



Assemblymember
**Walter T.
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**Reports to
the People**

FALL 2014

Mosley Fights for Tenants' Rights!

Many central Brooklyn neighborhoods are changing at an alarming rate, with the cost of living increasing disproportionately to income earnings. The lifelong residents, who have helped to build and sustain our communities, are now burdened with high rent charges and the constant harassment of unscrupulous landlords. Assemblymember Mosley has been at the forefront of fighting for the full protection of tenants' rights.

Alma Realty: The Brooklyn Jewish Hospital Complex

The Brooklyn Jewish Hospital Housing Complex is comprised of nine apartment buildings with approximately 700 units of affordable housing. A significant majority of tenants have rent regulated leases and their rent histories indicate that their apartments are registered with the NYS Division of Housing and Community Renewal as rent stabilized. Though no prior notice was given to tenants, the managing company, Alma Realty began sending lease renewal forms with market rate rents as high as 20% increases.

There are a number of multifaceted legal matters at hand

as it relates to the rent regulated status of the Brooklyn Jewish Hospital Housing Complex, nevertheless, Assemblymember Mosley has joined with residents and housing leaders to call for a favorable resolution.

On Sunday, October 19, Assemblymember Mosley joined his colleagues in government and residents of the Brooklyn Jewish Hospital Housing Complex to decry Alma Realty's attempts to destabilize hundreds of affordable housing units in the heart of Crown Heights.

During the press conference and tenants' rally, Assemblymember Mosley noted that "Crown Heights has changed dramatically over the course of the last 10 years and what once was affordable is no longer. Many of the residents of the Brooklyn Jewish Hospital Housing Complex will be forced to leave a neighborhood they have lived in for years because of Alma Realty's actions. The de-stabilization of the Crown Heights apartment will substantially represent a loss of real affordability in Brooklyn."

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Assemblymember Mosley addressing the crowd of elected officials and residents in front of the Brooklyn Jewish Hospital Housing Complex.

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Following the press conference and rally, Assemblymember Mosley took to City Hall for continued advocacy for the Brooklyn Jewish Hospital Housing Complex tenants. Mosley testified at the Astoria Cove Project Public Hearing before the City Council sub-committee on Zoning and Franchise. There is an ongoing Uniform Land Use Review Process (ULURP) to determine if Alma realty should be approved to build New York City's largest housing development in recent history, Astoria Cove. For Assemblymember Mosley it was critically important that the City Council be made aware of Alma Realty's actions in central Brooklyn, before it is granted opportunity to develop elsewhere in our city. "The decision of which private entities government chooses to work with, and provide tax breaks to, is a very weighted process and must be entered into carefully" Mosley said.

Pinnacle Group Historic Settlement

In 2007 a lawsuit was filed by a number of tenants against their landlord, The Pinnacle Group. Pinnacle had engaged in a large scale effort to drive rent regulated tenants out of their homes, and then collect higher rents or convert the units into condos/co-ops. The lawsuit was settled and approved last fall and went into effect on April 27, 2014. Tenants who lived in a Pinnacle building between July 11, 2004 and April 27, 2010 may be eligible for compensation if they were subjected to rent overcharges and/or harassment tactics. The settlement also covers current tenants and places strict regulations on Pinnacle as it relates to rent increases, tenant eviction and requests for repairs.

Those interested in the measures that have been set in place as a result of the settlement can get additional information online by visiting www.rentlitigation.com.

Similarly, tenants who think they may be eligible for compensation as a result of this settlement should reach out to the Pinnacle Legal Assistance Hotline 1-888-736-8115. This hotline was set up by the Legal Services NYC and The Legal Aid Society. Tenants should not fear any retaliatory measures from The Pinnacle Group for contacting this hotline. There are approximately 22,000 tenants impacted by this settlement and to date only a few

BCB Property Management

During a June rally against tenant harassment and displacement, Assemblymember Mosley said, "We stand together in solidarity to rally for the preservation of our affordable housing stock. I am proud to work with UHAB, the Crown Heights Tenant Union and the community-at-large to send a clear message: Affordable housing is a right that must be protected! We cannot stand back while our neighbors are burdened with exorbitant rent charges and high living expenses without increased income. Now more than ever, we must address the affordable housing crisis at hand and ensure a safe and affordable Crown Heights for the next generation."

Assemblymember Mosley is actively working with a number of housing advocates and resident leaders to address the growing crisis in Crown Heights. Specifically, he joined with members of the Crown Heights Tenants Union to advocate for residents in buildings owned by BCB Property Management.

Tenants and advocates have asserted that BCB management is engaged in unethical and illegal practices to systematically push out long term tenants in order to deregulate their affordable apartments and rent the units at significantly higher prices. Tenants are often faced with constant harassment to take large buyout offers or risk the reduction of services to their homes.

After countless unanswered requests by residents to engage BCB Property Management in a meaningful conversation, Assemblymember Mosley and tenants gathered outside the central office of BCB Property Management to forcefully address the issue. "Landlords are benefiting and earning exorbitant profits on the backs of hard working New Yorkers, who wish to continue to live in the communities they've helped establish" asserted Assemblymember Mosley.



Assemblymember Mosley along with housing advocates and tenants at a rally in front of BCB Property Management's offices.

hundreds have submitted claims. There are about 150 Pinnacle Group-owned buildings, it is critically important that residents take the necessary steps to file a claim and share this information with their neighbors. The **deadline** to file a claim is **December 31, 2014**.

Recommended Steps for Tenants:

- Call the Pinnacle Legal Assistance Hotline at 1-888-736-8115
- Call 718-739-6400 (Div. of Homes and Community Renewal) to get your rent history
- Gather leases, court papers, photos, letters, and other relevant documents from 2004 to 2010
- Think about any repairs needed in the apartment from 2004 to 2010.
- Think about any other harassment from 2004 to 2010.
- Keep track of Pinnacle's compliance with the protocols.

Mosley announces opening of Breastfeeding Empowerment Zone and Lactation Room

On August 26, 2014 in recognition of National Breastfeeding Awareness Month and Black Breast Feeding Awareness Week, Assemblymember Walter T. Mosley, in partnership with Worksites for Wellness, Emblem Health, St. Joseph's College and the NYC Department of Health and Mental Hygiene Brooklyn District Public Health Office, launched a Breast Feeding Empowerment Zone in the Shirley A. Chisholm State Office Building.

"I am proud and enthused to join in the fight to provide a safe space for all mothers to breastfeed, especially, as we recognize the 20th Anniversary of the passage of the Civil Rights Law that protects women's rights to breastfeed in public and celebrate New York State's 'Breastfeeding Mothers' Bill of Rights'" said Assemblymember Mosley. "As the proud father of a new baby girl, I have personally witnessed firsthand the invaluable benefits of breastfeeding both to mother and child. I encourage all mothers to take full advantage of this Lactation Room and the available community resources. May this be the catalyst for many more Breast Feeding Empowerment Zones."

The Breast Feeding Empowerment Zone, only the second of its kind in Brooklyn, features a community Lactation Room that will allow mothers a safe and comfortable space to nurse and express milk. The room is available for public use and comes equipped with a hospital grade breast pump and refrigerator for secure milk storage. Mothers interested in utilizing the resources available in the Lactation Room and learning more about their rights as nursing mothers are encouraged to call Assemblymember Mosley's district office at 718-596-0100.



Assemblymember Mosley speaks to a room full of supporters during the opening celebration for the Breastfeeding Empowerment Zone.

Available Community Resources

Black Veterans for Social Justice (BVSJ)

BVSJ is available to help veteran families, homeless female veterans and homeless veterans with children.

This organization provides assistance with housing, transportation and child care needs, supportive services and access to emergency food.

665 Willoughby Ave. (between Marcus Garvey Blvd. and Throop Ave.) 718-852-6004 at ext. 269 or ext. 255.

Tenants and Homeowners

Facing eviction? Tenant and Landlord dispute? Foreclosure? First-time homebuyer? There are a number of organizations in the community available to help.

Pratt Area Community Council

201 Dekalb Ave. (between Carlton Ave. and Adelphi St.), 718-522-2613.

Neighborhood Housing Services of Bed-Stuy

1012 Gates Ave., 1st Floor (between Ralph Ave. and Broadway), 718-919-2100.

Brooklyn Defender Services

**177 Livingston Street, 7th Floor, Brooklyn, NY 11201
Tel (718) 254-0700 • Fax (718) 254-0897 • info@bds.org**

Seniors

Crown Heights Jewish Community Council is available to help seniors with various social service needs including food stamps benefits, reduced metrocard fare program application, senior citizen or disability rent increase exemption. Located at **387 Kingston Avenue (Corner of Crown Street) 718-778-8808.**

Single Stop

Restoration's Single Stop team provides a continuum of wrap around services from free screenings and on-site access to benefits, to legal and financial counseling and one-on-one case management. If you are in need of public benefits—from food stamps to health insurance, employment, housing, legal counsel and financial assistance—they can help! Restoration provides onsite trained professionals experienced in providing counseling and referrals for domestic violence, substance abuse, or mental health problems. Services are strictly **CONFIDENTIAL** and **FREE**. For more information, call **718-636-6958** or **718-636-6942**.

Visiting Nurse Service of NY Brooklyn Child Mobile Crisis Team

VNSNY's Children's Mobile Crisis Team (CMCT) provides rapid response crisis care for children, teens and their families who need crisis assessment and stabilization, caregiver support,

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conduct a psychosocial assessment. CMCT will respond within two hours of receiving a crisis referral.

Do you know of a child or family in need of these services? Speak to a crisis counselor right now at **1-800-Lifenet**.

Brooklyn Navy Yard Center at BLDG 92 Employment Center

For job seekers: The Employment Center specializes in placements for job seekers of all skill levels, with emphasis on local residents, veterans, and individuals with experience in industrial/manufacturing, hospitality, warehousing and distribution. The center also provides internship or job training options. Call 718-907-5996 for more information.

**Available
Community
Resources**

See page 3 for details...



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For employers and local business owners:

Brooklyn Navy Yard Employment Center can do all pre-screening and vetting for business owners, saving valuable time and resources. With key partnerships with local groups, and a great reputation with local residents, the

Employment Center can help identify (and retain) qualified employees. Visit their website at **brooklynnavyyard.org/employment** or contact **ecenter@brooklynnavyyard.org** or **718-907-5996**.

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