

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

People Against Landlord Abuse & Tenant Exploitation

P.A.'L.A.N.T.E. HARLEM URGE NYC COUNCIL TO ALLOCATE \$100M FOR BLACK & LATINOS IN THIS YEAR'S BUDGET

Community leaders, the T.I.L. Tenants Coalition, elected officials and local residents expected to rally in front of City Hall tomorrow, May 24^h at 3PM

NEW YORK, NEW YORK – (May 23, 2023) – P.A.'L.A.N.T.E. Harlem, along with local residents, community leaders and local elected officials, join forces to urge New York City Council to demand that the City allocate \$100M towards the rehabilitation of the City-owned buildings managed for decades by Black and Latino tenants that are part of HPD's Tenant Interim Lease Program (TIL).

"We stand together to *Fight for TIL!* We are encouraging our community to join us on May 23th in front of City Hall to have our voices heard and ask City Council to defund the Third Party Transfer Affordable Neighborhood Cooperative Program (ANCP) and instead allocate the much-needed funding to rehabilitate the buildings in the TIL program as originally promised without any mortgages." said Elsia Vásquez, Founder and Executive Director of P.A.'L.A.N.T.E. Harlem

New York City's failed commitment to provide thousands of Black and Latino families in the City's Tenant Interim Lease program with cooperative ownership of their apartments must be addressed in this year's budget.

What is the TIL program:

- Under the TIL Program, tenants gave up their rent-stabilized or rent-controlled leases and agreed to run their City-owned buildings in exchange for the promise of renovations and conversion into affordable co-operatives.
- Once 60% of tenants agreed to participate, they formed a tenant association which:
 - Collected rents to meet expenses
 - Built a reserve fund
 - Maintained financial records and reporting
 - Participated in technical trainings (management, finance, reporting, etc.)
- Tenants provide 24 hr/7 day building management through unpaid intensive labor.
- **They did so based on the City's promise that they would have the opportunity to purchase their unit for \$250.**

What the program offered:

- The opportunity for working-class and lower-income Black and Latino families to become homeowners and build intergenerational wealth
- These New Yorkers stabilized their communities when they were considered undesirable neighborhoods based on the City's homeownership promise. They comforted and removed drug dealers from their block and buildings
- Now the City is going back on its promise and instead choosing to benefit private developers now that these areas are considered desirable real estate

What has happened to the program:

- Thousands of tenants died waiting to become homeowners. And many continue to die
- In 2008, hundreds of families were displaced out of their homes and not allowed to return
 - Tenants were tricked into relocating to unsuitable "temporary" apartments. Tenants were not allowed to return to their homes upon learning that the \$\$\$ for construction to fix their apartments was taken away
- Hundreds of families have been evicted due to succession rights before PA'LANTE got the City law amended (2014) to allow Succession rights- a right each tenant had prior to signing on to the program
- Tax payers are on the hook! They, "WE", are paying millions of dollars in:
 - "temporary" relocation and storage costs for people that are living and for many that have died
 - Subsidizing the rents of the relocated families while the tenant pays their modest portion. (Monthly rents to TIL tenants have not increased since they joined the program)
- The Tenant Association Leaders (Board of Managers) are disrespected, bullied, threatened, and treated like second-class citizens living in some sort of plantation by the ever-changing staff at the New York City Housing Preservation & Development (HPD)
- **The Bait & Switch! HPD is desperate to transfer these buildings to private developers through Third Party Transfer ANCP Program ignoring the promise that was made. Sweat equity ignored.**

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

Founded in 2008, P.A.'L.A.N.T.E. Harlem is a grassroots tenant advocacy organization that assists renters and low-income homeowners in New York City. P.A.'L.A.N.T.E., a 501(c)3 non-profit, is a leader in providing actionable solutions to address tenants' housing concerns. P.A.'L.A.N.T.E. helps under-represented families realize their full potential providing technical assistance, training, and legal services, and connecting residents to the government and non-profit 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. Since its inception, P.A.'L.A.N.T.E. has serviced over 9,000 families throughout New York City.

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