



Assembly Member **REBECCA A. SEAWRIGHT** *Reports To Senior Citizens*

DISTRICT OFFICE: 1485 York Avenue (Between 78 & 79 Streets) • New York, NY 10075 • 212-288-4607
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Consider Our Office a Resource

- During periods of extreme heat our office serves as a cooling center and we are pet friendly!
- No-cost notary services, **Monday-Friday, 10am-12pm**
- Biweekly Tuesday no-cost housing legal clinic. Call **212-288-4607** for more information.
- Apply for State and City benefits like the City's rent freeze (SCRIE/DRIE)

No-Cost Community Shredding Upcoming Date

Tuesday October 29th, York Avenue & 91st Street

Prepare for the November Election!

- Check your voter registration status:
<https://www.nycvotersearch.com/>
- Apply for an Early Mail-in Ballot or Absentee Ballot:
<https://elections.ny.gov/request-ballot>
- Find your Polling site:
<https://findmypollsite.vote.nyc/>
- At the polls, remember to flip the ballot over! We will be voting on important legislation, including the ERA.

Special Programs for Senior Citizens

Just Announced!

Farmer's Market Coupons from the NYC Department of Aging

The Department for the Aging's Farmers' Market Nutrition Program (FMNP) is designed to provide eligible older New Yorkers with access to locally grown fruits, vegetables, and herbs. Those who are eligible are provided coupon booklets, worth \$25, which can be redeemed at participating farmers' markets, farm stands, and mobile markets. The program aims to promote improved nutrition through increased consumption of locally grown fresh fruits and vegetables, and improve sales at participating vendors.

Eligibility Requirements:

- Sign-up at the local older adult center or congregate meal site.
- Older adults who meet the following eligibility requirements can apply for coupon booklets:
 - 60 years of age or older;
 - Earning no more than:
 - \$2,322 per month for a one-person household;
 - \$3,152 per month for a two-person household;
 - \$3,981 per month for a three-person household.

Call your local senior center or
212-AGING-NYC (212-244-6469)
to learn more!

Community Activist Felicia Stein Honored by Assembly Member Rebecca Seawright on the Occasion of Her Milestone 90th Birthday

Harley Neiditz, District Office Liaison presented Felicia Stein with a proclamation on behalf of Assembly Member Rebecca Seawright. Ms. Stein is a native New Yorker and longtime Upper East Sider who was a PTA leader at PS183. She also advocated for the betterment of St. Catherine's Park.



Todd "TJ" Stein, Harley Neiditz, and Felicia Stein.

Senior Citizen Rent Increase Exemption

A rent freeze for rent regulated tenants in New York City aged 62 and older with a total household income of \$50,000 or less.

Senior Citizen Homeowners Exemption (SCHE)

Sliding Scale real estate sliding exemption of 5% to 50%.

HEAP is Here to Help Make Heating Bills More Affordable

HEAP provides financial assistance to both renters and homeowners to cover the costs of electricity, propane, natural gas, wood, oil, kerosene, coal, or other heating fuels. Eligible families can also apply for funds to help pay for home heating equipment and repairs.

Eligibility for HEAP relies on several factors including income, household size, primary heating source, and whether a member of the household is under the age of 6, over the age of 60, or permanently disabled.

Applications for the 2024-25 winter season will open soon.

An extra emergency payment is also available to households that are out of fuel or going to have their service shut off. Contact the Heat Line if you are having trouble paying your utilities bill at 212-331-3150.

Reduced-Fare and MetroCard Bus/Van

You can refill your card or buy a full range of MetroCards. Senior Citizens 65+ and people with disabilities, who have a Medicare card and a valid photo ID, such as a driver's license, can apply for a Reduced-Fare MetroCard. Reduced fare in 2024 is \$1.45.

The MetroCard Bus/Van Locations

- **Carnegie Hill at 92 Street & Lexington Avenue (YM/YWHA)** 1st Tuesday; 10:00 a.m. – 12:00 p.m.
- **Lenox Hill at 68 Street & 1 Avenue (Near Memorial Sloan Kettering)** 1st & 3rd Tuesday; 10:00 a.m. - 12:00 p.m.
- **Lenox Hill at 68 Street & Lexington Avenue** 2nd & 4th Tuesday; 1:00 p.m. – 3:00 p.m.
- **Lenox Hill at 72 Street & York Avenue (in front of Manning Nursing Home)** 1st & 3rd Wednesday; 1:00 p.m. - 3:00 p.m.
- **Seawright's District Community Office**
Upper East Side at York Avenue (between 78 Street & 79 Street) 1st & 3rd Wednesday; 10:00 a.m. – 12:00 p.m.
Yorkville at 86 Street & Lexington Avenue 2nd & 4th Tuesday; 10:00 a.m. – 12:00 p.m.

Housing

Universal Rent Control Enacted

New "Good Cause Eviction" Law Protects Market-Rate Tenants From Unreasonable Eviction and Rent Increases Above Defined Reasonable Standard.

What does the "Good Cause" law do?

It gives tenants the power to challenge evictions that are arbitrary, retaliatory, or discriminatory, as it limits landlords to only evict tenants if there is a specified "good cause." The law also protects tenants from facing hefty rent increases, as landlords must justify any rent hikes above 10%, or the consumer price index (which measures inflation) plus 5%, whichever is lower.

What is a "Good Cause"?

You are entitled to stay in your apartment, unless your landlord specifies proof of a "Good Cause" for eviction. "Good Causes" include: breach of lease, nuisance, malicious or grossly negligent substantial damage, unreasonable refusal of access for necessary repairs, demolition, and non-payment of rent. Where a rent increase is found unreasonable, a tenant's failure to pay the increase does not constitute good cause for removal.

Who does this law cover?

The law assumes all market-rate tenants are covered, but includes a comprehensive list of exemptions. Some notable exemptions include: Landlords with under 10 units, Owner-occupied buildings that contain 10 units or less, Units with a monthly rent that is greater than 245% of the Fair Market Rent, Condos and Coops, New housing, and Units already subject to rent regulation, like rent-stabilized units and public housing that have more robust protections for tenants.

Looking for More Info?

- Read more about the Law on the Legal Aid Society's website: legalaidnyc.org/get-help/housing-problems/what-you-need-to-know-about-new-yorks-good-cause-eviction-law/
- Visit the Attorney General's Residential Tenants Rights Guide: ag.ny.gov/publications/residential-tenants-rights-guide
- Ask about our office's free, biweekly, housing legal clinic.

The NYC Rent Guidelines Board Vote 5-4 to increase rent for rent-stabilized tenants

What is the NYC Rent Guidelines Board?

The RGB is a city body that establishes rent adjustments for approximately one million rent-stabilized apartment units. NYC's Mayor appoints all nine members: two who represent tenants' interests, two who represent owners' interests, and five who represent the general public, including one chairperson.

What Did They Decide?

In a 5-4 vote, and despite calls for a rent freeze, the board approved rent increases for over two million rent-stabilized tenants with leases starting on October 1st, 2024.

How Will This Affect Me?

Rent-stabilized New Yorkers who sign one-year leases beginning on Oct. 1st, 2024 will face a **2.75%** rent hike. Tenants who sign two-year leases will receive a **5.25%** increase.

What Can I Do?

- Find out if you are eligible for the New York City Rent Freeze Program, including SCRIE for seniors or DRIE for individuals with disabilities.
- Go to access.nyc.gov and mybenefits.ny.gov to see all the city and state affordability programs you may qualify for.
- Call 212-398-6565 (LiveOn NY) or 212-674-2300 (CIDNY) for a free benefits check.
- Review your rent history for any overcharges by calling the New York State Department of Homes and Community Renewal's Office of Rent Administration at 833-499-0343.
- Ask about our office's free, biweekly, housing legal clinic.

Assembly Member Rebecca Seawright Presents Achievement Award to 96-Year-Old Marilyn Maye

Seawright said, *"Marilyn, we especially applaud you tonight in recognition of your support of and friendship with the LGBTQ+ community for your entire career. You are an unstoppable inspiration and truly a champion of the ages! Congratulations!"*



Marilyn Maye performed at 54 Below, and last year thousands of fans came to Carnegie Hall for an astonishing solo performance with the New York Pops Orchestra.

Local Senior Citizen Centers

Carter Burden Network Case Management Unit

445 East 85th Street (between 1st & York Avenues)
Tel: 646-504-4999

Carter Burden Luncheon Club & Senior Program

351 East 74th Street (between 1st and 2nd Avenues)
Tel: 212-203-3541

The program also delivers daily meals to homebound individuals. Case assistance is offered to members/participants who need help in applying for government benefit programs, addressing landlord/tenant disputes, or accessing medical care.

Hours of operation: 9:00 a.m.-5:00 p.m.
Lunch served M-F: 12:00 p.m.-1:00 p.m.

Roosevelt Island Senior Center

546 Main Street, Roosevelt Island
Tel: 212-980-1888
Hours of operation: M-F, 9:00 a.m.-5:00 p.m.
Lunch: 12:00 p.m.-1:00 p.m.

Lenox Hill Neighborhood House

343 East 70th Street (between 1st and 2nd Avenues)
Tel: 212-218-0319

Lenox Hill Neighborhood House is a multi-service community-based organization that serves people in need on the East Side of Manhattan and on Roosevelt Island.
Hours of operation: M-F 8:00 a.m.-8:00 p.m.;
Sat-Sun 8:00 a.m.-3:00 p.m.

Supplemental Nutrition Assistance Program (SNAP)

Monthly allotment of benefits through a debit card system for purchasing nutritious food items; dollar value depends on household size and income.

Eligibility:

Based on income, family size and household composition.

Income Limits:

Monthly Gross Income for Individuals without Earned Income: \$1,580.

Monthly Gross Income for Households with Elderly or Disabled Member and Households with Dependent Care Expenses: \$2,430.

Lifeline Telephone Service

Reduces the cost of basic telephone service to as little as \$1 a month.

Eligibility:

Persons with an income at or below 135% of the Federal Poverty Guidelines or who are eligible to receive assistance benefits from at least one of these programs: Medicaid, SNAP, SSI, HEAP, Section 8, Veterans' non-service-related Disability Pension and Veterans' Surviving Spouse Pension, TANF or Head Start.

Access-A-Ride (AAR)

Provides transportation for people with disabilities who are unable to use public bus or subway service for some or all of their trips. It offers shared ride, door-to-door paratransit service. Provides "feeder service" – trips to and from fixed-route MTA NYC Transit bus stops – for people able to walk or wheel between 1 and 5 blocks. MTA NYC Transit administers AAR; private carriers under contract to NYC Transit to provide service.

Eligibility:

Disabled riders. Eligibility is determined on a periodic basis, after review by independent medical professionals in consultation with disabled riders' medical provider.

School Tax Relief (STAR) Exemption

Note changes to the program: For those who have already received Basic and Enhanced STAR, eligibility and application requirements will remain the same. New applicants will receive an income tax credit via a check-off box on the New York State income tax return instead of an exemption. A separate form will be available for those who are not required to file taxes.

Note for Basic STAR only: All homeowners receiving a Basic STAR exemption must register with the New York State Tax Department in order to receive STAR exemptions.

Benefits:

Provides property tax exemption (also known as the homestead exemption) for all NYS homeowners.

Eligibility:

Must own home (includes one-, two- and three-family homes and home must be primary residence).

Enhanced STAR: Persons who are 65+ by December 31 of the year in which the exemption will begin.

Income Limits:

Basic STAR: \$500,000 or less combined household income.
Enhanced STAR: \$84,550 or less for all owners, and owner's spouse residing at property.

New York State Elder Abuse Hotline

To report adult abuse, including physical, sexual, emotional, and financial abuse or self-neglect call 1-844-697-3505.

Assembly Member Rebecca Seawright Presented Scholarship and Welfare Fund with Proclamation on 75th Anniversary Supporting Students in Need

“This year marks the 75th Anniversary of the Scholarship and Welfare Fund of the Alumni Association of Hunter College and its unwavering commitment to support students of all beliefs and cultures to become critical thinkers and motivated, caring citizens. Established in 1949, when five alumnae, aware of the financial obstacles faced by students to afford basic needs, donated a hundred dollars each to help students have the resources needed for a quality college education and experience. They are still committed to its original mission.”



Assembly Member Seawright, President Virginia C. Shields, Third Vice-President Helene Goldfarb, First Vice-President Joseph LoSchiavo and Assembly Member Alex Bores

Assembly Member Rebecca A. Seawright Honors “Women of Distinction” at 2024 Awards

Dr. Bronzaft was one of the women honored for her research and authoring books on college women’s aspirations, student test anxiety, and subway orientation. She has garnered the most acclaim for her landmark studies on the impacts of transit noise on classroom learning and for collaborating with political leaders to reduce noise pollution.



Former honoree Helene Goldfarb, Assembly Member Rebecca Seawright and 2024 Honoree Dr. Arline L. Bronzaft.

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1485 York Avenue, New York, NY 10075



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Community Office Hosted Rent Freeze Clinic



Constituent Karen, our Director of Community Affairs Madison Thomas, Department of Finance representative Marcie, and District Office Liaison Harley Neiditz.

Our office hosted the New York City Department of Finance to enroll constituents into the Senior Citizen Rent Increase Exemption (SCRIE) program. Visit www.nyc.gov/site/rentfreeze/index.page for more information on how to freeze your rent or contact our community office for more information at 212-288-4607.