



Assemblyman

Walter T. MOSLEY

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*Reports to
the People*

55 Hanson Place, Brooklyn, N.Y. 11217

Summer 2015

Dear Friends,

As we finished the 2015 Legislative session my colleagues and I in the Assembly fought hard for working-class families who make New York such a desirable place to live and work in the 21st Century. I am proud of the work we accomplished this year and even though we did not get all of our agenda accomplished, I am confident that we will continue down the path of bettering the lives of all New Yorkers.

This year the legislature took on some of the most critical issues facing our communities in central Brooklyn. This was reflected in the Assembly's families first agenda. Led by our new Assembly Speaker Carl Heastie, we were able to accomplish:

- Limiting the amount landlords can increase rents when a tenant with a preferential rent vacates an apartment;
- Creating a content review committee to review standardized tests in grades 3 through 8 in English language arts and math to ensure these tests are fair, accurate and appropriate for each grade level; and
- Passing the "enough is enough" law which expands an affirmative consent rule for sexual encounters on college campuses to private schools.

The Assembly majority will continue to fight next year to pass the Dream Act which will afford college education to thousands of New Yorkers, institute crucial reforms to our criminal justice system and state penal code to make more fair and equitable institutions, and push to fully outlaw hydraulic-fracturing (Hydrofracking), a process which threatens to pollute the watershed that provides New York City with drinkable water.

Going forward, as your representative in Albany, I will begin preparing for next session and the budget battles to come in the fall. I promise to continue to champion the cause of social justice and be your voice in Albany.

If you are in need of any assistance please do not hesitate to contact my office at 718-596-0100. I would like to wish you all a safe and happy summer.

Sincerely,

Hon. Walter T. Mosley
Assemblyman, 57th AD

SPECIAL STATE PROSECUTOR FOR POLICE RELATED SHOOTINGS ISSUED THROUGH EXECUTIVE ORDER

On Wednesday July 8th, **Andrew Cuomo signed an executive order authorizing State Attorney General Eric Schneiderman special prosecutor status in cases involving police-related deaths of civilians.**

This initiative is a bold first step and shows leadership in a time of strained police/community relations. We in the Assembly have pushed for a full list of criminal justice reform measures to create a fair and equitable system that does not castigate members of particular communities based on their demographics and/or geography - only to be met with hesitance and restraint from members of the State Senate chamber.

With this special prosecutorial status the State Attorney General's office will remove the complex nature of the relationship between local district attorneys and the police forces they work with.

Next session, my colleagues and I will continue to push for a full criminal justice reform package as we continue to seek permanent and just reform measures.



Assemblyman Mosley meets the mothers of slain youth including the mother of Eric Garner.

END OF THE 2015 LE

ASSEMBLYMAN WALTER T. MOSLEY: FREEZING RENT BRINGS TEMPORARY RELIEF FOR TENANTS

“The decision by the Rent Guidelines Board to freeze rents for one-year leases and only a 2 percent increase for two-year leases is great news for tenants across New York City. Preserving access to affordable housing through rent regulation is critical for middle- and low-income families. Central Brooklyn families are struggling to make ends meet, and taking action to keep rents at their current level is the right thing to do, because no one should

have to choose between paying their rent and feeding or clothing their family.

The Assembly successfully fought to extend and strengthen rent laws for another four years, but there is much more work to do. I’m committed to protecting tenants and keeping housing affordable so working families can keep their homes.”

— Assemblyman Mosley

ASSEMBLYMAN WALTER T. MOSLEY PASSES EDUCATION REFORMS, FUNDING FOR NONPUBLIC SCHOOLS

Assemblyman Walter T. Mosley announced that he helped pass legislation that addresses concerns of parents and teachers over testing and evaluations, and also increases funding to nonpublic schools (A.8323).

“We’ve heard parents and teachers loud and clear – it’s time to get the focus back on learning rather than testing,” said Assemblymember Mosley. “That’s why we’re making changes to our education system that will help our kids get the most out of their time in the classroom.”

The legislation passed by the Assembly will help teachers better prepare students for certain standardized exams. The State Education Department will now be able to release significantly more past test questions and answers. Also, teachers, principals and superintendents will no longer be required to enter into confidentiality agreements preventing them from discussing the contents of these exams after the exams have been publicly released.

Improving teacher evaluations and student assessments

The Assembly’s legislation would also improve teacher evaluations and student assessments by:

- creating a content review committee to review standardized tests in grades 3 through 8 in English language arts and math to ensure these tests are fair, accurate and appropriate for each grade level; and
- taking into account factors such as poverty, English Language Learner (ELL) status, students with disabilities and prior academic history when measuring student growth under the new teacher evaluation system.

Investing in nonpublic schools

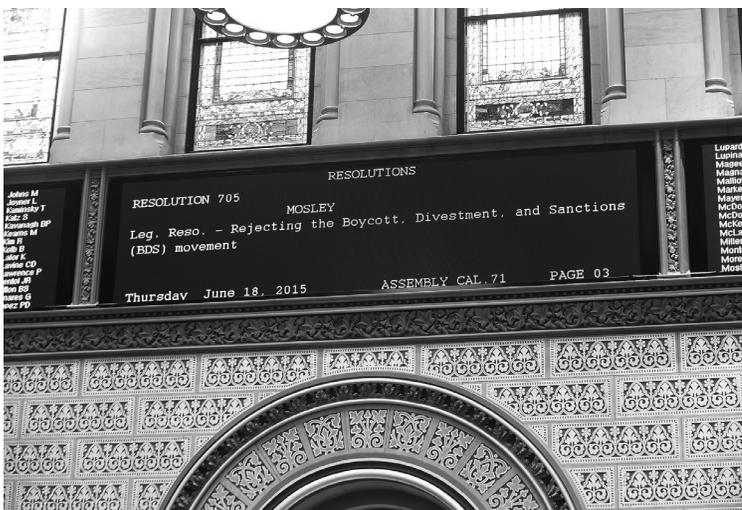
The Assembly’s legislation includes a significant investment in nonpublic schools. This \$250 million will be used to reimburse private and parochial schools for the costs of performing mandated services. Assemblyman Mosley noted that nonpublic schools are an important part of providing every family with a range of educational choices for their children.

“Education is a top priority, and we’re always listening to those who are on the front lines – our parents and teachers – in an effort to make improvements and do what’s best for all students,” said Assemblyman Mosley.

Charter schools

The Assembly’s legislation also adjusts the cap on charter schools, allowing both the State Education Department and State University of New York to issue 130 charters outside New York City and a total of 50 in New York City.

“Parents deserve choices when it comes to the education their children receive,” said Assemblyman Mosley. “All schools – public, private and charter schools – play a role in expanding educational choices for our families. We need to do all we can to make sure these schools have the necessary level of support they need to help our children get an outstanding education.”



Assemblyman Mosley prime sponsors Resolution 705 Rejecting the Boycotting, Divestment, and Sanctions Act against Israel.



Assemblyman Mosley stands with parents and members of the Prospect Heights Community to urge for a full middle school at the Atlantic Yards Project site.

LEGISLATIVE SESSION

ASSEMBLYMAN WALTER T. MOSLEY HELPS PASS AND STRENGTHEN RENT REGULATION LAWS OF NEW YORK

At the end of this legislative session the Assembly took important action on continuing and expanding tenant protection initiatives. Over 2 million New Yorkers rely on their state representatives to ensure that rent regulation continues – a key component in their ability to have affordable housing. Today, many New Yorkers, especially families living in our community, are severely rent burdened and an increasing percentage of their hard-earned incomes are spent on housing. In some cases, more than half of a household's income is spent on rent.

Access to affordable housing through rent regulation is critical for middle- and low-income families. As we work to enhance provisions of rent regulation, we cannot forget the current law includes many critical elements that would be jeopardized if the laws were allowed to sunset.

New York City is unique – a community of social, economic and cultural diversity. It must remain a place that all families can call home – not just the wealthiest.

Understanding this, the Assembly Majority knew the importance of standing firm in continuing rent regulation. We fought to maintain affordable housing and ensure that families and older adults would not be priced out of their homes or their communities.

As part of our end-of-session negotiations, the Assembly majority achieved a 4-year extension of rent regulation, with tenant protection improvements to current law, including:

- increasing the vacancy decontrol threshold from \$2,500 to \$2,700 and indexing this threshold to future Rent Guideline Board increases; and
- stretching the major capital improvement (MCI) payment schedule from 84 months to 96 months for buildings with 35 and fewer units, and to 108 months for buildings with more than 35 units – a key change to help tenants keep more money in their pockets.

In an effort to keep rents from skyrocketing, the Assembly majority also negotiated a cap for the amount by which a landlord can increase the rent

when a tenant with preferential rent leaves the apartment. If a previous vacancy lease commenced:

- Less than 2 years ago, the vacancy increase would be capped at 5 percent;
- Less than 3 years ago, the vacancy increase would be capped at 10 percent;
- Less than 4 years ago, the vacancy increase would be capped at 15 percent; or
- 4 or more years ago, the vacancy increase would be capped at 20 percent.

Additionally, the Assembly majority fought for higher civil penalties for landlords who harass tenants with the intent to force a vacancy and who violate DHCR orders.

The legislation also expands the application period for registration of new residential loft units for an additional two years. The bill would also ensure that provisions designed to protect additional tenants from potentially hazardous conditions remain intact.

With this package of necessary reforms, the Assembly majority has taken an important step toward stronger and more effective protections for New York residents. We will continue to work to secure stronger tenant protections and support New York's families and their communities.



Assemblyman Mosley stands with colleagues and tenant advocates to fight for strengthening and renewing rent laws.

EXPANDING ACCESS TO AFFORDABLE HOUSING

The **421-a Property Tax Exemption Program** encourages the new construction of affordable housing in New York City. The program will be extended for four years, under the condition that a prevailing wage requirement for construction workers be negotiated within six months. If no understanding between developers and laborers can be reached within the six-month period, the program will be suspended until an agreement is reached.

Additionally, **on-site affordability** will be **required** for all buildings constructed under the 421-a program and more incentives options will be offered to developers to broaden their ability to provide affordable housing. Tax breaks for condos and co-ops will also continue for four years, as well as the J-51 Tax Abatement Program, which gives landlords an incentive to renovate and make improvements to their buildings.

In addition, the **Loft Law**, which protects New York residents who live in buildings formerly zoned for commercial use, will be extended for four years. This extension will allow smaller units to be covered under the law, prohibit coverage on units with outstanding hazards, reduce rent increases for making a unit comply with building and fire code, and allow review of buildings that may contain incompatible uses. The legislation also expands the application period for registration of new residential units for an additional two years.

Working and middle-class families are the backbone of New York City, and it's critical that we make sure they can continue to live, work and raise their children here. Strengthening rent laws and providing incentives for developers who invest in affordable housing and new businesses will help secure a bright future for our city.

Available Tenant and Workforce Resources

Black Veterans for Social Justice (BVSJ)

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

The 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

Workforce 1 NYC Business Solutions

Workforce 1 offers services for job seekers, assistance with job placement, workshops, training and education, work support and opportunities for continuous advancement.

Please contact Workforce 1 NYC Business Solutions at 718-577-2194

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.

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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Assemblyman Mosley along with Mayor Bill de Blasio and Public Advocate Tish James march in the first annual Disability Pride Parade