

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

People Against Landlord Abuse & Tenant Exploitation



## Monthly Newsletter

January 2024

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**Your City Your P.A.'L.A.N.T.E.**



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## P.A.'L.A.N.T.E. 2024 Membership Enrollment is Now Open!



We invite you to become a member of our wonderful organization- P.A.'L.A.N.T.E. Harlem! Our mission is to reduce poverty and advocate for safe housing by organizing, educating, and empowering residents.

We are committed to supporting communities and to preserving our quality of life, our health, and our personal safety by assisting tenants when their rights have been violated and by holding unresponsive property owners accountable.

The beauty of P.A.'L.A.N.T.E. Harlem is that it reflects who we are in the city. Not only in its diversity of services, but also in the way we all come and join this organization to keep it together and maintain these well-built community resources.

P.A.'L.A.N.T.E. Harlem is based on the idea of New York's diversity, the idea that we, as New York City residents, can rely upon each other and work as one to improve the lives of all in our community. That is how P.A.'L.A.N.T.E. Harlem delivers a wealth of quality services. Your individual contribution, combined with the volunteer work of others, sustain permanent community resources for our people.

[\*\*Become a Member\*\*](#)

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# P.A.L.A.N.T.E.

People Against Landlord Abuse & Tenant Exploitation

SAVE THE DATE

## Webinar Thursdays

**Where to Find Help with Rent  
Arrears & Benefits Available to Pay  
Future Rent**

with Lisbeth Pereyra, HRA &  
Susan Bahn, Esq. The Legal Aid Society

**JAN 11**  
7:00PM

**Renters Rights (2.5) for Rent  
Stabilized and Rent Controlled  
Tenants**

with Michelle McGuinness, Esq. Collins, Dobkin  
& Miller LLP

**JAN 18**  
7:00PM

**Know Your Rights: Source of  
Income Discrimination**

with Ryan Dubois, NYC Commission on  
Human Rights & Ashley Eberhart, Unlock NYC

**JAN 25**  
7:00PM

**ZOOM**   
RSVP at [www.palanteharlem.org/webinars](http://www.palanteharlem.org/webinars)  
Contact us at 212-491-2541



**Register Here**

## Success Story



We are happy to report that the families left homeless due to a five-alarm fire at 78 Post in November 2021, are back in their newly rehabilitated apartments. Everyone spent the holidays at home! Read about the fire [here](#).

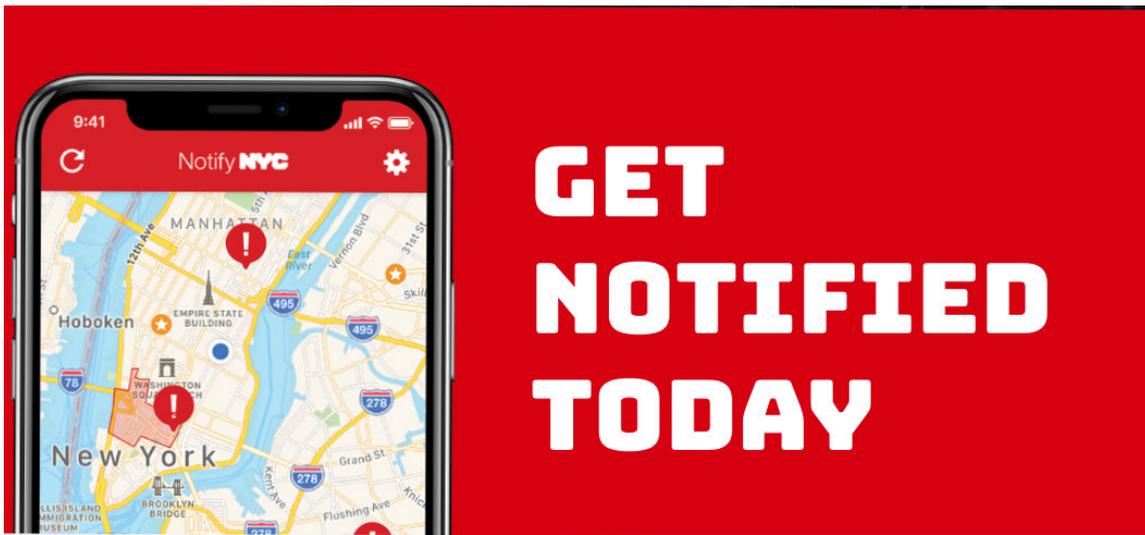
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## Let's Hear from Robin: What is it Like to Volunteer at P.A.'L.A.N.T.E.?



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**Notify NYC**



Notify NYC is a free emergency communications program. When you subscribe to Notify NYC, you can receive timely information about emergency alerts and important City services. You can sign up [here](#).

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## ID NYC



The IDNYC is a free government-issued photo ID card. IDNYC offers cards to ages 10 and up and provides access to a wide variety of services and programs offered by the City. Cardholders also enjoy benefits and discounts offered by businesses and cultural institutions across the five boroughs. Find [an Enrollment Center](#) near you and [book your appointment online](#).

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# Consumer and Worker Protection

The NYC Department of Consumer and Worker Protection has started its NYC Free Tax Prep campaign. New Yorkers who earned \$85,000 or less for families, or \$59,000 or less as single filers in 2023 will be eligible to file for free with an IRS-certified VITA/TCE volunteer preparer using [NYC Free Tax Prep](#).

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## Monthly Roundup of Real Estate Articles



### What the end of the 'Frankenstein loophole' means for NYC renters

A new NY state law puts the final nail in the coffin of the so-called "Frankenstein" loophole that allowed landlords to hike rents by combining apartments.



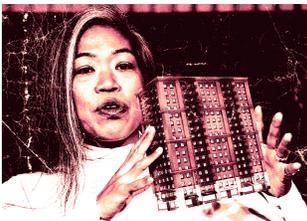
### Understanding 'succession rights,' a complex issue for rent-regulated tenants

If you hope to inherit a family member's rent-regulated apartment-and you are not a current co-tenant already on the lease-you need to be living in the unit well before they move on.



### Hochul Signs Rent Overcharge Bill That Landlords Call "Disaster"

UPDATED, Dec. 23, 2023, 9:23 a.m.: In a major blow to landlords, the governor on Friday signed a bill that expands the definition of fraud in rent overcharge cases. The legislation enacted by Gov. Kathy Hochul amends the definition of fraud and codifies rules that limit the rent on "Frankenstein" apartments, a term used to [...]



### NYC Unveils New Rental Housing Subsidy After Demise of 421a

With 421a gone and hope for a replacement fading, the Adams administration has come up with its own, city-funded version of the expired state tax break for rental projects. The subsidy will be awarded on a case-by-case basis, unlike 421a, which was as-of-right. But that's not the only factor that will limit its reach.



## My landlord didn't countersign my lease and now he's ghosting me. How do I get the apartment?

A renter says their new landlord didn't countersign the lease and isn't responding to messages. A market-rate apartment lease isn't binding until the landlord signs it, our experts explain.



## Yes and No: Bills Targeting Illegal Rent Increases Diverge On Governor's Desk

State lawmakers passed two bills last year intended to help New York City tenants root out-and undo-illegal rent hikes, but only one received Gov. Kathy Hochul's signature.



## Homelessness has reached record levels. We know how to fight it.

Fighting the distrust and disinformation surrounding homelessness is a significant challenge, particularly in our political environment. But if we double down on what works, rally together our allies, and disprove the cynics, we can fix our broken housing system in America.

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We Value Your Feedback

Email Us at [palante@palanteharlem.org](mailto:palante@palanteharlem.org)

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