

THE STUDENT GUIDE TO RENTING



About Know Your City

We are a group of students interested in educating ourselves and our peers about the implications of gentrification, tenants' rights, and affordable housing in New York City. As NYU brings students from around the world to New York, we wish to learn more about how our role as transient renters impacts the communities in which we are living and how we can mitigate the effects.

For more info visit www.facebook.com/knowyourcitygroup or email knowyourcitynyu@gmail.com.

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The Gallatin Student Resource Fund

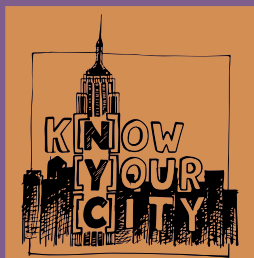


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Renting: The Basic Steps

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Find an Apartment

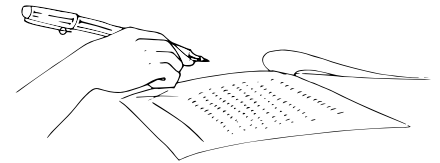
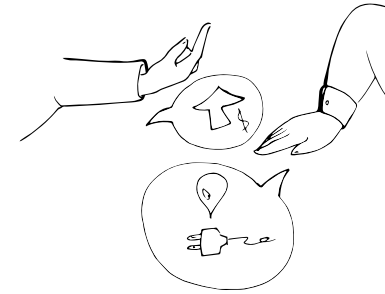
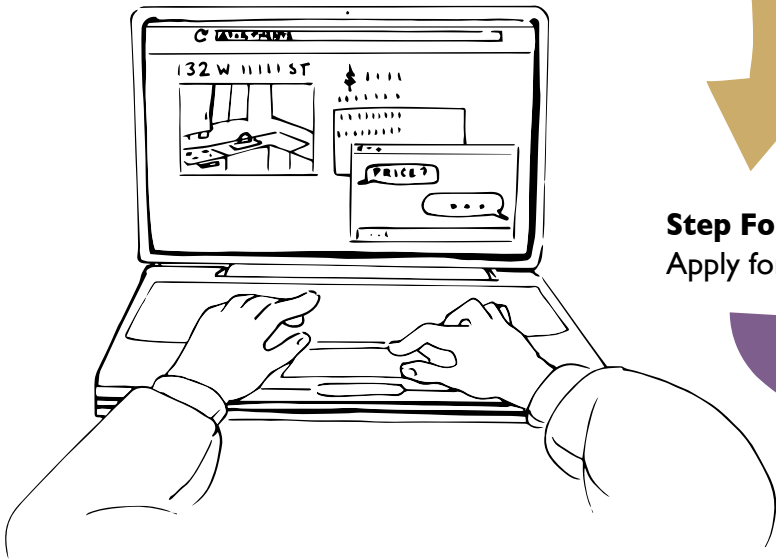
Step Four:
Apply for Apartment

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Read Your Lease

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How to Rent Consciously

There have been several lists published over the last few years about how not to be a gentrifier. Odds are that if you are a young, middle to upper class person moving into a gentrifying neighborhood (especially if you are white or of a different race than those present in the area), the long-time residents will initially view you as a “gentrifier.” Who knows if there is any way truly not to be a gentrifier, but here are some key ideas and actions to keep in mind in order to most positively impact your new neighborhood. The following steps will also help keep rent prices down throughout New York so that you can continue to afford to live in the city!

Remember you are entering a community.

People have lived in any given area for years, maybe even generations. Acknowledge your presence as a member of a greater community. Learn about your neighborhood’s history, as well as the social institutions and cultures that are already there. Walk around your new neighborhood to see what it feels like to live there. Identify where the stores, landmarks, parks, and libraries are.

Be friendly, talk and listen to your neighbors.

Actions as simple as smiling at people on the street and saying hello to your neighbors will indicate that you respect the neighborhood and want to be a part of it. The more divides that exist within the community, the weaker it will become, making it easier for those outside the community to make changes without the community’s input.

Buy local!

Support the local economy. Rents are going up around the city and displacement is a real fear for many. Help local businesses survive and thrive. There may not be an organic coffee shop nearby, but there is probably a great bodega.



Shed any “gentrifier guilt,” while taking responsibility.

You are renting, and trying to get by just like everybody else. It may seem like you and your neighbors have little to nothing in common, but the more you think that, the larger the gap between you will grow. After all, you are all tenants. That being said, it may feel like you are living in a neighborhood where you are of higher socioeconomic status than many of your neighbors. Think about what that means and why that is. How can you leverage your power, whatever it may be, to benefit you and your neighbors? Consider volunteering in a local school or at a community organization. Educate yourself about the processes that may be outpricing and displacing your neighbors.

Take Political Action. Rents in New York are astronomically high because government policies have encouraged fast-paced real estate development at the market rate. While it is important to talk to your neighbors and respect the cultures that already exist within your neighborhood, that is not going to prevent your and their rent from continually rising. If you want to live in an affordable New York, more pressure needs to be put on the government to change their policies, to prevent further luxury developments and to save rent regulated housing. This may seem overwhelming, but there are simple ways to start: Attend your community board meetings, learn who your local politicians are, and research local community groups who are already organizing. Begin by attending one community event. And it’s a great way to meet your neighbors!



Finding an Apartment

Finding an apartment in New York can be a complicated and stressful process. Here are some basic questions to ask yourself when starting the search:

What neighborhood do I want to be in?

The process will be much less overwhelming if you have a neighborhood in mind. Be sure to learn a bit about the neighborhood before you move in. Go to the neighborhood and walk around. Make sure you'll feel comfortable there. When you move off campus you are not just moving into a bedroom, you are moving into an established community. Get to know it! New York neighborhoods have long histories and are populated by people from diverse cultures. The more you know about your neighborhood, the more comfortable you'll be. Also keep in mind what subway stops are nearby, how long it will take to get to school, etc.

Do you have a guarantor?

Before signing a lease, most landlords require that you make anywhere from 20 to 50 times the monthly rent a year. That is a lot of money, which most students don't have. Make sure that you have a guarantor on board, most likely a parent, guardian, or other relative. Make sure you're on good terms with your guarantor because he or she is responsible if you can't pay your rent. If you can't get a guarantor, consider subletting or joining an apartment as a roommate. Good places to find people looking for subletters and roommates include "Gypsy Housing" on Facebook, The Listings Project, or Craigslist.

Will I use a broker?

Using a broker will make your apartment search less stressful, but you will most likely have to pay a broker fee, which may not be worth it if you only plan on staying for a year or two. Ask your friends if they've used a broker. Lots of people search for apartments each year so use your networks to make the process easier on yourself.



Your Lease

There are some basic terms all landlords should include in a lease. Some of these are mutually beneficial for both landlord and tenant, while others relieve landlords of certain responsibilities. Here are some key things to keep in mind:

You have the right to a roommate.

Some landlords will expect everybody living in an apartment to sign the lease. If three or four people are living together, the safest bet is to have everybody sign. If it is just two people though, it is completely legal for only one person to be on the lease in a privately owned building. Everyone has the right to live with one other person. It is best to write up a roommate agreement specifying your length of stay and rent amount, especially if you are living with somebody you don't know.

Negotiate!

Read the whole lease. If you don't understand something, ask your landlord, a parent or guardian, or bring it to a Know Your City meeting! Make sure you understand everything and that

Make sure you aren't held liable for preexisting damage.

Inspect the unit before signing the lease and ensure that you will not lose your security deposit due to pre-existing damage – a missing tile, broken blinds, etc. Get any oral agreements in writing, and take photos before you move your things into the apartment.



you feel all conditions are fair. If you want to paint your walls, have a cat, want a year and half long lease, you have the power to negotiate before signing. A lease is a binding contract.

Think about Utilities.

Are gas and electricity included in your rent? Do you have to pay Con Edison directly? Are you going to pay for trash? Water? Make sure the monthly amount due and what it covers is explicitly stated.



What happens at the end of your lease?

If you love your place and want to make sure that you have the chance to renew after the year is up, check to see what your lease says as far as renewal. You can ask your landlord for an automatic renewal clause.

If a landlord does not offer you a renewal lease at the end of the term but also does not send you a notice terminating your lease, you become a month-to-month tenant automatically. This means that if the landlord wants you to leave, he/she must give 30 days' notice.

If you are a rent regulated tenant (see page 12), you are entitled to a renewal lease every year, whether or not the landlord sends you a new lease.

Basic Tenant Rights

All tenants in both regulated and unregulated apartments are ensured some basic right under New York State law. You are considered a tenant if:

1. You have a valid lease, even if it has expired.
2. You have paid your landlord rent, regardless of a lease agreement and have lived in the apartment for 30 days.
3. You have lived in the apartment for at least 30 days, even if you have never paid rent and you don't have a lease.*

*While you technically have the following rights, if you have never paid rent it would be nearly impossible to defend your case in housing court. The main protection you have is against an illegal eviction.



As a tenant, your rights include:

All public areas of your building must be in “good repair”, meaning they are safe, sanitary and free of any vermin or trash.

Each unit must have a **fire alarm** and **carbon monoxide** detector installed. The fire alarm must be inside the apartment.

Landlords must provide heat and hot water. There are minimal heat requirements from October 1st to May 31st and hot water is required year-round.

Tenants have the right to privacy. Landlords may enter a unit to inspect or repair with “reasonable notice.” Landlords can have cameras in the hallways but cannot install a camera that looks into your apartment. In emergencies such as fires or gas leaks, landlords may enter without prior notice.

If you are living in a private building with at least 4 units, **you have the right to request a subletter.** A landlord may not unreasonably deny your request. Note that if you sublet without granted permission from your landlord you risk termination of the lease! The law outlines very specific requirements for requesting a subletter so please review the regulations well ahead of time if you plan to sublet your apartment for the summer or while you study abroad.


Tenants have the right to organize and are protected from retaliation. A landlord cannot legally harass you if you bring complaints against him or her, although you should consider possible illegal ramifications such as denial of a renewal lease or not making repairs.

Only a marshal or sheriff with a court order can legally evict you. A landlord cannot forcibly remove you/put your stuff on the curb. The landlord must commence an eviction case and prevail in order to evict you. If you are locked out, you can call the local police precinct and ask for the “illegal lock out unit” (always carry proof of address and a photo ID to show to the officers). You can also file an “illegal lock out case” in housing court. You must be given a 30 day warning and have the right to defend yourself in court.

Types of Housing

The two types of housing it is most common for students to live in fall into two categories: Unregulated Apartments and Regulated Apartments.

Unregulated Apartments



An unregulated apartment means that you live in market rate housing. You and your landlord agree upon the amount you pay and your rights entail those listed on page 10. Once your lease term is over, the landlord can raise the rent as much as he/she wants or elect not to renew your lease. If you think your landlord has chosen to raise the rent significantly or not renew your lease because of a complaint you made to the City, you can choose to “hold over” or stay past your lease term. That choice, however, could subject you to a housing court case. Cases in housing court may make it harder for you to rent in the future because the Court sells the names of tenants who are sued to landlords.¹ For more information on Housing Court, visit Housing Court Answers.

¹“LEGALEase: The Use of Tenant Screening Reports and Tenant Blacklisting,” New York State Bar Association, <<http://www.nysba.org/tenantscreening/>>.

Regulated Apartments

Regulations are laws that provide tenants with considerably more rights and protection than market-rate apartments. Rent regulation includes Rent Stabilized and Rent Controlled apartments. It is nearly impossible to find a rent controlled apartment, but rent stabilized apartments are still common. As a stabilized tenant, your rights include:

1. Tenure rights: After signing the first lease, tenants can continue to live in their apartment with or without a renewal lease. Tenants cannot be evicted without cause.

2. The initial rent price is determined by the previous tenant’s rent + a vacancy increase + some increase for any improvements the landlord has done. For more information on how rents are calculated, visit the Rent Guidelines Board website.

3. Rent increases are regulated by the Rent Guidelines Board (RGB). Currently one-year leases must be renewed with only a 1% increase but some years, the increase is closer to 6%.

4. Tenants have the right to timely repairs and superintendent available 24 hours a day.

5. Succession rights: Family members can move into an apartment and assume the lease if the current tenant moves or passes away.

Are you Rent Stabilized?

There is a very large stock of rent-stabilized units throughout the 5 boroughs. Rent Stabilized units may seem to be impossible to find, but in 2011 rent regulated units made up 47% of New York City's Total Housing Stock.¹ In fact, you could be living in one already and not know it! Here are some key indicators of what constitutes rent-stabilized apartments:

- In buildings with 6 or more units
- Built between 1947 and 1974
- In newly-constructed buildings that created rent stabilized apartments in exchange for tax abatements such as 421(a)
- Once rent surpasses \$2500/month in a rent regulated building, the unit becomes market rate. There are many buildings, therefore, with a mix of rent regulated and unregulated units. This is not true with respect to buildings with certain tax abatements such as 421(a) and J-51.

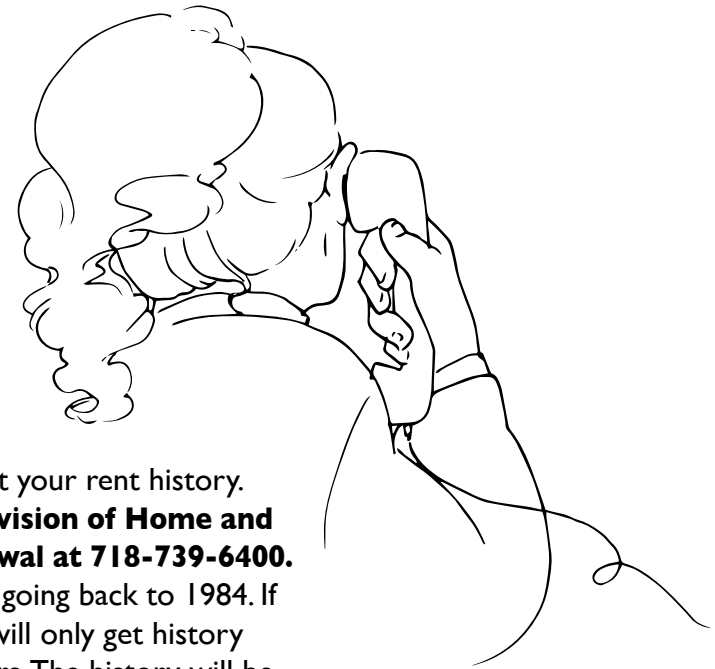
“How do I know if I live in a rent stabilized apartment?”

The only sure-fire way to find out if you are living in a rent stabilized apartment is to get your rent history by calling DHCR and asking for your apartment's history going back to 1984.

¹“Rent Stabilization Fact Sheet,” Furman Center for Real Estate and Urban Policy, < http://furmancenter.org/files/publications/HVS_Rent_Stabilization_fact_sheet_FINAL_4.pdf>.

Your Rent History: Why it Matters

A rent history tells you what rental amount the landlord has registered with the state over the last few decades. You will see, for example, what the landlord says the previous tenant paid for your unit. If the landlord claims to have performed an individual apartment improvements (IAI) or major capital improvements (MCI), this information may be noted on your rent history. Remember, the rent history is what the landlord is telling the state about your rent. He/she could be providing false information and it is your job as a tenant to scrutinize your rent history and file a complaint if anything seems suspect.



It is very easy to get your rent history.
Simply call the Division of Home and Community Renewal at 718-739-6400.

Ask for the history going back to 1984. If you don't ask, you will only get history going back four years. The history will be sent to your apartment within about 7 days.

Why is it important to get your rent history?

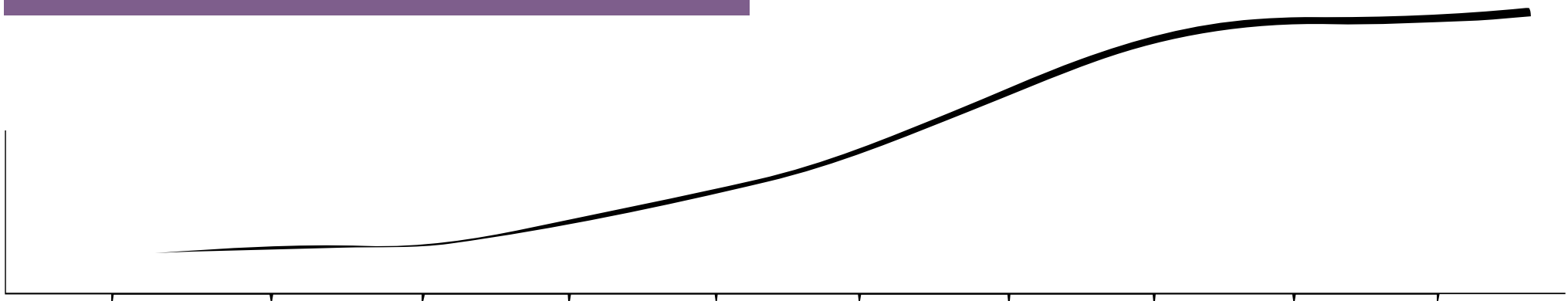
As the market rate for apartments soar, landlords are motivated to move units out of rent stabilization. When a tenant leaves a unit, the landlord can usually legally raise rents at least 20%. Once a unit is vacant and the rent is higher than \$2500, it typically comes out of rent stabilization forever. 7,597 units were deregulated throughout New York City in 2013 alone.¹ Landlords will often go to great lengths to remove units from rent stabilization, offering to buy out rent regulated tenants for dollar amounts far below what the unit is actually worth. Some landlords use far more extreme harassment techniques, such as illegally refusing to provide basic services such as heat and hot water. Those tenants who do not fully understand their rights as rent regulated tenants are particularly vulnerable to illegal harassment or inadequate buyouts.

Landlords love students and transient renters because they tend to move every 2-4 years. Sometimes all landlords need to do is get a new tenant into their units every year for 4-6 years to raise the rent above the \$2500 threshold. In some cases, landlords do not properly register the rent and register it at \$2500 illegally. They do this assuming that nobody will take the time to check or challenge them. Many landlords will falsely claim that they performed an IAI and spent thousands of dollars on improvements, thus entitling them to a rent increase of 1/60th their costs.

When you get your rent history, you can see for yourself what your rent should be. For example, if the previous tenant was paying \$600/month and the landlord made an IAI that cost 5,000 dollars total, your rent should be approximately \$805/month.

If you believe that your rent was illegally raised, you can file a case with the DHCR, the state agency. As complaints filed within four years of an illegal rent increase are more likely to prevail, it is very important to check your rent history as soon as you move into a new apartment. If the fraudulent rent increase occurred more than four years ago, you have to prove the landlord committed fraud to win your case. Making a showing of fraud is significantly more onerous but tenants should try either way! It is incredibly important to take action if you find yourself in this situation. If landlords feel they can blatantly break the law, the New York housing stock will become increasingly unaffordable for everybody.

¹ "Changes to the Rent Stabilized Housing Stock in New York City in 2013," New York City Rent Guidelines Board, 29 May 2014 < http://www.nycrgb.org/downloads/research/pdf_reports/changes2014.pdf >.



Problems with your Landlord

If your landlord has neglected to fix a broken appliance, didn't turn on your heat, hasn't exterminated your bedbugs or has violated any of your tenants' rights mentioned on page 10, there are two steps to undertake immediately:

Send your landlord a letter listing your complaint(s) via **certified mail and request receipt**. Clearly outline what the problem entails and that he or she has failed to respond to your previous calls, emails, etc. Use certified mail with receipt so that you have proof that your landlord has received the complaint. It is incredibly important to keep a paper trail should you need to go to housing court.

Report your landlord to 311. Once you file a complaint with 311, the government agency Housing Preservation and Development (HPD) should investigate your landlord. It is additionally important to report abusive/negligent landlords to help other tenants throughout the city. The Public Advocate uses the data collected via 311 complaints to make a landlord watchlist so you can see which buildings have the worst landlords. Note that there is the risk that your landlord will not renew your lease if you are in an unregulated apartment if you continually report problems.

For any other issue email knowyourcitynyu@gmail.com or call the Met council on Housing Tenant Help Hotline at 212-979-0611 on Mon, Wed, Fri between the hours of 1:30-5:30.

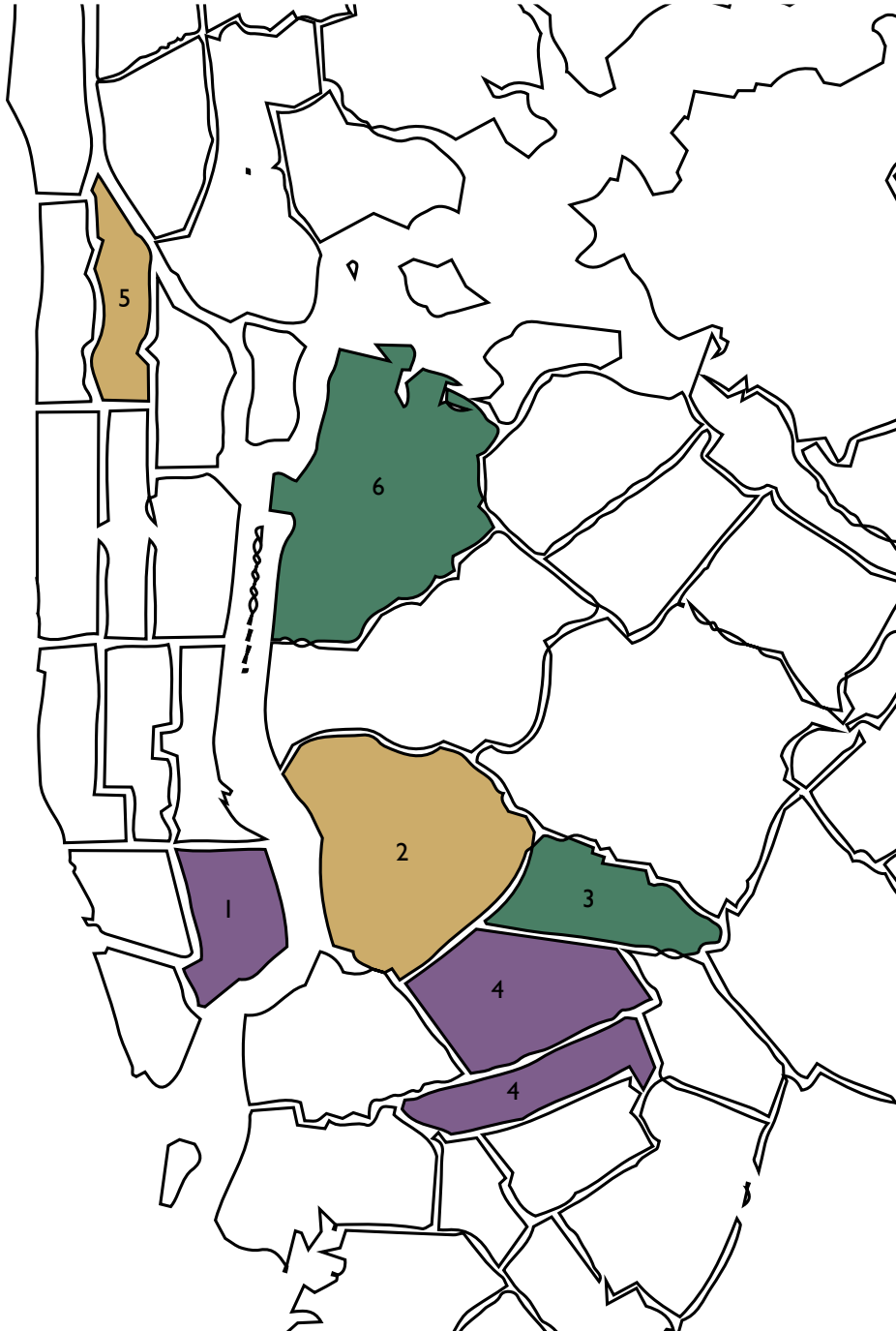
It can seem like a hassle to go through this process. You may be thinking, "Hey, I'll only be here a year. I can live without an oven."

When you report landlord abuse and negligence, you not only help yourself, you help your neighbors.

If the landlord is doing this to you, it's very likely you're not the only tenant he's or she's harassing. While a year without an oven is no big deal, consider living without one for 30 years. Consider trying to cook for a family of five with no oven. Consider not having hot water every winter. Other tenants may not report the landlord because they are fearful or don't know their rights. You do!

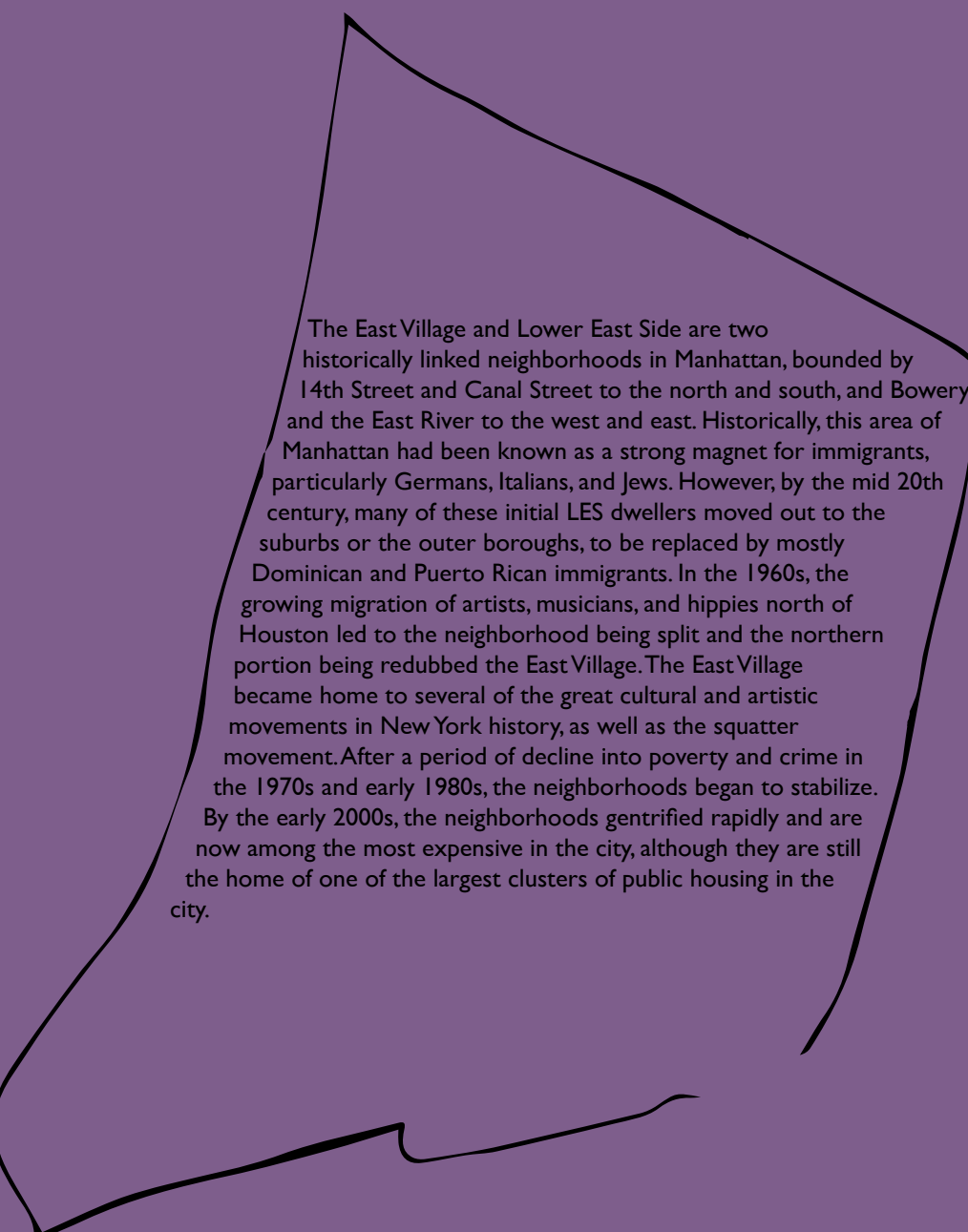


Know Your Neighborhood



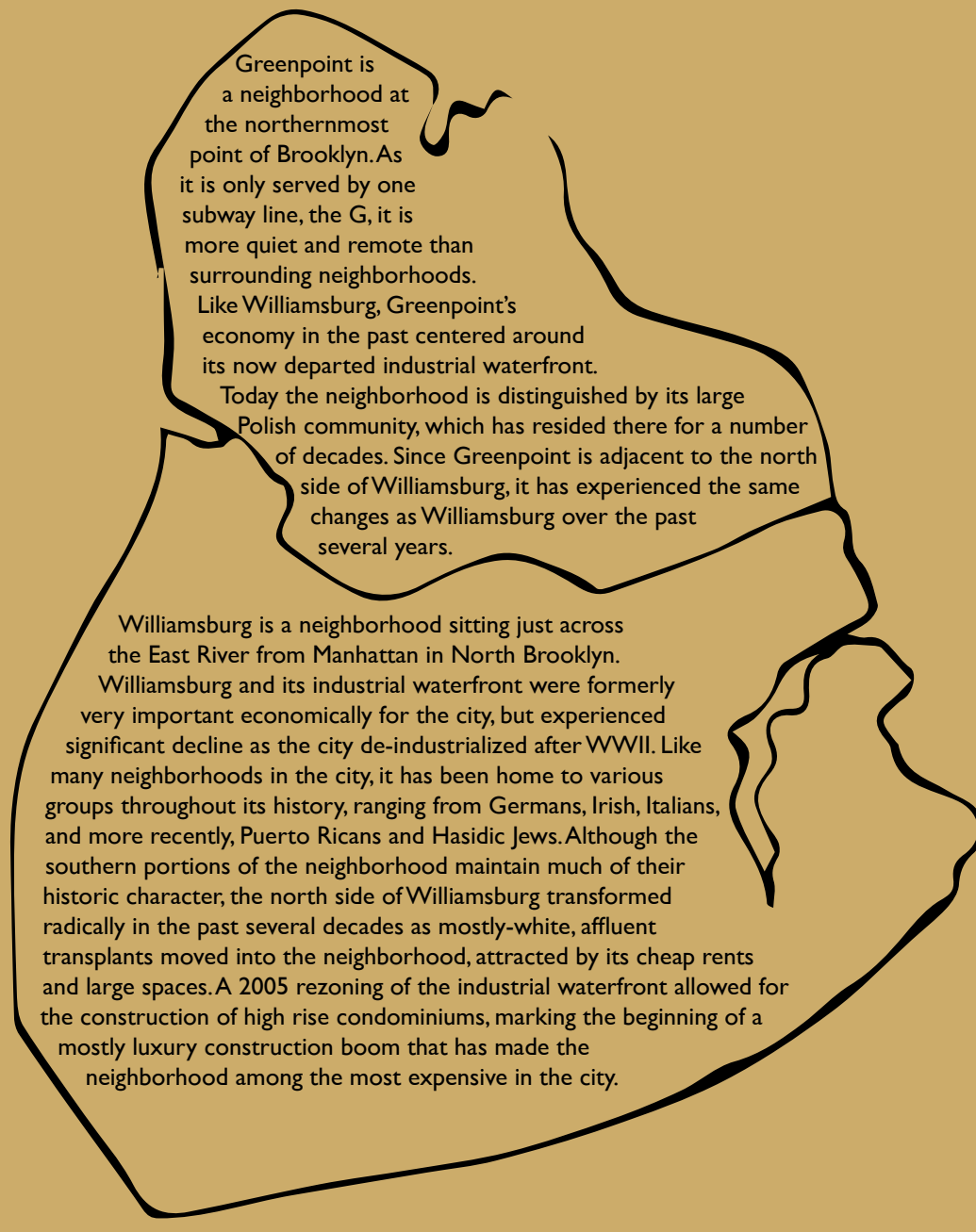
If you live in a gentrifying neighborhood, chances are you've heard something along the lines of "no one wanted to live in this neighborhood ten years ago." As a new resident, it is important to fully understand how comments like that can impact and reflect upon the population who has lived in that area before you. Think about why "nobody" wanted to live there, what "nobody" really means in terms of race and class, and how policies have shaped what the neighborhood used to look like and how it looks today. Following are brief histories of just a few areas into which students are moving and are gentrifying rapidly. Once you learn a bit more about your neighborhood's history, consider what you can do to respect it. Are there any social or cultural institutions nearby that you can support? Are most of the businesses owned by people of color? How can you support them? What cultural traditions do you see around you when you leave your apartment? Think twice before complaining about loud church bells or music playing loudly in a local park. Perhaps spend an afternoon sitting on your stoop, attend a block party, or volunteer at a local school. As college students, there may be a difference in power dynamics that exist between you and your neighbors. How can you use your education and privilege to work in solidarity with them, support the community, and prevent displacement? The first step is knowing more about where you live!

1. The East Village & Lower East Side



The East Village and Lower East Side are two historically linked neighborhoods in Manhattan, bounded by 14th Street and Canal Street to the north and south, and Bowery and the East River to the west and east. Historically, this area of Manhattan had been known as a strong magnet for immigrants, particularly Germans, Italians, and Jews. However, by the mid 20th century, many of these initial LES dwellers moved out to the suburbs or the outer boroughs, to be replaced by mostly Dominican and Puerto Rican immigrants. In the 1960s, the growing migration of artists, musicians, and hippies north of Houston led to the neighborhood being split and the northern portion being redubbed the East Village. The East Village became home to several of the great cultural and artistic movements in New York history, as well as the squatter movement. After a period of decline into poverty and crime in the 1970s and early 1980s, the neighborhoods began to stabilize. By the early 2000s, the neighborhoods gentrified rapidly and are now among the most expensive in the city, although they are still the home of one of the largest clusters of public housing in the city.

2. Williamsburg & Greenpoint



Greenpoint is a neighborhood at the northernmost point of Brooklyn. As it is only served by one subway line, the G, it is more quiet and remote than surrounding neighborhoods. Like Williamsburg, Greenpoint's economy in the past centered around its now departed industrial waterfront.

Today the neighborhood is distinguished by its large Polish community, which has resided there for a number of decades. Since Greenpoint is adjacent to the north side of Williamsburg, it has experienced the same changes as Williamsburg over the past several years.

Williamsburg is a neighborhood sitting just across the East River from Manhattan in North Brooklyn. Williamsburg and its industrial waterfront were formerly very important economically for the city, but experienced significant decline as the city de-industrialized after WWII. Like many neighborhoods in the city, it has been home to various groups throughout its history, ranging from Germans, Irish, Italians, and more recently, Puerto Ricans and Hasidic Jews. Although the southern portions of the neighborhood maintain much of their historic character, the north side of Williamsburg transformed radically in the past several decades as mostly-white, affluent transplants moved into the neighborhood, attracted by its cheap rents and large spaces. A 2005 rezoning of the industrial waterfront allowed for the construction of high rise condominiums, marking the beginning of a mostly luxury construction boom that has made the neighborhood among the most expensive in the city.

3. Bushwick

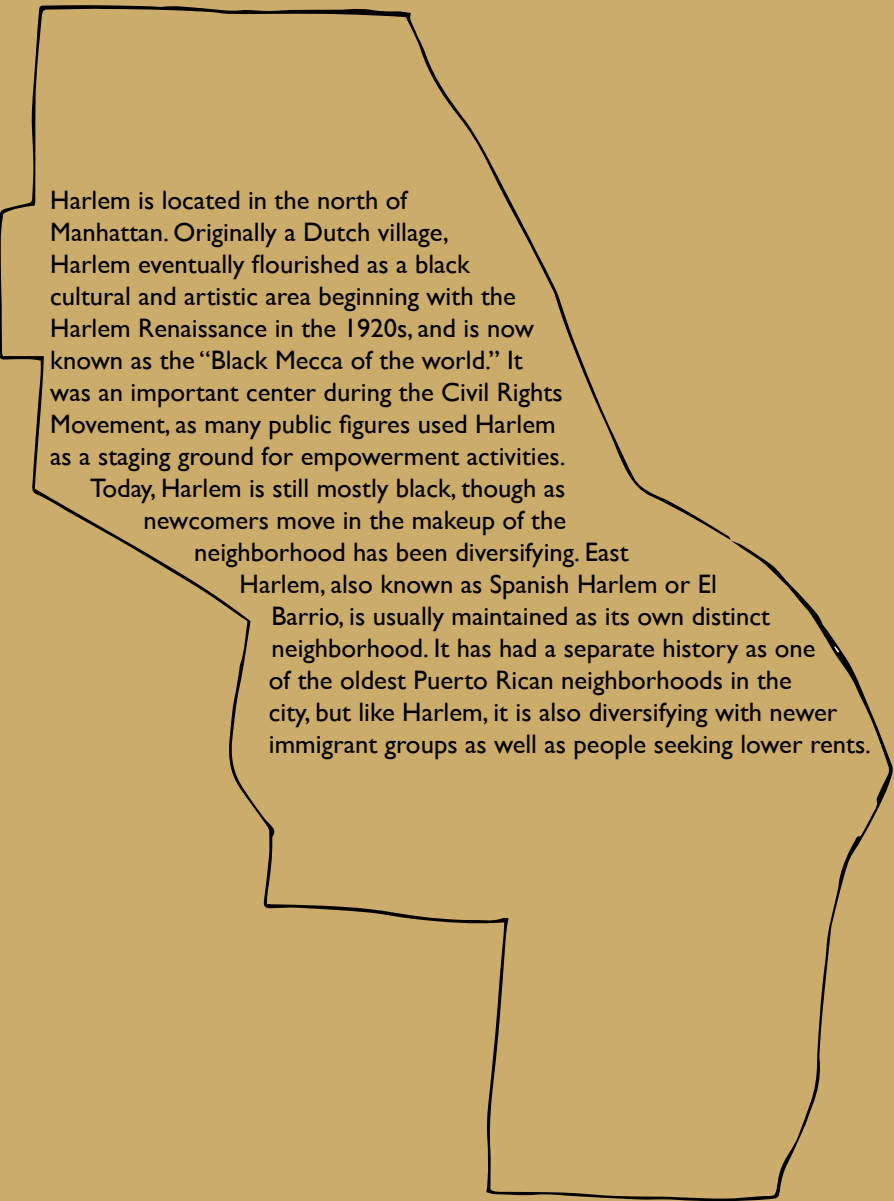
Bushwick is a neighborhood in north Brooklyn that is populated by a mix of Hispanic families and a relatively small but increasing number of young professionals. By the end of WWII, a significant Puerto Rican immigrant population began to move into the neighborhood, replacing earlier Italian and German families. A lengthy period of stagnation in the neighborhood also began at this time, and Bushwick grew to be a symbol for urban decay and the larger disinvestment from cities. This degradation culminated in the blackout of 1977, when the neighborhood collapsed into arson, robbery, and looting. Bushwick grappled with this reputation throughout the 80's and early 90s, when it remained one of the poorest and most dangerous neighborhoods in the city. However, midway through the 1990s, the citywide drop in crime shone light on Bushwick and conditions began to improve vastly. In the 2000s, the area began to gentrify as rental prices in neighboring Williamsburg increased dramatically. While the neighborhood remains comparatively affordable, the rates of development and rent increases have risen exponentially since 2010, and with them the chances of displacement of long-standing populations in the neighborhood.

4. Crown Heights & Bed-Stuy

Bedford-Stuyvesant, more commonly known as Bed-Stuy, is a large neighborhood in Brooklyn wedged roughly between Broadway and Atlantic Avenue. Like Harlem, Bed-Stuy received a large number of southern black migrants during the Great Migration, and it became a center of black culture in Brooklyn. The neighborhood has been known for its strong communities and stately housing stock. Recently, some of these brownstones have been selling for a few million dollars, forming a sharp contrast against the poverty that is still very common in the area.

Crown Heights is a Brooklyn neighborhood located south of Atlantic Avenue and to the northeast of Prospect Park. Though the neighborhood was a suburb for the wealthy in the 19th century, it also became impoverished like much of Brooklyn after WWII. Around this time the black population grew, but perhaps more distinctly for the neighborhood it became home to many migrants from the Caribbean. More recently there has been a growing Hasidic Jewish community. In the 1990s, the neighborhood was plagued by conflict between these groups that led to riots, but these subsided and the neighborhood has eased into a more comfortable diversity in the 2000s. Being close to downtown Brooklyn and Prospect Park, Crown Heights has been experiencing increased gentrification in the past few years.

5. Harlem

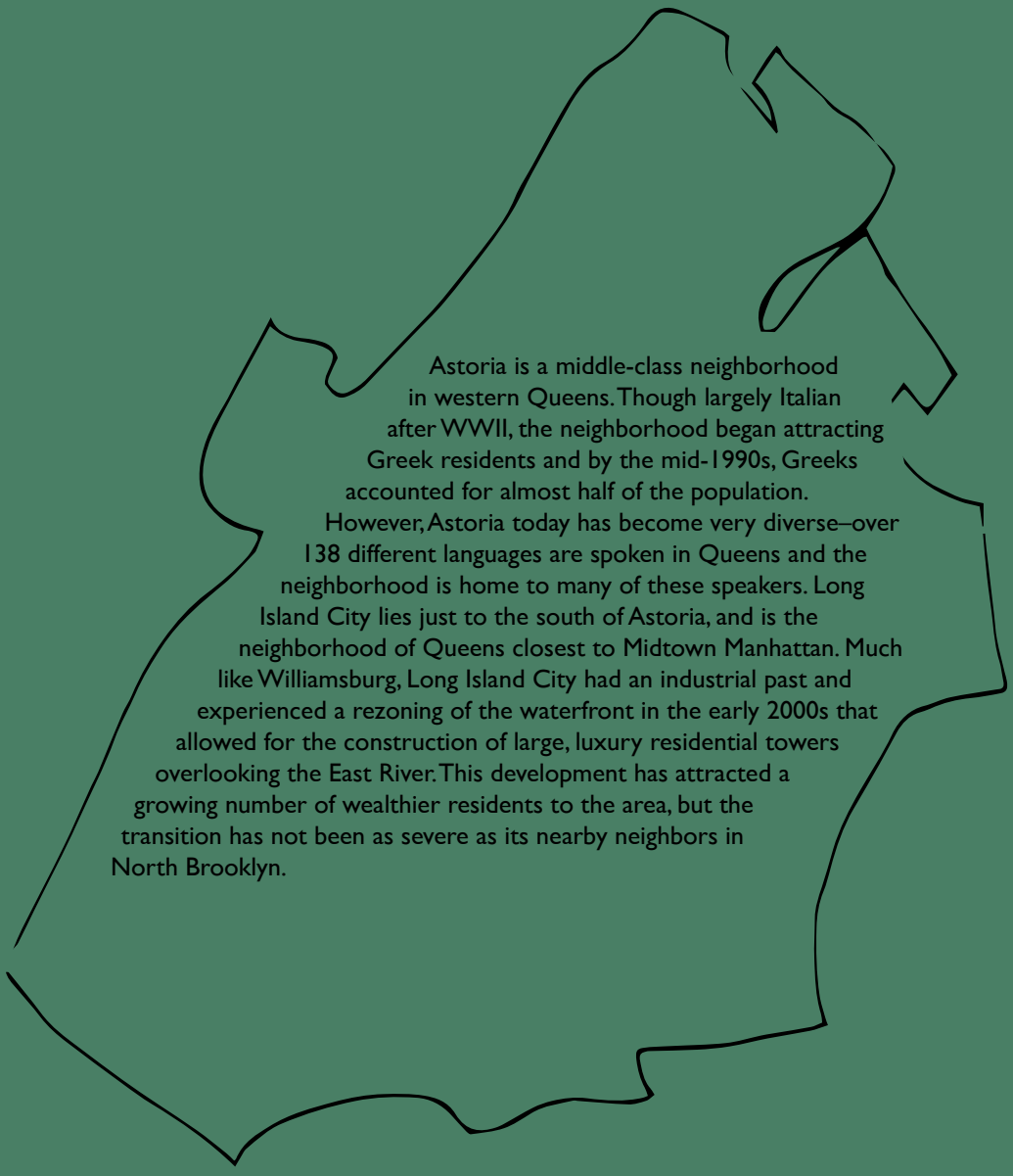
A hand-drawn black outline map of the Harlem neighborhood in Manhattan, New York. The map is irregular in shape, following the coastline and major streets. It is positioned on the left side of the page, with text boxes placed within its boundaries.

Harlem is located in the north of Manhattan. Originally a Dutch village, Harlem eventually flourished as a black cultural and artistic area beginning with the Harlem Renaissance in the 1920s, and is now known as the “Black Mecca of the world.” It was an important center during the Civil Rights Movement, as many public figures used Harlem as a staging ground for empowerment activities.

Today, Harlem is still mostly black, though as newcomers move in the makeup of the neighborhood has been diversifying. East

Harlem, also known as Spanish Harlem or El Barrio, is usually maintained as its own distinct neighborhood. It has had a separate history as one of the oldest Puerto Rican neighborhoods in the city, but like Harlem, it is also diversifying with newer immigrant groups as well as people seeking lower rents.

6. Astoria & Long Island City

A hand-drawn black outline map of the Astoria and Long Island City neighborhoods in Queens, New York. The map is irregular in shape, following the coastline and major streets. It is positioned on the right side of the page, with text boxes placed within its boundaries.

Astoria is a middle-class neighborhood in western Queens. Though largely Italian after WWII, the neighborhood began attracting Greek residents and by the mid-1990s, Greeks accounted for almost half of the population.

However, Astoria today has become very diverse—over 138 different languages are spoken in Queens and the neighborhood is home to many of these speakers. Long Island City lies just to the south of Astoria, and is the neighborhood of Queens closest to Midtown Manhattan. Much like Williamsburg, Long Island City had an industrial past and experienced a rezoning of the waterfront in the early 2000s that allowed for the construction of large, luxury residential towers overlooking the East River. This development has attracted a growing number of wealthier residents to the area, but the transition has not been as severe as its nearby neighbors in North Brooklyn.

Resources

311

311 is NYC's main source of government information and non-emergency services. You can call it for everything from the recycling and garbage collection schedule in your neighborhood to more critical information such as knowing the procedure to combat an unlawful eviction.

Housing Court

Housing Court is the branch of the Civil Court of the City of New York that handles residential and landlord cases. Commercial landlord and tenant cases are handled on the civil side of the court. The Civil Court assists people with their everyday legal problems such as helping landlords collect outstanding rent payments and helping tenants make repairs.

General Information Landlord-Tenant: 646-386-5700
General Information Civil and Small Claims: 646-386-5700

Rent Guidelines Board

The NYC Rent Guidelines Board (RGB) is mandated to establish rent adjustments for the approximately one million dwelling units subject to the Rent Stabilization Law in New York City. The Board holds an annual series of public meetings and hearings to consider research from staff, and testimony from owners, tenants, advocacy groups and industry experts.

<http://www.nycrgb.org/>

Housing Court Answers

Housing Court Answers is the best place to go for information about Housing Court for people without lawyers. They provide Information Tables in the city's Housing Courts and staff a hotline for callers with information about housing law, rent arrears assistance, and homeless prevention guidance. They also conduct trainings for community groups, unions, elected officials and others on Housing Court procedures, eviction prevent programs and housing law. Housing Court Answers provides telephone assistance from 9 am to 5 pm, Monday through Thursday.

Phone: 212-962-4795
<http://cwtfhc.org/>

Landlord Watchlist

The Office of the Public Advocate uses data obtained from the Department of Housing Preservation and Development ("HPD"), from constituents and from other sources to compile a watchlist of abusive landlords throughout New York City.

<http://landlordwatchlist.com/>

Tenant Advocacy Organizations

NY State Tenant & Neighborhood Coalition is a grassroots organization that helps tenants build and effectively wield their power to preserve at-risk affordable housing and to strengthen tenants' rights in New York. They are a coalition of five advocacy groups that address issues relating to gentrification and displacement of low and moderate-income people.

Phone: (212) 608-4320
Email: info@tandn.org
www.tenantsandneighbors.org

North West Bushwick Community Group works to build and sustain meaningful relationships that further community collaborations and works towards housing justice for all through education, cross cultural dialogues, and direct political action in Bushwick.

Email: nwbcommunity@gmail.com
<http://www.nwbcommunity.org/>

Pratt Area Community Council is a community development corporation that is involved in a number of community building initiatives including creating affordable housing, and promoting and supporting the development of small businesses as a means to sustainable economic development in central Brooklyn.

Phone: (718) 522-2604
<http://pacc.publishpath.com/>

Central Astoria Local Development Coalition is a non-profit community organization that is dedicated to preserving and enhancing the Astoria neighborhood. It provides assistance to prevent displacement of tenants and provide decent housing for low- and middle-income individuals.

Phone: (718) 728-7820
www.centralastoria.org

Met Council on Housing (Tenant Help Hotline) is a tenants' rights membership organization that fights for a city where everyone has access to safe, decent, affordable housing. They operate a number of tenant-assistance programs including a tenants' rights telephone hotline, a Help & Answers information page on their website, and a walk-in clinic that is free and open to any New York City Tenant.

Tenants' Rights Hotline: (212) 979-0611
www.metcouncilonhousing.org

Good Old Lower East Side (GOLES) is a neighborhood housing and preservation organization that has served the Lower East Side of Manhattan since 1977. They're dedicated to tenants' rights homelessness prevention, economic development, and community revitalization.

Tenant Concerns

Phone: (212) 533-2541

Organizing & Administrative Offices

Phone: (212) 358-1231

Email: info@goles.org
<http://www.goles.org/>

These are just a handful of organizations working throughout the city. In order to find a tenant union or community group in your own neighborhood, try a quick Google search, visit a Know Your City meeting, or send us an email at knowyourcitynyu@gmail.com.

Community Boards

There are a total of 59 Community Boards in the five boroughs. Community Boards conduct essential work for the city government, providing a voice to the various neighborhoods in NYC. Community Board responsibilities vary, but they help the City government resolve issues such as land use and zoning; they also advocate for the needs and community concerns of their own neighborhoods. They do not have the ability to order the City agency to perform tasks; however, Community Boards influence City government to resolve the problems they address.

Anyone can attend a Community Board meeting! Community Boards hold general Full Board meetings the third week of each month to discuss issues and updates spearheaded by Community Board Subcommittees. Subcommittees meet once a month to discuss items on their own agendas. Each Community Board usually releases the agenda for the monthly meeting at least one week before the beginning of each month.

Here are some of the community boards for neighborhoods students commonly live in. If your community board isn't listed here, find it at www.nyc.gov/html/cau/html/cb/cb.shtml

Manhattan CB 2:
Greenwich Village, SoHo, NoHo,
Little Italy, Chinatown, Hudson
Square, and Gansevoort Market

Community Board #2 – Office
3 Washington Square Village, #1A
New York, NY 10012
Phone: (212) 979-2272
<http://www.cb2manhattan.org>

Manhattan CB 3:
Alphabet City, East Village, Lower
East Side, Chinatown, and Two
Bridges

Community Board #3 – Office
59 East 4th Street
New York, NY 10003
Phone: (212) 533-5300
<http://www.cb3manhattan.org>

Manhattan CB 10:
Central Harlem

Community Board #10 – Office
215 W. 125th Street, 4th Floor
New York, NY 10027
Phone: (212) 749-3105
<http://www.nyc.gov/html/mancb10/>

Manhattan CB 11:
East Harlem

Community Board #11 - Office
1664 Park Avenue, Ground Floor
New York, NY 10035
Phone: (212) 831-8929
<http://www.cb11m.org>

Brooklyn CB 1:
Williamsburg, Greenpoint

Community Board #1 – Office
435 Graham Avenue
Brooklyn, NY 11211
Phone: (718) 389-0009
<http://www.nyc.gov/brooklyncb1>

Brooklyn CB 3:
Bedford-Stuyvesant, Stuyvesant
Heights, and Ocean Hill

Community Board #3 - Office
1360 Fulton Street
Brooklyn, NY 11216
Phone: 718-622-6601
<http://www.cb3brooklyn.org>

Brooklyn CB 4:
Bushwick

Community Board #4 – Office
1420 Bushwick Avenue, Suite 370
Brooklyn, NY 11207
Phone: (718) 628-8400
<http://www.nyc.gov/brooklyncb4>

Brooklyn CB 8:
Crown Heights, Prospect Heights,
and Weeksville

Community Board #8 – Office
1291 St. Marks Avenue
Brooklyn, NY 11213
Phone: (718) 467-5574
<http://www.brooklyncb8.org>

Queens CB 1:
Astoria, Old Astoria, Long Island
City, Queensbridge, Ditmars, Ra-
venswood, Steinway, Garden Bay,
and Woodside

Community Board #1 – Office
45-02 Ditmars Boulevard LL Suite
1025 Astoria, NY 11105
Phone: (718) 626-1021
<http://www.nyc.gov/html/qnscb1>

Queens CB 5:
Glendale, Maspeth, Middle Village,
Ridgewood

Community Board #5 – Office
61-23 Myrtle Avenue
Glendale, NY 11385
Phone: (718) 366-1834
Email: qnscb5@nyc.rr.com

