



**ASSEMBLY MEMBER**  
**LATOYA JOYNER**  
**77<sup>TH</sup> ASSEMBLY DISTRICT**  
ASSEMBLY.STATE.NY.US/MEM/LATOYA-JOYNER



MAY 2015 - NEWSLETTER

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**Empowering District 77's Seniors at Findlay House**



Focusing on the well-being of our seniors and their families, Assemblywoman Latoya Joyner held her first annual Senior Well-Being Expo at the Findlay House. The event included services and resources meant to support District 77's senior community.

**Celebrating the Week of the Young Child at HAC**



Assemblywoman Latoya Joyner attended Highbridge Advisory Council Family Services' Week of the Young Child celebration, which included a parade and talent show with students and parents.

Today, HAC serves 1,400 children in a range of programs that include early intervention for infants and toddlers, child care, special education, universal pre-kindergarten, after-school and others programs.

**CONTACT US:**

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 718-538-2000  
[joynerl@assembly.state.ny.us](mailto:joynerl@assembly.state.ny.us)

**Follow us:**  
[@JOINJOYNER](https://twitter.com/JOINJOYNER)

**LATOYA'S LINE**

Assemblywoman Latoya Joyner released the following statement regarding New York City's expanded tax credit campaign.

"I commend Mayor Bill de Blasio and Department of Consumer Affairs Commissioner Julie Menin for their efforts to ease the concerns and worries of so many families during this tax season. Not only did they help by providing free tax filing, but they also increased awareness for tax credits that can put more money into the pockets of Bronx families. Having personally helped to spread the word this tax season with Commissioner Menin, I know these important tax credits, like the Earned Income Tax Credit and the NYC Child Care Tax Credit, have the potential to assist our community. By providing more money to Bronx families and residents, we have been able to help those that are in need."

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**District Office - Constituent Service Hours**

**When:** Monday - Friday (10:00 AM-6:00 PM)

**Where:** 910 Grand Concourse, Suite 1JK (btwn E. 162 and 163 Streets)

## ASSEMBLY PASSES LEGISLATION TO HELP VICTIMS OF DOMESTIC VIOLENCE OBTAIN ORDERS OF PROTECTION



**"We use technology every single day to make our lives easier. Today, we have the remarkable opportunity to allow technology to enhance the implementation of this very important law to which will benefit people that need it the most. Currently, New Yorkers are forced to travel to family court to file for an order of protection – a trip that may not be possible for many due to the fear of retaliation from their abuser. This bill will help eliminate those obstacles."**

**-Assemblywoman Latoya Joyner**

BRONX, N.Y. – The New York State Assembly passed Assembly Bill A.6262 on April 28, as part of a legislative package of bills to improve safety for domestic violence victims. First introduced by Assemblywoman Latoya Joyner (D – Bronx, 77th AD), the legislation makes it easier for victims of domestic violence and their families to obtain temporary orders of protection.

Assembly Bill A.6262 will create a pilot program that protects domestic violence victims by speeding up the process for obtaining temporary orders of protection. The legislation won widespread support with 50 Assembly members joining as sponsors. Unanimously approved by the Senate in mid-January, the bill will provide victims of domestic violence a safer and more accessible method for obtaining temporary orders of protection.

One-in-four women will experience domestic violence in their lifetime and nearly 3 million men face physical assaults, according to Safe Horizon, one of the largest victims' services agencies in the United States. Locally, the New York Police Department responds to more than 250,000 domestic incidents annually, or approximately 600 calls daily.

The legislation seeks to amend the family court act and the judiciary law, which will allow the Office of the Court Administration to develop a pilot program to permit domestic violence victims to electronically file protection orders and issue such orders remotely. The legislation requires the Chief Administrator of the Courts to submit regular reports to the Governor and the Legislature on court practices, procedures and services with respect to the adequacy and appropriateness of its services for crime victims. This bill would take effect on April 1, 2016.

## ASSEMBLYWOMAN JOYNER SECURES \$ 2 MILLION FOR YOUTH CULTURAL DEVELOPMENT WITH BRONX CHILDREN'S MUSEUM

Bronx, N.Y. – Assemblywoman Latoya Joyner (D-Bronx, 77th AD), along with her colleagues in the Assembly, secured funding in the final state 2015-16 budget to assist the Bronx Children's Museum. Two million dollars in funding will be directed to the cultural and educational organization in order to support its mission to introduce new ideas and develop our Bronx children. As the only children's museum in the borough, the Bronx Children's Museum will expose Bronx families to the invaluable benefits of culture and the arts.

On April 1, the Assembly passed the final state budget. The \$2 million – expected to also help the Bronx community through job retention and creation – will assist the organization as it prepares its permanent location at the Kids' Powerhouse Discovery Center (located on public park land in Mill Pond Park).

**"The Bronx is a hub for diversity and culture. Future generations need to embrace this diversity while also accepting new ideas and concepts, which is why I support the Bronx Children's Museum. The Bronx Children's Museum will empower our community through offering inspirational exhibits about the Bronx, the arts and sciences, the environment and our surroundings. From explorers to scientists or chefs to musicians, this funding can help all Bronx children transport themselves with the help of museum resources and staff. Bronx children need, and deserve to dream big. The addition of a permanent cultural institution aimed at our developing youth can continue to foster these kinds of ideas."**

**--Assemblywoman Latoya Joyner**

## ASSEMBLYWOMAN JOYNER SUPPORTS TENANTS, AFFORDABLE HOUSING

BRONX, N.Y. – As Assemblywoman Latoya Joyner (D-Bronx, 77th AD) works toward protecting affordable housing and strengthening current rent laws in Albany, she has introduced and supported legislation this session meant to help tenants obtain, and maintain, affordable housing options for their families. These bills include:

<b>End Source of Income Discrimination: A5166-2015 (Joyner)</b>	This bill would end source of income discrimination, making it illegal for landlords to deny tenancy to people who pay their rent using Section 8 vouchers or any other forms of rental assistance.
<b>Succession Rights Study Bill: A6974-2015 (Joyner)</b>	This legislation would require every landlord owning a building of five or more units to make a quarterly report to New York Homes and Community Renewal indicating how many applications for succession rights they have received, the dates those applications were received, the determination for each application and – in the case of a rejected application – the reason the application was denied.
<b>Repeal vacancy destabilization: A1865-2015 (Rosenthal)</b>	This bill would repeal vacancy decontrol, the process by which, upon vacancy, landlords can remove apartments from rent regulation when rents rise over \$2,500. Upon vacancy decontrol, a process that has deregulated over 300,000 apartments, rents can rise indefinitely, and tenants lose eviction protections. The bill also re-regulates most of the apartments that were deregulated in the last 15 years.
<b>Protect tenants with “preferential rents”: S1775-2015 (Krueger)/ A5473-2015 (Wright)</b>	This bill would close a loophole in the rent laws that currently impacts hundreds of thousands of “preferential rent” tenants. Preferential rents occur when a landlord offers a rent stabilized apartment for less than the legal regulated rent, which is often higher than the market will bear due to vacancy bonuses, IAs, MCIs and RGB rent increases.
<b>Eliminate the “vacancy bonus”: S00951/15 (Serrano)/ A5567-2015 (Kavanagh)</b>	This bill would eliminate the statutory vacancy bonus, an automatic rent increase of up to 20% that landlords can use to raise rents every time the apartment turns over.
<b>Reforms the Individual Apartment Improvement rent increase systems: S3285-2015 (Squadron)/ A. 6069-Mosley</b>	It has become apparent that the imposition of unwarranted and fraudulent rent increases based on alleged “improvements” in vacant apartments is the greatest single factor driving the rapid inflation of rents and the single greatest threat to the affordability that the Rent Laws were enacted to preserve.
<b>End Fraudulent Fees: S3583-2015 (Espallat)/ A1795-2015 (Dinowitz)</b>	This bill would prohibit surcharges for tenant installed appliances, such as air conditioners or washing machines, where the tenant pays for electric utility services.
<b>Rent control relief: A398-2015 (Rosenthal)</b>	This bill would end the annual 7.5% rent increases and bring the increases for rent controlled tenants in line with typical rent stabilized adjustments through replacing the 7.5% rent increase with a rolling average of the past five years’ New York City RGB rent adjustments for one year leases on class A apartments. This bill would also eliminate the fuel and labor pass-alongs for rent controlled tenants, since fuel and labor costs are already factored into the RGB’s annual deliberations for rent adjustments.
<b>Repeal deregulation of Rent Regulated apartments: A04741-2015 (Colton)</b>	It has become apparent that the possibility of deregulation of apartments puts current tenants at risk for harassment and fraudulent deregulation. Thus rent regulated apartments should stay rent regulated no matter the rent charged or the income of the families living in the apartment.
<b>Mitchell Lama reform bill: A344-2015 (Rosenthal)</b>	This bill would authorize the local legislative bodies to declare a housing emergency and extend the protections of rent regulations to building that were formerly Mitchell-lama rentals or HUD subsidized housing and were privatized. Additionally this bill authorized local legislative bodies to declare a housing emergency and extend the protections of rent regulations to current Mitchell-Lamas rentals or HUD subsidized housing developments that privatize in the future.

## ASSEMBLYWOMAN JOYNER LISTENS TO RIVER PARK TOWERS RESIDENTS

Assemblywoman Latoya Joyner, along with Senator José M. Serrano and Council Member Vanessa L. Gibson, attended a community meeting to hear housing and community concerns from residents of River Park Towers.



## PUBLISHED OP-ED ARTICLES

Assemblywoman Latoya Joyner recently published an opinion article for the [Bronx Free Press](#) explaining how Bronx families can maintain affordable housing options through succession rights.



# Ensuring Affordable Housing

BY LATOYA JOYNER,  
ASSEMBLY MEMBER

Families in the Bronx have rights when it comes to holding onto or maintaining rent-stabilized and rent-controlled apartments. **Succession rights are in place to ensure just that. But more and more, landlords are not following the rules to keep families in their homes.**

New York State Homes and Community Renewal allows current tenants and their

family members access to rent stabilized renewal leases or protection from eviction from an apartment under rent control should a family member pass away or leave the apartment. While family members can vary in definition or relationship in tenant succession situations, it is certain that there are no safeguards in place to ensure succession rights are followed properly. The problem is that countless applications for succession rights are submitted daily, but they are not readily tracked and or reported despite their high importance.

I am seeking to address this problem by introducing new legislation that will enforce current succession rights laws and make the process more transparent. **Under current law, landlords can reject an application for succession rights without even having to provide a specific reason for this rejection.**

**Under my new bill, Assembly Bill A. 6974, I propose that we work to hold landlords more accountable and require them to provide essential data to HCR so that we can rectify this problem.** Too often, laws need to be updated, specifically laws directed at the well-being of housing our community. With new data, we can put in place clear, rational

solutions that can find the appropriate balance between the rights of tenants and landlords.

**One-quarter of rental housing units in the Bronx were public housing or received income-restricted subsidies and 55 percent were rent-stabilized,** according to current data from New York University's Furman Center for Real Estate and Urban Policy. But the availability of such apartments has dwindled in the Bronx by nearly two percentage points over the past ten year period ending in 2012.

**It is no surprise that approximately 35.5 percent of Bronx families note that they are severely rent-burdened –** the largest share of all five boroughs, according to the Furman Center.

Bronxites, and all New Yorkers, should be able to maintain their current affordable housing.

**Ensuring that succession rights are tracked, serviced correctly by all parties will restore public trust. Affordable housing is, and will continue to be, a major concern for all Bronx families unless we work towards addressing these issues today.**

ASSEMBLYWOMAN JOYNER INVITES YOU TO HER UPCOMING MAY EVENTS



Assemblywoman Latoya Joyner in collaboration with  
J.H.S. 022 Jordan L. Mott

Invite the community to our  
Immigration Aid Forum



**Location:**  
J.H.S. 022 Jordan L. Mott  
270 EAST 167 STREET  
BRONX, NY10456

**Services:**  
-Legal immigration assistance for all family members  
-Help with IDNYC appointments  
-Important information/resources  
-Sign up provided for free summer day camp for ages 5-12  
-Assistance from the NYC Mayor's Office of Immigrant Affairs

**SPONSORS:**



For more information, please contact the Office of Assemblywoman Latoya Joyner at 718-538-2000 or J.H.S. 022 Jordan L. Mott Parent Coordinator Yaditza Rodriguez at 718-681-6850/347-268-7492



**Bronx Writing Academy**

(A UFT Community Learning School)

1<sup>st</sup> Annual  
**Community Fair**

*In collaboration with the District 9 COHORT  
With the Support of*

- Councilwoman Vanessa Gibson
- Assemblywoman Latoya Joyner

**When:** Saturday, May 30, 2015

**Rain Date:** Saturday, June 13, 2015

**Where:** Bronx Writing Academy (Schoolyard)  
270 East 167<sup>th</sup> St. (between College and Morris Ave.)

**Time:** 9:00 am – 1pm

**Fun Activities:** Live Music - Family Zumba Dancing - Face Painting - Hula Hoop - Photo Booths - Raffles  
Henna Painting - Basketball Tournaments

**Performances:** BWA Cheerleaders, BWA Step Team

**Community Service:** MS22 Beautification Project



Take part in a great day of activities.  
Hope to see you all there!

**Contact:** Haydee Carrasquillo, Parent Coordinator – Tel. 718-293-9048  
School Website: [www.bronxwritingacademy.net](http://www.bronxwritingacademy.net)



COMMUNITY BASED ORGANIZATIONS:

- Exponents**  
HIV Substance Abuse Outreach
- American Italian Cancer Foundation**  
No Cost Breast Cancer Screening
- Bronx Community Health Network Inc.**  
Access to Medical Insurance
- Sickle Cell Anemia Foundation**
- St. Barnabas Hospital**
- Child Welfare Organizing Project**
- Children's Aid Society**
- Bronx Works**
- Dental Outreach**
- Fresh Air Fund**
- Food Bank of NYC**  
Food Stamp Pre-screening and application assistance.
- New York Coalition Against Hunger**

**\*\*Children need to be accompanied by an adult.\*\***

**FREE ALL AGES EVENT**