

Assemblymember  
**Harvey Epstein**

Assembly District 74



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Dear Neighbor,

We are days away from voting on the budget and I hope we can come to an agreement on something that works for all New Yorkers.

See you around the district,

A handwritten signature in black ink, appearing to read "Harvey Epstein", with a long horizontal stroke extending to the right.

Harvey

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## **News from Albany**

### ***Assembly Passes Legislation to Protect Tenants From Unscrupulous Landlords***

This week, I helped the Assembly pass legislation to protect New Yorkers from unscrupulous landlords seeking to force rent regulated tenants out of their homes ([A.6188](#), Lentol).



This legislation would protect renters from the actions of unscrupulous landlords seeking to force a rent regulated tenant out of their housing by creating or maintaining the housing in a condition that endangers safety or interferes with or disturbs the comfort, repose, or peace and quiet of the tenant. The bill would establish a new misdemeanor tenant harassment offense that eliminates the need to prove physical injury to the tenant, and thus expands upon the existing felony crime.

As affordable housing in New York becomes increasingly scarce, landlords that can force rent regulated tenants out of their homes are often rewarded by the market. But under the current law, a prosecutor must not only prove that the offending landlord intended to cause the tenant to vacate their home, he or she also must prove that the tenant sustained physical injury due to the landlord's actions and that the landlord actually intended to cause such injury. The current law sets the bar so high that not a single landlord has ever been convicted of that crime.

### ***Fighting to Protect Tenants***



This week, I introduced a package of bills as part of our continued fight to protect tenants and co-op and condo residents:

- [A03275](#) would direct the Department of Financial Services to study, evaluate, and make recommendations concerning "predatory equity" practices by financial institutions. With the help of financial institutions, speculators purchase rent-regulated properties with rent rolls that cannot realistically pay back the debt service on the loans these institutions provide. As these investments become overleveraged, the new landlords often turn to harassment and other unscrupulous tactics to push out rent regulated tenants to net a market rent.

- [A1482](#) creates the Office of the Cooperative and Condominium Ombudsman within the Department of Law and overseen by the Attorney General, to serve as a neutral, informative, and accessible resource available to cooperative and condominium residents, prospective shareholders and unit owners, boards of directors and managers, and other affected parties.
- [A1511](#) establishes minimum standards for allocutions of stipulations involving unrepresented litigants in housing court proceedings to ensure that all litigants understand the proceedings in which they are involved, any defenses they may have, and the consequences of stipulations. The legislation also adds compliance with these minimum standard for allocutions of stipulations involving unrepresented litigants as a requirement for reappointment of Housing Court judges.
- [A1551](#) would ensure that the New York State Division of Housing and Community Renewal (DHCR) has sufficient resources to administer and enforce the rent regulation laws. This legislation would increase the annual fee paid by owners of rent stabilized apartments in New York City from \$10 per unit to \$30 per unit, and dedicate all increased revenues to the DHCR's Office of Rent Administration (ORA) and Tenant Protection Unit (TPU).
- [A6789](#) would establish a system for licensing tenant screening bureaus to increase accountability over these businesses.

### ***Meeting with the Mayor on Mayoral Governance***



This week, Mayor De Blasio came up to Albany to speak with me and my colleagues about the dire issues with Mayoral Governance. For years, the recommendations that the Education Council Consortium of New York City has proposed has been ignored and gone without proper attention. Because of the great organizing by community based organizations and all of the Community Education Councils all over New York City, we were able to make great strides in Mayoral Governance.

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## **News from the District**

### ***Honoring Women of Distinction***

In honor of Women's History Month, I awarded three influential women in our Assembly District . Frances Goldin, Ayo Harrington, and Susan Steinberg. Frances has been a devoted voice in the fight to keep the Lower East Side an ethnically and economically diverse community, and is co-founder of the Cooper Square Committee. Ayo co-chairs LES Ready, a disaster preparedness group formed after Hurricane Sandy, and has been a social justice activist in the Lower East Side for decades. Susan Steinberg currently serves as the

Stuyvesant Town - Peter Cooper Village (ST-PCV) Tenant Association President where she represents tens of thousands of ST-PCV residents. She has been working tirelessly in our community to fight for social and environmental justice.

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## Upcoming Events

### ***NYC Department of Sanitation Spring 2019 SAFE Disposal Events***

The New York City Department of Sanitation has announced the first five SAFE Disposal (Solvents, Automotive, Flammables, and Electronics) events of 2019. The events provide city residents an easy way to safely dispose of potentially harmful household products. Last year, more than 25,000 attendees brought more than two million pounds of materials for recycling.

Household products such as pesticides, strong cleaners, mercury-containing devices, paints, automotive fluids, and medications may be brought to the drop-off events. Residents can also bring electronics, which may no longer be collected with trash and other recycling, due to a New York state law. To identify harmful products, look for items marked DANGER, WARNING, POISON, or CAUTION. Only city residential waste will be accepted.

Event is rain or shine, 10 a.m. to 4 p.m.

- Manhattan - Sunday, June 2, 2019

Columbia University/Teachers College – W. 120 St between B'way & Amsterdam Ave. Cars approach from Seminary Row down Amsterdam Ave

Fall 2019 SAFE Disposal Events will be announced in the late summer. For more information, or locations in other boroughs: [click here](#).

### ***Village Award Nominations Are Open!***

The Annual Village Awards honor the people, places, and organizations that contribute significantly to the quality of life in Greenwich Village, the East Village, and NoHo. Since 1991, GVSHP has recognized the unique contributions our small businesses, residents, and special streetscapes make to our lives. Please nominate an individual, business, organization, streetscape, restoration, or garden you feel makes an impact on life in our neighborhoods, or find out more, at [www.gvshp.org/awards](http://www.gvshp.org/awards). Nominations are due April 2nd!

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## In the News

[NY's Highest Court: It's Legal To Pay Home Health Aide Workers For 13 Hours Of A 24-Hour Shift](#)

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