

## Testimony-421a Tenant

Hello. My name is Christine Hughes. I am a 421a tenant in 260 W. 54<sup>th</sup> Street @ Eighth Avenue. I am also disabled, housebound and in the late stages of a progressive illness. A home is everything.

Through continued threats of eviction, to ensure my future, I began writing 6 months large rent check payments ahead of time. Every time I pay my rent, HCC, my local reps and/or my lawyer pressure the landlord's office to deposit my rent check. On average, it takes 30 days of regular calls to receive proof that my rent has once again been deposited.

In 2018, my landlord's office lost all of our 421a private documentation. He hired an outside agency to do our annual recertification and made us resubmit every document they lost all over again. I do not have time to testify about all I've been through as a 421a tenant.

I now know that I am not alone in receiving false renewal leases stating that I may be charged full market value when my expiration date arrives. Like many others, I too planned on self-evicting or suiciding frankly.

I am here to humbly ask for your support for bill A641/S76 to stop false leases to people like me in the 421a program. Secondly, due to the complexities in each of the many diverse forms of 421a, to this day, I remain unclear about my legal rights and even my affordable housing expiration date. Therefore, I further humbly ask for your support for bill A8899 to secure my and other 421a tenants housing. This is the time for 421a and its tenants.

A home is everything. Thank you sincerely for your time.