



About P.A.'L.A.N.T.E. Harlem

In the Beginning

Rats. Toxic mold. Bedbugs. Collapsed ceilings. Peeling lead paint. Leaking pipes and backed-up sewers. More than 2,500 health and building code violations in all. That was the reality facing the 70+ families living in three buildings on 225 and 235 W. 146th Street and 301 W 141st Street almost ten years ago. It's become an old story in this city—greedy slumlords letting their buildings fall apart so that discouraged rent regulated tenants give up and leave. When the building empties out, the landlord renovates and then charges sky-high market rates to the new tenants.

Not this time! In September of 2006, the tenants of those three buildings banded together to fight back against their landlord and assert their rights to live in safe, functional, and affordable housing. They called their Tenant' Association P.A.'L.A.N.T.E., which stands for People Against Landlord Abuse and Tenant Exploitation.

The Long Haul

What the tenants didn't know at the time was that they had a long fight on their hands. They took their landlord to court for both immediate repairs and to fight for inclusion in the City's 7A Administrative program. This program removes the landlord from management control and sets up a system where the landlord is billed for costs of repairing and managing the property. After countless days in court and numerous delaying tactics, the landlord was stripped of his management rights, a 7A Administrator was installed and all three building were fully rehabilitated.

What's Next?

As uplifting as this story is, the sad fact is landlords usually win these battles. As real estate prices continue to soar, our mission is even more urgent. Our community residents need to continue to fight and send a strong message to unresponsive landlords to force them to change their poor business practices.

Founded in 2008, PA'LANTE Harlem is a grassroots tenant advocacy organization that assists renters and low-income homeowners in New York City. PA'LANTE is a leader in providing actionable solutions to address tenants' housing concerns.

PA'LANTE helps under represented families realize their full potential providing technical assistance, training and legal services, and connecting residents to the government and nonprofit resources that enable them to remain in their homes, hold negligent property managers and landlords accountable for critical safety violations and ensure that the buildings in their neighborhoods are safe, affordable and habitable homes.

Demystifying Housing – DAY 1

DAY 1 Wed. 6/28	Rent Stabilized/ Rent Control Room: 800 – B	Seniors/Disabled Room: 806	General Room: 807	NYCHA/Project Based/Section 8 Voucher Holders Room: 800 – C
9:00 – 10:30 Art Gallery 2 nd Floor	Networking Breakfast & Registration			
Session 1 10:45 – 12:00	Landlord Behaving Badly- How to Fire Your Landlord w/Article 7A PA'LANTE Mirta Yurnet-Thomas , HPD RENT STABILIZED	Housing & Income Discrimination: Section 8 (& Reasonable Accommodations for Seniors and People with Disabilities) Ted Finkelstein, HRC Sophie White, HRC RENT STABILIZED, SENIORS	Emergency Preparedness: Prepare, Respond & Recover Jamar Francis-Tunkara of HPD Bill Wade, OEM ALL	Proper Certification Procedures for Section 8 and Enhanced Section 8 Voucher Holders James O'Neil, HUD NYS HCR Section 8 Richard Colon, Manhattan North Mgmt. Evelyn Ruiz– HPD Rieti Bobb Lewis, NYCHA Jenny Roman, NYCHA HPD/NYCHA/HUD PROJECT-BASED SEC. 8
Session 2 Lunch 12:30 – 2:00 Art Gallery 2 nd Floor	Demystifying Housing: Preserving Our Housing Stock Moderator: Council Members Mark Levine and Vanessa Gibson w/Deputy Commissioner Woody Pascal, Deputy Commissioner Vito Mustaciuolo, Dean Santa HUD			
Session 3 2:00 – 3:30	Major Capital Improvements (MCI), Individual Apartment Improvements (AIA) & Mandates by The City of NY that Force Legal Increases on Your Rent Justin Jenkins, DHCR RENT STABILIZED	Smart Seniors: Avoid Scams & Take Control of Your Health, Housing, & Finances Anabel Rosa, AG SENIORS	The Tenant Protection Plan: Mandatory Requirements During Construction in Your Building Bharat Gami, RA - DOB ALL	Tenancy Rights for Section 8 Tenants & Project-Based Section 8 (HUD) Renters James O'Neil, HUD Richard Colon, Manhattan North Mgmt. Ireti Bob Lewis , NYCHA Ellen Davidson, Esq., Legal Aid Evelyn Ruiz– HPD HPD/NYCHA/HUD PROJECT-BASED SEC. 8
Session 4 4:00 – 5:30	The Smart Renter & The Rights to Succession Jessica Moran, DHCR RENT STABILIZED	Freezing Your Rent and Other Benefits for Seniors Michael Arroyo , DOF Jason Clark, AG SENIORS, DISABLED, RENT STABILIZED, HDFC	Navigating the Red Tape in Government: City, State & Federal Barry Weinberg ALL	JustFix: Learn How to Document Your Repair Issues on a Free Website Ashley Treni, Justfix.nyc ALL/NYCHA/HUD PROJECT-BASED SEC. 8

Demystifying Housing – DIA 1

DÍA 1 Miércoles, 6/28	Renta Estabilizada/ Renta Controlada Salón: 800 – B	Personas Mayores/ Discapacitados Salón: 806	General Salón: 807	NYCHA/Sección 8 Basada en el Proyecto/Poseedores de vales Salón: 800 - C
9:00 – 10:30 Art Gallery 2 Piso	Hacer nuevos contactos/ Desayuno & Registración			→
Sesión 1 10:45 – 12:00	El propietario que se comporta mal - Cómo despedir a su propietario con el Artículo 7A PA'LANTE Mirta Yurnet-Thomas , HPD RENTA ESTABILIZADA	Discriminación en Vivienda e Ingresos: Sección 8 y Acomodaciones Razonables para Personas Mayores y Personas con Discapacidades Ted Finkelstein, HRC Sophie White, HRC RENTA ESTABILIZADA, ENVEJECIENTES	Preparación para emergencias: prepararse, responder y recuperarse Jamar Francis-Tunkara of HPD Bill Wade, OEM ALL	Procedimientos apropiados de certificación para inquilinos de la Sección 8 NYS HCR Section 8 James O'Neil, HUD Richard Colon, Manhattan North Mgmt. Evelyn Ruiz– HPD Ireto Bobb Lewis, NYCHA Jenny Roman, NYCHA HPD/NYCHA/HUD PROJECT-BASED SEC. 8
Sesión 2 Almuerzo 12:30 – 2:00 Art Gallery 2 Piso	Demystifying Housing: Preserving Our Housing Stock Moderator: Council Members Mark Levine and Vanessa Gibson w/Deputy Commissioner Woody Pascal, Deputy Commissioner Vito Mustaciuolo, Dean Santa HUD			
Sesión 3 2:00 – 3:30	Mejoras Importantes de Capital (MCI), Mejoras de Apartamentos Individuales (AIA) y Mandatos de la Ciudad de NY que Fuerzan Aumentos Legales en Su Alquiler Justin Jenkins, DHCR RENTA ESTABILIZADA	Personas Mayores Inteligentes: Evite las estafas y tome el control de su salud, vivienda y finanzas Anabel Rosa, AG PERSONAS MAYORES	El Plan de Protección a los Inquilinos: Requisitos obligatorios durante trabajos de construcción en su edificio Byron Muñoz- DOB GENERAL	Derechos de arrendamiento para Inquilinos de la Sección 8 & Inquilinos con Sección 8 Basada en Proyectos (HUD) James O'Neil, HUD Richard Colon, Manhattan North Mgmt. Ireto Bob Lewis , NYCHA Ellen Davidson, Esq., Legal Aid Evelyn Ruiz– HPD HPD/NYCHA/HUD PROJECT-BASED SEC. 8
Sesión 4 4:00 – 5:30	El inquilino inteligente y los derechos de sucesión Jessica Moran, DHCR RENTA ESTABILIZADA	Cómo congelar su renta y otros beneficios para personas mayores Michael Arroyo , DOF Jason Clark, AG PERSONAS MAYORES, DISCAPACITADOS, RENTA ESTABILIZADA, HDFC	Cómo tener acceso a las instituciones del gobierno Barry Weinberg GENERAL	“JustFix”: Aprenda a documentar sus problemas de reparación en un sitio web gratuito Ashley Treni, Justfix.nyc ALL/NYCHA/HUD PROJECT-BASED SEC. 8

Demystifying Housing – DAY 2

DAY 2 Thurs. 6/29	Rent Stabilized/ Rent Control Room: 800 – B	General/Legal Room: 800 – C	Tenant Interim Lease/ ANCP Room: 807	HDFCs Room: 805
9:30 – 10:00 Executive RM	Networking Breakfast & Registration			→
Session 1 10:00 – 11:00			The 2017 HPD Financial Model: Navigating the NEW Financial Template Guirlande Nathan, HPD Wanjiru Bila, HPD TIL/ANCP	How to Analyze Public Records and Steps You Need to Take to Remove Violations from Your Property Laura Boehm, LMB Consultants Byron Muñoz, MA, DOB Patience Morton, HPD TIL/HDFC/CO-OP
Session 2 11:15 - 12:15	Tippling the Rent Scale: Rent Overcharges, Rent Reductions & Repairs PA'LANTE Justin Jenkins, DHCR Nellie Nieves, HPD RENT STABILIZED	Renters Legal Seminar- Navigating the Courts: Addressing Holdovers & Non Payment Lawsuits Jenny Laurie, Housing Court Ans. John Maher, Esq. ALL	Firing Your Board of Directors: How to Hold Board Elections & Special Elections Patrice Mompont, HPD Jason Clokes, HPD TIL/ANCP	Selling Your Shares Alberto Torres, Esq. Mark Matthews, HPD TIL/HDFC/CO-OP
Session 3 12:30 - 1:30	J51 - Are You Stabilized? Tim Collins, Esq. RENT STABILIZED	How to Initiate a Housing Court Action Against Your Landlord Jenny Laurie, HCA ALL	The TIL Tenants City-Wide Coalition Luisa Rodriguez, PA'LANTE Harlem Beverly Pabon, PA'LANTE Harlem (CLOSED SESSION: TIL/ANCP Tenants only)	Board of Directors Behaving Badly- How to Effectively Conduct a Special Election without the Board's Approval Mark Matthews, HPD Matthew Maline, Esq. HDFC/CO-OP
Lunch 1:30 - 2:45 Executive RM	Demystifying Housing: The State of Affordable Housing in New York City Moderator Manhattan Borough President Gale Brewer, Victor Bach, Tim Collins, Esq., Ben Dulchin			
Session 4 3:00 – 5:00	How to Identify if Your Landlord is Overcharging You Rent John Gorman, Esq. RENT STABILIZED	Getting Help with Rent Arrears & Benefits Available to Pay Future Rent Jasmine Sanchez, CC Amy Cabrera, CC ALL	How to Turn Distressed HDFCs to Good Standing and Lending Opportunities to Help Them Succeed Angel Lavergne, Imani Marcial Lara, HDFC Board President Alfonsina Morel, Lower East Side CU Alberto Torres, Esq. Zelege Dasho, CPA HDFC/CO-OP	Understanding the Procedure of Transferring Stock Certificate from a Deceased Owner to a Beneficiary Mark Matthews, HPD Matthew Maline, Esq. TIL/HDFC/CO-OP

Demystifying Housing – DIA 2

DÍA 2 Jueves, 6/29	Renta Estabilizada/ Renta Controlada Salón: 800 - B	Talleres Jurídicos Salón: 800 - C	TIL Salón: 807	HDFCs Salón: 805
9:30 – 10:00 Executive RM	Hacer nuevos contactos/ Desayuno & Registración			→
Sesión 1 10:00 – 11:00			El modelo 2017 de HPD para el Informe Financiero: Cómo trabajar con el nuevo modelo del informe financiero Guirlande Nathan, HPD Wanjiru Bila, HPD TIL/ANCP	Cómo analizar los registros públicos y los pasos que debe tomar para eliminar las infracciones/violaciones de su propiedad Laura Boehm, LMB Consultants Byron Muñoz, MA, DOB Patiance Morton, HPD TIL/HDFC/CO-OP
Sesión 2 11:15 - 12:15	Inclinando la balanza del alquiler: Sobrecargos/ reducciones de alquiler y reparaciones Elsia Vasquez, PA'LANTE Justin Jenkins, DHCR Nellie Nieves, HPD RENTA ESTABILIZADA	Seminario Jurídico de Inquilinos – Cómo entender el funcionamiento de los tribunales: Atender a demandas “holdover” y a demandas por no haber pagado el alquiler Jenny Laurie, HCA John Maher, Esq. ALL	Despedir a su Junta Directiva: Cómo celebrar elecciones para la Junta Directiva y elecciones especiales Patrice Mompoin, HPD Jason Clokes, HPD TIL/ANCP	Venta de sus acciones Spencer Hoffman, Esq. Mark Matthews, HPD TIL/HDFC/CO-OP
Sesión 3 12:30 - 1:30	J51 - ¿Está usted estabilizado? Tim Collins, Esq. RENTA ESTABILIZADA	Cómo iniciar una acción de la corte de vivienda contra su propietario Jenny Laurie, Housing Court Answers ALL	La Coalición de Inquilinos de TIL de toda la ciudad Luisa Rodriguez, PA'LANTE Harlem Beverly Pabon, PA'LANTE Harlem TALLER CERRADO SOLO PARA INQUILINOS TIL/ANCP	El Consejo de Administración se comporta mal - Cómo llevar a cabo una elección especial sin la aprobación de la Junta Mark Matthews, HPD Matthew Maline, Esq. HDFC/CO-OP
Almuerzo 1:30 - 2:45 Executive RM	Demystifying Housing: The State of Affordable Housing in New York City Moderator Manhattan Borough President Gale Brewer, Victor Bach, Tim Collins, Esq., Ben Dulchin			
Sesión 4 3:00 – 5:00	Cómo identificar si su propietario le está cobrando una cantidad excesiva John Gorman, Esq. Elsia Vasquez, PA'LANTE RENTA ESTABILIZADA	Obtener ayuda con los atrasos de alquiler & Los beneficios disponibles para pagar el alquiler en el futuro Jasmine Sanchez, CC Amy Cabrera-Bland, CC GENERAL	Cómo convertir en exitosas las HDFCs en dificultad & Oportunidades de préstamos para ayudarles a tener éxito Angel Lavergne, Imani Marcial Lara, HDFC Board President Alfonsina Morel, Lower East Side CU Alberto Torres, Esq. Zelege Dasho, CPA HDFC/COOP	Entender el Procedimiento de Transferencia del Certificado de Acciones de un Dueño Fallecido a un Beneficiario Mark Matthews, HPD Matthew Maline, Esq. TIL/HDFC/CO-OP

Demystifying Housing – DAY 3

DAY 3 Friday, 6/30	Team Building/ Communication Room: 807	Financial Planning Room: 805	Tenant /Community Organizing Room: 800– C	General Room: 800 – B
Breakfast 9:30 – 10:00 Art Gallery 2 nd Floor	Networking Breakfast & Registration			
Session 1 10:15 – 12:15	Dealing with Difficult People Biagio W. Sciacca, PhD ALL	When is the Best Age to File for Social Security Benefits Moshe Aronov, Cortburg Retirement ALL	How to Build an Effective Tenants Association Elsia Vasquez, PA'LANTE ALL	Finding an Affordable Apartment in NYC Pamela Glaser, HPD Lisa Irizarry, DHCR ALL
Lunch 12:30 - 2:30 Art Gallery 2 nd Floor	<p>Demystifying Housing: RESIST! Confronting Landlord-Tenant Harassment & Strategic Eviction with the Tenant Protection Unit</p> <p>Moderator Council Member Helen Rosenthal, Greg Fewer, Bureau Chief; Vernitta N. Chambers, Legal Director; Lewis Gray, Director of Investigations; Jamie Reyes, Special Assistant to the Deputy Commissioner; Argryo Boyle, Deputy Legal Director; Thomas Mennecke, Senior Attorney</p>			
Session 2 2:30 -4:00	Communicating with Tact, Diplomacy & Professionalism Biagio W. Sciacca, PhD ALL	The Essentials of Estate Planning: Wills, Trusts and Estates Harold Bollaci, Esq. ALL	Inside the Mind of a Slumlord Edwin Torres, PA'LANTE David Hanzal, PA'LANTE ALL	How to Navigate NYC Housing Connect- Step by Step Process Shatara Pell, HPD Doron Taleporos, HPD ALL
Session 3 4:15-6:00		Women & Investing Karen De Torres, Cortburg Retirement ALL	Organizing NYCHA Carmen Quinones Daniel Barber Lorraine Brown Felicia Gordon John Johnson NYCHA	How to Prevent Foreclosure of Your Home Rose Marie Cantano, Esq. , NYLAG Joe Cotto, Esq. HOME OWNERS

Demystifying Housing – DIA 3

DÍA 3 Viernes, 6/30	Team Building/ Communication Salón: 807	Financial Planning Salón: 805	Tenant Organizing Salón: 800-C	General Salón: 800-B
Breakfast 9:30 – 10:00 Art Gallery 2 Piso	Hacer nuevos contactos/ Desayuno & Registración			
Sesión 1 10:15 – 12:15	Tratando con gente difícil Biagio W. Sciacca, PhD GENERAL	¿Cuándo es la mejor edad para presentar los beneficios del Seguro Social? Moshe Aronov, Cortburg Retirement ALL	Cómo crear una asociación de inquilinos efectiva Elsia Vasquez, PA'LANTE ALL	Encontrar un apartamento asequible en Nueva York Pamela Glaser, HPD Lisa Irizarry, DHCR ALL
Almuerzo 12:30 - 2:30 Art Gallery (106 cap) 2 Piso	<p>Demystifying Housing: RESIST!</p> <p>Confronting Landlord-Tenant Harassment & Strategic Eviction with the Tenant Protection Unit</p> <p>Moderator Council Member Helen Rosenthal, Greg Fewer, Bureau Chief; Vernitta N. Chambers, Legal Director; Lewis Gray, Director of Investigations; Jamie Reyes, Special Assistant to the Deputy Commissioner; Argryo Boyle, Deputy Legal Director; Thomas Mennecke, Senior Attorney</p>			
Sesión 2 2:30 -4:00	Comunicando con Tacto, Diplomacia y Profesionalismo Biagio W. Sciacca, PhD ALL	Los fundamentos de la planificación de patrimonio: Testamentos, Fideicomisos y Sucesiones Harold Bollaci, Esq. GENERAL	Dentro de la Mente de un Slumlord Edwin Torres, PA'LANTE David Hanzal, PA'LANTE GENERAL	Cómo navegar “NYC Housing Connect”: El proceso paso a paso Shatara Pell, HPD Doron Taleporos, HPD GENERAL
Sesión 3 4:15-6:00		Las mujeres y las inversiones Karen De Torres, Cortburg Retirement GENERAL	Organizando NYCHA Carmen Quinones Daniel Barber Lorraine Brown Felicia Gordon John Johnson NYCHA	Cómo prevenir la ejecución hipotecaria de su hogar Rose Marie Cantano, Esq. , NYLAG Joe Cotto, Esq. DUEÑOS DE PROPIEDAD