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New York State Senate | 28th District



April 2018

Message from Liz...

After working past midnight for two nights in a row, the legislature passed the fiscal year 2018-2019 budget. The budget is on-time but it fails to address a host of critical issues facing our state. Governor Cuomo rightly criticized the process of passing the Federal tax plan last December, saying, “this is what happens when Washington passes a bill in the dead of night and doesn’t vet it with the public.” But there is a certain irony in criticizing the federal government for doing what New York has been doing for years, with similar results.

I was happy that the budget did address a few important issues including:

- **Efforts to Reduce the Impact of Federal Tax Changes** including the creation of an option to claim charitable donations for a portion of state taxes and an optional program for employers to create a payroll tax system that would reduce federal tax liability for workers.
- **Additional MTA Funding Measures to Address Congestion** which are discussed in greater detail in the policy spotlight below.
- **New York State Secure Choice Savings retirement program** for private-sector employees.
- **A Census Action Plan** to help ensure that all New Yorkers are accurately counted in the 2020 census, which is necessary to ensure equitable political representation and federal funding.
- **Preserving Limits on Residential Development Size** by rejecting a proposal that would have removed state limits on Floor Area Ratio (FAR).

While I was pleased with these positive actions, there is also much that was left undone. The Senate Democrats supported a number of proposals that were not included in the final budget. Many of these proposals were priorities of Governor Cuomo, and it is unfortunate that we were not permitted to participate in negotiations, as we could have been an ally in the fight for these critical issues. Among the items the Senate Democrats supported that were not included in the final budget were:

- **Comprehensive Criminal Justice Reform** including elimination of cash bail and speedy trial and criminal justice reforms;

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- **The Child Victims Act** to provide access to justice for victims of childhood sexual abuse; and a much stronger **Sexual Harassment Policy** for workers in government and private employment.
- **Sensible Gun Reform** to ban bump stocks, authorize courts to issue Extreme Risk Protection Orders, and create a 10-day window for background checks;
- **The Reproductive Health Act and Comprehensive Contraception Coverage Act** to ensure our reproductive rights and access to contraception are protected;
- **Voting Reforms** including early voting, automatic voter registration, and comprehensive campaign finance reforms, including closing the LLC loophole;
- **Education Funding** to meet the state’s obligations under the Campaign for Fiscal Equity decision by fully phasing in the foundation aid formula within three years;
- **Increased Funding for the Tuition Assistance Program** to provide assistance to part-time and graduate students and to **Implement the Dream Act** to help undocumented students access higher education;
- **Elimination of the sub-minimum wage** for tipped workers;
- **A multi-year significant commitment to increased MTA capital investments for subways and buses.**
- **Licensing of student loan servicers** to protect our young people from exploding, usurious rates on college lending.

Once again the budget was negotiated behind closed doors, and once again the Senate Democrats were excluded from the negotiations. Once again thousands of pages of legislation were printed mere hours before the legislature had to vote on them. And once again items that had not been previously discussed found their way into the final budget - most egregiously a vague measure that could lead to a state takeover of land around Penn Station. That such a major land grab in the heart of Manhattan could be approved with no public discussion is truly outrageous.

There are still three months left in the legislative session, and I hope in the months ahead the Governor and all my colleagues will engage on the above issues that were not addressed in the budget.

POLICY SPOTLIGHT

Congestion Pricing

The final budget did include some measures to address congestion and subway funding issues, although the final deal did not include full implementation of congestion pricing.

The agreed-upon budget includes a “congestion surcharge,” but only on for-hire vehicles traveling south of 96th Street in Manhattan. The tax, whose imposition commences January 1, 2019, works as follows:

- \$2.75 for for-hire vehicles that enter, start or stop in Manhattan south of 96th Street.
- \$2.50 for medallioned yellow cabs in the same area.
- \$.75 for carpool-style rides.

The revenue from these charges will be devoted to continuing implementation of the subway action plan, which addresses ongoing maintenance and infrastructure needs. The Subway action plan will receive \$362 million in 2019, \$301 million in 2020 and \$300 million every year thereafter.

Any additional revenue from the congestion surcharge will be distributed as follows:

- \$50 million to the Outer Borough Transportation Account to fund facilities, equipment, services, and transportation connection projects in the outer boroughs or to reduce tolls.
- Any excess revenue will go to an account dedicated to general MTA needs, which serves as a “lockbox” to prevent diversion of funds away from the MTA as has happened too often in the past.

The congestion plan also expands the bus lane camera enforcement program to include no less than 50 mobile bus lane camera devices below 96th Street, and changes the hours of operation from 7:00 AM to 6:00 AM and 7:00 PM to 10:00 PM. It appears these cameras will be limited to SBS lines, and better bus lane enforcement should help reduce travel times and bus bunching issues on these lines. The revenues from fines collected from the mobile bus enforcement program will go into the MTA general needs lockbox.

Student Loan Servicers

The final budget did not include an important proposal from the Governor’s executive budget that would increase state licensing and regulation of student loan servicers. The failure to address this issue in the budget leaves New Yorkers vulnerable to exploitative lending practices, particularly given that the Trump administration has pulled back from any federal oversight of loan servicers.

In New York alone, student loan debt more than doubled during the last decade, growing to \$82 billion, with an average outstanding balance of \$32,000. Student loan servicers, which are the primary links between lenders and borrowers, have the power to either help borrowers remain current on their accounts or allow them to fall into default.

Unlike mortgage loan servicing, there have been no requirements or standards for servicing of student loans in New York State. This leads to confusion and uncertainty for borrowers, and ultimately causes more borrowers to fall behind and default on their loans. In addition, a lack of meaningful regulation leaves the door open for bad actors in the industry to take advantage of borrowers. The Governor’s original proposal prescribes very basic protections, including mandating payments are properly applied, requiring clear notice when servicing is transferred, requiring fair communication with borrowers, and prohibiting unfair and deceptive practices.

I have been particularly concerned about the potential for collusion between loan providers and low quality proprietary schools that are not providing the quality education students will need to succeed after graduation. Students find themselves without a marketable degree and face default at extremely high rates. A study published earlier this year looked at default rates for students who entered school in 2004. It found defaults in excess of 45 percent for students from for-profit proprietary schools, compared to less than 15 percent for 2-year public, 4-year public, and private not-for-profit schools.

The proposed bill addresses and resolves the most common problems student loan borrowers face. Borrowers are often provided misinformation by their servicers regarding available relief. They are not told about income-driven repayment plans, closed school discharges and disability discharges, but rather are pushed into forbearance agreements that ultimately lead them to default rather than resolution. Servicers also often fail to provide accurate account information and records to borrowers, leaving borrowers in the dark regarding the status of their loans and repayment.

While the U.S. Department of Education has asserted that it can preempt state action in this area, New York State Attorney General Eric Schneiderman and a coalition of Attorneys General from around the country have challenged this assertion and are currently suing the federal government over its actions regarding student loan regulation. Several states have taken action to protect student loan borrowers. Connecticut, California, Illinois, and the District of Columbia have enacted bills addressing various abuses in student loan servicing. I am disappointed that New York failed to include a provision in this year's budget joining those states in attempting to address bad actors in the student loan servicing industry.

COMMUNITY SPOTLIGHT

Employment Fair for Older Adults April 19th:

On Thursday, April 19th, from 10 am - 1 pm I am hosting an Employment Fair for Older Adults at Lenox Hill Neighborhood House, 331 East 70th Street between 1st and 2nd Avenues. Participants include prospective employers and organizations that can help with organizing your job search. There will also be an employment workshop at 10:15 a.m. Bring your resume! To RSVP visit <https://tinyurl.com/senior-employment> or call (212) 490-9535.

Roundtable for Boomers and Seniors May 3rd:

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 engagement.

The fifth roundtable session will take place Thursday, May 3rd from 8:30 to 10:30 a.m and the topic will be civic engagement. We are learning more about the importance of remaining engaged in the world, if we want to live well as we age. But do older adults have a moral obligation to remain civically engaged, to work to strengthen our communities, and to maintain our democracy? Speakers include Michael B. Friedman, MSW Adjunct Associate Professor, Columbia University School of Social Work, Terry Kaelber, Director of Community Engagement Projects, United Neighborhood Houses and Alice Fisher, Executive Director, The Radical Age Movement.

The roundtable takes place at Lenox Hill Neighborhood House, 331 East 70th Street between 1st and 2nd. To RSVP for either session by emailing liz@lizkrueger.com or calling (212) 490-9535.

Forum on the New York Health Act April 10th:

The Campaign for New York Health and Upper West Side Action are hosting a Forum/Teach in on Tuesday, April 10th on the New York Health Act. Our health care continues to be under attack in Washington. New Yorkers should know that we have an opportunity to make universal health coverage a reality now! The New York Health Act has passed the Assembly and is near a majority in the NY Senate. Grassroots activism can get it through the Senate in 2018 or 2019! The Act will provide single payer health coverage for all the residents of New York State. Learn about this vital topic and what you can do to help get health care for all of us. Speakers include Assembly Member Richard Gottfried, lead sponsor of the New York Health Act, and Katie Robbins, Director of the Campaign for NY Health. The forum will take place from 7:00 p.m. to 9:00 p.m. at Goddard Riverside, 593 Columbus Avenue at 88th Street. See the event page at bit.ly/NYHealthUWS to RSVP or www.nyhcampaign.org for information on the bill.

Community Board 8 Forum on Homelessness April 12th:

On Thursday, April 12th at 6:30 p.m., the Community Board 8 Health, Seniors and Social Services Committee is hosting a forum entitled "Homelessness in New York City: What is Being Done and How We Can Help." I have joined my fellow Upper East Side elected officials as co-hosts of this event.

Speakers include:

- Council Member Ben Kallos;
- Lori Boozer and Leilani Irvin of the New York City Department of Homeless Services;
- Felipe Vargas Vice President of Programs at the Doe Fund;
- Melissa Flanagan, Director of the Women's Mental Health Shelter Lenox Hill Neighborhood House;
- Rev. Jennifer Reddall: Rector, Church of the Epiphany;
- Ann Shalof: Executive Director, Neighborhood Coalition for Shelter; and
- Andy Nieto: Director of Community Health Education and Outreach, NewYork-Presbyterian Hospital.

The Forum will take place at the Ramaz School, Heyman Auditorium, 125 East 85th Street, between Lexington and Park Avenues.

Share Your Thoughts About Dogs in Parks on April 14th:

On Saturday April 14th from 10:00 a.m to 1:00 p.m. join NYC Parks at a meeting to discuss all things dog-related. Topics include updated rules signage, ongoing maintenance, dog run etiquette, requests for new facilities, and more. Dog run users, off-leash groups, and anyone who would like to know more about dogs in city parks are welcome to attend. Unfortunately, dogs are not allowed at the forums, but they can be there in spirit! Send us a photo when you register and we'll create a name tag for you with your pet's image on it. The meeting will take place at the Tony Dapolito Recreation Center, 1 Clarkson St. Enter at Seventh Avenue South. RSVP at nycparksdogforumm.splashthat.com. For more information or accessibility questions, contact Deborah Zingale at (212) 360-2747 or deborah.zingale@parks.nyc.gov.

Mobilization for Justice NYC Rent Freeze Event April 20th:

Mobilization for Justice is offering assistance with SCRIE and DRIE applications at a NYC Rent Freeze Event on Friday April 20th from 2:00 p.m. to 4:00 p.m. If you are over 62 or a person with a disability, have a household income of \$50,000 or less, live in a rent-regulated apartment, and spend more than 1/3 of your income on rent, you can apply to have your rent frozen. Assistance with applications for the Rent Freeze NYC, also known as SCRIE and DRIE, will be available at this event, which will take place at Mobilization for Justice, 100 Williams Street, 6th Floor. To RSVP or for more information, call John Nart at (212) 417-3766.

National Prescription Take Back Day is April 28th:

Wednesday, April 28th, from 10:00 a.m. - 2:00 p.m. is National Prescription Take Back Day. Do you have expired or unused prescription drugs that you want to dispose of safely? Visit this website to find prescription take back locations near you:

https://www.deadiversion.usdoj.gov/drug_disposal/takeback/. This is a safe way to dispose of pharmaceuticals without harming the environment, and to help fight the opioid epidemic.

Free Admission to MOMA for Older Adults on May 1st:

As part of their Prime Time Celebration, MoMA is free for visitors ages 65 and over on May 1. Explore MoMA's collection and exhibitions, and join gallery conversations, drop-in art-making activities, or a

film screening. No preregistration is required. Hours are 10:30 a.m.–5:30 p.m. For more information visit moma.org/primetime or call (212) 333-1265.

Registration for Summer in the City School Program Now Open:

The registration period for this year’s Summer in the City (SITC) – which provides free, full-day summer programming for students in grades 2-12 – is now open. In its third year, SITC provides more than 30,000 enrichment seats across the city, offering exciting, hands-on reading, math, and STEM programs; internship opportunities; SAT prep; and visits to cultural sites across the City. SITC will run from July 5 to August 9, 2018 at more than 300 sites across the City, and families can enroll through April 27, 2018. To learn more about SITC and its Summer Academy and mandated summer school programs, visit schools.nyc.gov/Summer. You can also subscribe to email updates by visiting schools.nyc.gov/subscribe.

Free Tax Preparation Assistance:

IRS-trained volunteers are available to provide free tax preparation assistance throughout New York City. I encourage you to take advantage of these services, which can save you money and ensure you avoid getting caught in “Refund Anticipation Loan” scams that many for-profit tax preparers engage in.

AARP is sponsoring a number of locations on the East Side, and there are no age or income restrictions to receive this assistance. Here are some sites in the 28th Senate District where you can get free assistance with your taxes:

58th Street Library, 127 East 58th Street
Telephone: 212-759-7358
Site Hours: Wednesday and Saturday, 10:00am-2:00pm

67th Street Library, 328 East 67th Street
Telephone: 212-734-1717
Site Hours: Friday, 10:00am-2:00pm

Baruch College, 151 East 25th Street
Email: Studentlife@baruch.cuny.edu
Site Hours: Tuesdays and Saturdays. 11:00 a.m-2:30 p.m., 3:30 p.m.-7:00 p.m.
For incomes under 54,000 and persons with disabilities.

Community Church of New York, 40 East 35th Street
Telephone: 212-683-4988
Site Hours: Thursday, 9:30am-1:00pm

Epiphany Library, 228 East 23rd Street
Telephone: 212-679-2645
Site Hours: Thursday, 10:00am-2:00pm

Grand Central Library, 135 East 46th Street
Telephone: 212-621-0670
Site Hours: Saturday 10:00am-2:00pm

Lenox Hill Neighborhood House, 331 East 70th Street
Telephone: 212-744-5022
Site Hours: Wednesday, 9:00am-1:00pm

Science, Industry and Business Library (SIBL), 188 Madison Ave @ 34th Street
Telephone: 917-275-6975
Site Hours: Monday, Wednesday 1:00pm-6:00pm, Friday, Saturday 1:00pm-5:00pm..

Stanley Isaacs Neighborhood Center, 415 East 93rd Street
Telephone: 212-360-7620
Site Hours: Friday, 9:00am-2:00pm

Webster Branch Library, 1465 York Avenue
Telephone: 212-288-5049
Site Hours: Monday, 11:00am-3:00pm except 2/19

New York City also offers free tax preparation either in person or online for individuals making \$64,000 or less.

You can file in-person an NYC Free Tax Prep site. Filing is completely free and includes e-filing and direct deposit of your refund. Some sites have income limits. For most sites, you must have earned \$54,000 or less in 2016 to use In Person service. Some NYC Free Tax Prep sites have special services if you are self-employed, are applying for an Individual Taxpayer Identification Number, you are a senior over age 60 with pension or retirement-related question or you need to file or change your return from a previous tax year. At these sites, you will drop off your documents and pick up the completed return later.

You can also complete your tax return online at certain NYC Free Tax Prep sites with help from an IRS certified VITA/TCE volunteer preparer. You must have earned \$64,000 or less in 2016 and have a valid email address to use the Assisted Self-Preparation service.

You can access a map of tax preparation sites at each site and find out which required tax documents you need at nyc.gov/taxprep.

New York Financial Justice Hotline:

The NYC Financial Justice Hotline provides free legal information, advice, and referrals to low-income New Yorkers, helping them resolve a wide range of financial justice issues. Call the hotline at 212-925-4929 to defend yourself and fight back against discriminatory and abusive banking practices, illegal wage garnishment and frozen bank accounts, bank fraud, unfair and abusive debt collection and credit reporting, and much more. Operated by New Economy Project, the hotline is open on Tuesdays, Wednesdays, and Thursdays, from 12-2 p.m., and is staffed in English and Spanish. For more information, visit <https://www.neweconomynyc.org/>

New Medicare Cards:

Reminder: If you have Medicare, please make sure that your mailing address is up to date with the Social Security Administration. New Medicare cards will be mailed starting in April 2018. You can update or verify your address by visiting your online Social Security account: (<https://www.ssa.gov/myaccount/>), calling Social Security at 1-800-772-1213. TTY users can call 1-800-325-0778, or contacting your local Social Security office.

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, April 21, 11:00 a.m. – 3:00 p.m., Biscuits and Bath – Dogs only
1064 First Avenue b/t at 58th Street

Saturday, April 21, Noon – 4:00 p.m. Petco Union Square
860 Broadway at 17th Street

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

Free Financial Empowerment Workshops:

In partnership with Neighborhood Trust Financial Partners, Lenox Hill Neighborhood House is offering a free Financial Empowerment Workshop. See your credit report, meet one-on-one with a financial advisor, open a free savings account and learn about reaching your financial goals. The next session is open to everyone and will take place on Wednesdays, April 18th – May 9th (4 sessions), from 6:00 pm to 8:00 pm at 331 E 70th Street. Registration is required. Space is limited. Register by Friday, February 16th. To enroll, please contact Lauren Bernstein: 212-218-0413 or lbernstein@lenoxhill.org

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, April 12 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, now at 2 locations.
 - May 10 from 10am to 1pm at 331 East 70th Street. First come-first Served, arrive by Noon.
 - April 18 and May 16 from 2:00 to 5:00 p.m. at the East Harlem Health Action Center, 158 East 115th Street. First come, first served, arrive by 4 p.m.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:

606 West 57th Street Apartments is now accepting applications for 258 affordable studio, 1- 2- and 3-bedroom apartments newly constructed at 606 West 57th Street in the Hell's Kitchen neighborhood in Manhattan. Rents for these apartments range from \$613 to \$2,902 depending on income and unit size. To be eligible, applicants must have incomes between \$22,903 and \$132,840 depending on unit and family size. Asset limits also apply. Preference will be given to Community Board 4 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/nyclottery/AdvertisementPdf/444.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: 606 West 57th Street Apartments, PO BOX 1543, New York, NY 10159

Applications must be submitted online or postmarked by April 10, 2018. Applicants who submit more than one application may be disqualified.

118 Fulton Street is now accepting applications for 97 affordable studio, 1- and 2-bedroom apartments newly constructed at 118 Fulton Street in the Financial District neighborhood in Manhattan. Rents for these apartments range from \$788 to \$1,025 depending on unit size. To be eligible, applicants must have incomes between \$28,903 and \$57,240 depending on unit and family size. Asset limits also apply. Preference will be given to Community Board 1 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/nyclottery/AdvertisementPdf/443.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: Affordable Housing Dept. 118, 1357 Broadway, Box 309, New York, NY 10018 or by email at info118FultonSt@gmail.com.

Applications must be submitted online or postmarked by April 10, 2018. Applicants who submit more than one application may be disqualified.

524 East 14th Street is now accepting applications for 50 affordable studio, 1- and 2-bedroom apartments newly constructed at 524 East 14th Street in the East Village neighborhood in Manhattan. Rents for these apartments range from \$1,114 to 2,733 depending on income and unit size. To be eligible, applicants must have incomes between \$40,080 and \$124,020 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/446.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: 524 E. 14 St. c/o Breaking Ground, PO Box 3620937, New York, NY 10129.

Applications must be submitted online or postmarked by April 11, 2018. Applicants who submit more than one application may be disqualified.

60 Fulton is now accepting applications for 30 affordable studio, 1- and 2-bedroom apartments newly constructed at 60 Fulton Street in the Financial District neighborhood in Manhattan. Rents for these apartments range from \$613 to \$2,733 depending on income and unit size. To be eligible, applicants must have incomes between \$22,903 and \$124,020 depending on unit and family size. Asset limits also apply. Preference will be given to Community Board 1 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/nyclottery/AdvertisementPdf/449.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: 60 Fulton, c/o Housing Partnership Development Corporation, 242 West 36th Street, 3rd Floor, New York, NY 10018.

Applications must be submitted online or postmarked by April 23, 2018. Applicants who submit more than one application may be disqualified.

Acacia Gardens is now accepting applications for 124 affordable studio, 1- 2- and 3-bedroom apartments newly constructed at 401-411 East 120th Street in the East Harlem neighborhood in Manhattan. Rents for these apartments range from \$822 to \$1,706 depending on income and unit size. To be eligible, applicants must have incomes between \$30,069 and \$95,400 depending on unit and family size. Asset limits also apply. Preference will be given to Community Board 11 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/nyclottery/AdvertisementPdf/467.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: ACACIA Gardens, 413 East 120th Street, Room 305, New York, NY 10035.

Applications must be submitted online or postmarked by May 29, 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:

April 10, 9 - 10:30 am, 92 Street & Lexington Avenue – Bus
April 10, 11:00 am - 12:30 pm., 86 Street & Lexington Avenue – Bus
April 10, 1:30 - 2:30 pm, 68 Street & Lexington Avenue – Bus
April 18, 11 am - 1 pm, 79 Street & York Avenue – Bus
April 18, 1:30 - 2:30 pm, 72 Street & York Avenue – Bus
April 18, 9 - 10:30 am, 92 Street & Lexington Avenue – Bus
April 19, 8:30 - 10:30 am, 47 Street & 2 Avenue – Van
April 19, 1:30 - 3:30 pm, 28 Street & 2 Avenue – Van
April 19, 9 - 10:30 am, 79 Street & 3 Avenue – Bus
April 24, 9 - 10:30 am, 92 Street & Lexington Avenue – Bus
April 24, 11:00 am - 12:30 pm., 86 Street & Lexington Avenue – Bus
April 24, 1:30 - 2:30 pm, 68 Street & Lexington Avenue – Bus
May 2, 9 - 10:30 am, 79 Street & 3 Avenue – Bus
May 2, 11 am - 1 pm, 79 Street & York Avenue – Bus
May 2, 1:30 - 2:30 pm, 72 Street & York Avenue – Bus
May 3, 7 – 9 am, 91 Street and York Avenue - Van
May 3, 8:30 - 10:30 am, 47 Street & 2 Avenue – Van
May 3, 1:30 - 3:30 pm, 28 Street & 2 Avenue – Van
May 4, 9 - 10 am, 57 Street and 1 Avenue – Van
May 4, 10:30 - 11:30 am, 57 Street and 3 Avenue – Van
May 4, 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.