beautifying public spaces; arts and cultural programs; and youth fitness initiatives.

To apply or for more information, visit <https://www.citizensnyc.org/grants/neighborhood-grants>. The application deadline is January 20th, 2020.

Get Email Alerts on Department of Buildings Construction Permits:

City Council legislation carried by Council Member Helen Rosenthal has now been implemented that will give NYC residents improved access information regarding construction permits.

Residents will be able to sign up for email alerts from the Department of Buildings regarding multiple buildings. Status updates will be available for both new buildings under construction and existing structures undergoing renovation. By signing up for updates about work on a particular building, residents will also be able to find out if that work is legal. Read my legislation here.

To sign up for notifications, visit <https://a810-efiling.nyc.gov/eRenewal/locallaw59.jsp> and enter your email address and the "Job Number(s)" of the construction project(s) for which you want to receive status updates. The DOB will send you weekly emails showing the status of each Job Number entered. You can look up job numbers for any buildings at <http://a810-bisweb.nyc.gov/bisweb/bispi00.jsp>.

Online Reporting Form for Social Security Imposter Scam Calls:

The Social Security Administration, has launched a dedicated online form at <https://oig.ssa.gov> to receive reports from the public of Social Security-related scams. These scams—in which fraudulent callers mislead victims into making cash or gift card payments to avoid arrest for purported Social Security number problems—skyrocketed over the past year to become the #1 type of fraud reported to the Federal Trade Commission and the Social Security Administration.

To combat these scams, Social Security and the OIG will use the new online form to capture data that will be analyzed for trends and commonalities. The OIG will use the data to identify investigative

leads, which could help identify criminal entities or individuals participating in or facilitating the scams. Ultimately, these efforts are expected to disrupt the scammers, help reduce this type of fraud, and reduce the number of victims.

Social Security employees do occasionally contact people--generally those who have ongoing business with the agency--by telephone for business purposes. However, Social Security employees will never threaten a person, or promise a Social Security benefit approval, or increase, in exchange for information or money. In those cases, the call is fraudulent and people should just hang up.

Generally, the agency mainly calls people who have recently applied for a Social Security benefit, someone who is already receiving payments and requires an update to their record, or a person who has requested a phone call from the agency. If a person is not in one of these situations, they normally would not receive a call from the agency.

Social Security will not:

- Tell you that your Social Security number has been suspended.
- Contact you to demand an immediate payment.
- Ask you for credit or debit card numbers over the phone.
- Require a specific means of debt repayment, like a prepaid debit card, a retail gift card, or cash.
- Demand that you pay a Social Security debt without the ability to appeal the amount you owe.
- Promise a Social Security benefit approval, or increase, in exchange for information or money.

If there is a problem with a person's Social Security number or record, in most cases Social Security will mail a letter. If a person needs to submit payments to Social Security, the agency will send a letter with instructions and payment options. People should never provide information or payment over the phone or Internet unless they are certain of who is receiving it.

Donate your Unneeded Shoes to Soles4Soles:

Soles4Souls collects and distributes shoes to those in need around the world. Soles4Souls takes new and gently worn shoes then helps create microenterprises and teach them how to sell the shoes in their local market.

When someone doesn't have shoes, it's not just their feet that suffer. They are vulnerable to disease and often unable to attend school or look for work. Shoes are lifesavers to those where walking is the only mode of transportation, and the only way to make a living. For information on donating, visit <https://soles4souls.org/get-involved/give-shoes/donate/>.

Open Enrollment for Health Care Marketplace Coverage:

The Open Enrollment Period for the Health Care Marketplace in New York will run from November 1, 2019 to January 31, 2020. As was the case for the past two years, the Trump administration decided to significantly shorten the Open Enrollment Period, however 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 2020, the upcoming Open Enrollment Period will run from November 1, 2019 to January 31, 2020. 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. Please note that if you already have a health insurance policy through the individual marketplace and want to make a change, you can do so on or after November 16th.

2020 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
Phone: 888-614-5400

Please make sure to call and schedule an appointment for November 1st through January 31st to ensure health care coverage in 2020. You will need to sign up for a health insurance policy by December 15th in order for it to take effect January 1, 2020.

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 health care 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.

Medicare Part D and Medicare Advantage Plan Open Enrollment:

If you wish to change your Medicare Part D or Advantage Plan coverage, or switch from an Original Medicare plan to a Medicare Advantage plan (or from a Medicare Advantage plan to an Original Medicare plan), you need to do so during the open enrollment period between October 15 and December 7, 2019. Changes made to your Medicare coverage during the Open Enrollment period will take effect January 1, 2020.

The Legal Advocacy Department of Lenox Hill Neighborhood House is scheduling individual counseling appointments to help you select the best Medicare Advantage or Part D plan for you. For more information or to sign up for an appointment please call Dani Tishkoff Chidester at 212-218-0449. You can also receive assistance through the Health Insurance Information, Counseling and Assistance Program (HIICAP) by calling (212) 602-4180. There is also an online search tool to help you identify the best plan for you at <https://www.medicare.gov/find-a-plan/questions/home.aspx>.

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. Arrive by Noon.
 - December 13 and 27 from 10am to 1pm at Lenox Hill Neighborhood House Casa Mutua at 159 East 102nd Street. Arrive by Noon.
- First come, first served. Bring proof of identity, income information, utility bill, proof of housing costs, information on any dependents, proof of immigration status for non-citizens, and if you are 60 or over or on SSI/SSD, information on medical costs. For more information, call 212-218-0503, option 2.
- Tenants Rights Advice Clinic: Walk-in clinic, now at 2 locations.
 - December 5 from 10am to 1pm at 331 East 70th Street. First come-first Served, arrive by Noon.
 - December 18 at East Harlem Action Center, 158 East 115th Street, from 2pm to 4 pm. First come-first Served, arrive by 4 pm.
 - SCRIE Clinics: Walk-in Clinic. The next clinics will take place December 10 from 10:00 a.m to 1:00 p.m at Lenox Hill Neighborhood House, 331 East 70th Street. You must arrive before 11:30 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.
 - Health Care Access Project: call 212-218-0503. Assistance with Medicaid, Medicare Savings Program Medicare Part D, Epic and health insurance through the New York State of Health Marketplace.

VOLS Legal Clinics for Seniors:

The VOLS Elderly Project staff and pro bono attorneys provide free legal advice, information, document drafting, and other brief services to low-income Manhattan residents aged 60 and over, and to the social workers and advocates who assist them. Their schedule includes:

Friday December 13th - 2:00 pm, Legal Clinic,
Burden Center for the Aging, 415 East 73rd Street (b/t 1st and York)

Friday December 20th - 10:00 am, Legal Clinic,
Stanley M. Isaacs Neighborhood Center, 415 East 93rd Street

Monday December 23rd - 10:00 am, Legal Clinic,
Encore Community Services Center, 239 West 49th Street (b/t Broadway and 8th Ave.)

Affordable Housing Opportunities in Manhattan:

West End Towers is now accepting applications for 200 waiting list slots for studio and 1-bedroom apartments at 55-75 West End Avenue on the Upper West Side in Manhattan. Rents for these apartments range from \$1,997 to 2,601 depending on income and unit size. Applicants must have incomes between \$69,469 and 124,930 depending on unit and family size. Asset limits also apply. A full description of the building and application process is available at <https://a806-housingconnect.nyc.gov/nyclottery/AdvertisementPdf/900.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 WEST END TOWERS c/o Urban Associates, LLC., P.O. Box 4010 New York, NY, 10023.

Applications must be submitted online or postmarked by December 31, 2019. Applicants who submit more than one application may be disqualified.

433 East 13th Street Apartments is now accepting applications for 30 affordable studio and 1- and 2-bedroom apartments newly constructed at 433 East 13th Street in the East Village neighborhood in Manhattan. Rents for these apartments range from \$674 to \$2,991 depending on income and unit size. Applicants must have incomes between \$25,063 and \$149,890 depending on unit and family size. Asset limits also apply. Preference will be given to mobility-impaired persons for 5% of units and visual- and/or hearing-impaired persons for 2% of units. A full description of the building and application process is available at <https://a806-housingconnect.nyc.gov/nyclottery/AdvertisementPdf/892.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 433 East 13th Street Apartments c/o SHF Affordable Housing Office, 247 West 37th Street, 1903, New York, NY 10018.

Applications must be submitted online or postmarked by January 27, 2020. Applicants who submit more than one application may be disqualified.

251 West 117th Street Apartments is now accepting applications for 32 affordable studio and 1- and 2-bedroom apartments newly constructed at 251 West 117th Street in the Central Harlem neighborhood in Manhattan. Rents for these apartments range from \$2,357 and 3,044 depending on unit size. Applicants must have incomes between \$80,812 and \$149,890 depending on unit and family size. Asset limits also apply. Preference will be given to mobility-impaired persons for 5% of units and visual- and/or hearing-impaired persons for 2% of units. A full description of the building and application process is available at <https://a806-housingconnect.nyc.gov/nyclottery/AdvertisementPdf/896.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 117th Street Equities, LLC, located at 316 West 118th Street, 4th Floor, New York, NY, 10026.

Applications must be submitted online or postmarked by January 31, 2020. 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 10, 9 - 10:30 am, 92 Street & Lexington Avenue – Bus

December 10, 11:00 am - 12:30 pm., 86 Street & Lexington Avenue – Bus

December 10, 1:30 - 2:30 pm, 68 Street & Lexington Avenue – Bus
December 18, 9 – 10:30 am, 79 Street & Third Avenue - Bus
December 18, 11 am - 1 pm, 79 Street & York Avenue – Bus
December 18, 1:30 - 2:30 pm, 72 Street & York Avenue – Bus
December 19, 8:00 - 10:30 am, 47 Street & 2 Avenue – Van
December 19, 11:30 am - 2:00 pm, 28 Street & 2 Avenue – Van
December 24, 9 - 10:30 am, 92 Street & Lexington Avenue – Bus
December 24, 11:00 am - 12:30 pm., 86 Street & Lexington Avenue – Bus
December 24, 1:30 - 2:30 pm, 68 Street & Lexington Avenue – Bus
January 2, 7 – 9 am, 90 Street and York Avenue - Van
January 2, 8:30 - 10:30 am, 47 Street & 2 Avenue – Van
January 2, 1:30 - 3:30 pm, 28 Street & 2 Avenue – Van
January 3, 9 - 10 am, 57 Street and 1 Avenue – Van
January 3, 10:30 - 11:30 am, 57 Street and 3 Avenue – Van
January 3, 12:30 - 2:00 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.