

INDEPENDENCE PLAZA NORTH TENANTS ASSOCIATION

IMPORTANT INFORMATION FOR L.A.P. TENANTS regarding SCRIE
JUNE 23, 2023 EMAIL BLAST & POST FOR WEBSITE
ATTENTION LAP TENANTS

The following information and program is ONLY APPLICABLE TO the original IP tenants in the Landlord Assistant Program. It does not affect voucher tenants.)

As you probably know, after months of waiting, Governor Hochul finally signed the legislative package expanding SCRIE and DRIE on December 22, 2022. (The bill was passed in State Legislation on May 31, 2022, which is therefore considered the official date.) This bill originally did NOT include IPN as a former Mitchell Lama building. However, thanks to a commitment to us from Senator Brian Kavanaugh and Assemblymember Deborah Glick, who helped get this bill through State Legislation in the first place, IPN as a former Mitchell Lama, was also included.

SCRIE stands for:

S (Senior) C (Citizen) R (Rent) I (Increase) E (Exemption)

DRIE stands for

(Disabled) -- the rest is same as above

Six months have passed since signed by the Governor. The bill then traveled to the city for review and a vote for approval or rejection. The Board members and committee members of the Independence Plaza Tenants Association (IPNTA), along with our Chair of the Senior Citizen Committee and some active tenant members, called upon our city elected officials to encourage a vote in City Council and have an elected official's office work with IP tenants to help inform and help assist filling out the forms.

Months have gone by but finally, City Council member Christopher Martè was able to help expedite a vote. That vote took place on June 22nd, first by the City Council's Financial Committee and then by the entire City Council membership. It passed and now it's up to the Mayor to sign off. We were advised that he is intending to sign off as soon as possible.

Council Member Marte's office has provided us with instructions and the most updated application form. In addition, his office has offered to help anyone who needs assistance with the application. They will also provide a table after election, to help advise residents regarding the forms. The application form is also on the NYC/HPD website.

To see if you are eligible now, or in the near future, read those instructions and do your math. And reach out to Marte's office (212) 587-3159 for assistance if you even THINK you need help. (Those who cannot reach back to 2020 to be eligible but are eligible now should ask for assistance to be sure the dates you put on forms and financial papers

submitted will be correct.) Marte's office address is 65 East Broadway if you want to bring your papers and form over there to receive help filling out. You must call first for an appointment.

HPD has offered to hold onto the applications until the bill is signed off by the Mayor (which we are all hoping it will be soon). So do start working on it now. There is a link to send the file in electronically to HPD if you'd like.

Here is the link to HPD for more information if you'd like to research it. Though it states it is for Mitchell Lama developments, we have advocated for FORMER MITCHELL LAMA developments to be included. You can click on the 2nd link and read where Independence Plaza is mentioned as part of the program.

<https://www.nyc.gov/site/hpd/services-and-information/scrie-drie.page>

By going to this above listed link, you will find information and the form(s) you can fill out. I'm sure once it passes that page will change a bit but for now, this is the information we have available.

Please use the following dates on application form if you were eligible in 2021:

Line 1 – .." which became effective on" **July 1, 2021** (it's a year lookback)

Part C- .."file a federal, state or city income tax for calendar year prior to the effective date – **click YES box and use the year 2020 for tax return copy.**

PART C – read info on if you weren't eligible then, but are now eligible.

If you did not file your taxes at that time, read instructions.

HERE ARE THE INSTRUCTIONS AND APPLICATION LINK.

<http://www.nyc.gov/assets/hpd/downloads/pdfs/services/scrie-application.pdf>

WE ARE ALSO INCLUDING THE APPLICATION ITSELF in this package.

Councilmember Marte's office will arrange for an information table to be set up at IP once the bill passes.

We certainly appreciate all the help this exhaustive endeavor has entailed from our State Senator Brian Kavanagh, State Assemblymember Deborah Glick for help in Albany and finally brought home by City Councilmember Christopher Marte and the City Council. And we are sincerely grateful to the board members and special committee head and volunteer active tenants for all of the help internally that was needed.

We'll keep you posted.

Best regards,
(On behalf of the IPNTA Executive Board and Committee chairs and volunteer tenants.)

President
Diane Lapson

Attachments:

SCRIE ONE PAGER FOR IPN – 6/12/2023 FROM CHRISTOPHER MARTE’S OFFICE
SCRIE TWO PAGES OF INFORMATION FROM HPD
SCRIE APPLICATION TO FILL OUT



SCRIE eligibility in Independence Plaza

Council Member Christopher Marte has sponsored a bill to enable the expansion of the Senior Citizen Rent Increase Exemption (SCRIE) to former Mitchell-Lamas like Independence Plaza. SCRIE freezes your rent so you don't have to worry about further increases, and this bill would allow you to use prior rent and income information to make sure you can stay in your home. You qualify for SCRIE if:

- Your name is on the lease for your apartment
- You make no more than \$50,000 per year as a household
- Your rent is more than one third of your income
- You are at least 62 years old
- You are NOT on any other rental assistance program

To apply for SCRIE, you must submit an application to the Department of Housing Preservation and Development, along with documents proving age, income, and rent. Instructions as well as the correct mailing address address are listed at the bottom of the application form, which can be found at this link:

www.nyc.gov/assets/hpd/downloads/pdfs/services/scrie-application.pdf

NOTE: You are allowed to submit information that was accurate on May 31, 2022. For example, if your most recent rent increase PRIOR to May 31, 2022 was in the year 2021, then provide the date of that increase as well as your financial information from the year prior to the increase, which would be 2020.

**Need help with your application or have any questions?
Contact the office of Council Member Christopher Marte!**

Phone: (212) 587-3159

Address: 65 East Broadway

SCRIE TWO PAGES – HPD INSTRUCTIONS

INSTRUCTIONS FOR FILING A SENIOR CITIZEN RENT INCREASE EXEMPTION (SCRIE) APPLICATION HPD instructions

The SCRIE law provides for exemptions from basic rent/carrying charge increases for low income senior citizens living in the following types of developments: City or State Limited Profit, Limited Dividend, Redevelopment, Housing Development Fund and 213 Cooperative Housing Companies.

ELIGIBILITY

You are eligible for an exemption if you met the following conditions on the effective date of the rent/carrying charge increase:

- You (or your spouse) lived in the apartment;
- You (or your spouse) were the head of the household;
- You (or your spouse) were 62 years of age or older;
- The total household income did not exceed \$50,000 for increases effective July 1, 2014 (Household Income for **all** persons living in household);
- Your monthly basic rent/carrying charge was more than or equal to one-third of your total annual household income. Any portion of your rent/carrying charge that is for utility costs or other fees or charges, are not considered part of your base rent/carrying charge.
- You are **NOT** on any other rent/carrying charge assisted program (e.g. **Sect 8, SCHE, DRIE, RAP**).

If you meet all the above conditions, complete the application on the front side.

SUPPORTING DOCUMENTATION

****The below supporting documentation must be provided for ALL persons living in the household, if applicable. All financial information required is for the calendar year immediately PRIOR to the year in which the increase became effective (January through December). (Example: If the rent increase is effective January 1, 2021, provide 2020 financial information)**

- Current year social security award letter
- Proof of age (government issued driver's license, ID, passport, or birth certificate)
- Federal OR New York State tax return with ALL schedules or tax transcript. If you did not file taxes, provide a non-filing verification letter from the IRS for each occupant in the household
- 1099-R form for all pension(s) held
- November and December bank statements to verify SSI and SSP
- Proof of public assistance or unemployment, if applicable

SCRIE APPLICATION: INFO PAGE AND APPLICATION FORM (ALSO OBTAINABLE IN HPD LINK LISTED)

Retirement letter, if applicable

SUBMIT APPLICATION:

Mail applications directly to:

SCRIE UNIT

New York City Department of Housing Preservation and Development

Division of Housing Supervision

100 Gold Street, 7th floor

New York, New York, 10038

OR

Email applications directly to:

SCRIE@hpd.nyc.gov

If you have any questions, please call (212) 863-8494.

You will be notified as to whether or not you are eligible for this program. If you are eligible for an exemption from the rent/carrying charge increase, you will receive a letter notifying you of the amount subsidized by the SCRIE Program.

The effective date of a subsidy for applications received more than 120 days from the date of an increase, shall be the first day of the month following the date of receipt of the application. (IPNTA NOTE May not be applicable for this new legislation – just ignore and get assistance if needed.)



SENIOR CITIZEN RENT INCREASE EXEMPTION (SCRIE)

Application for Rent Increase/Carrying Charge which became effective on _____ (Date)

PART A: GENERAL INFORMATION

Name of Development _____
 Address _____ Apt # _____
 Name of Head of Household _____
 Telephone # (____) _____ Emergency Contact Name & Telephone # (____) _____
 Number in Household _____ Date Moved into Apartment _____

PART B: HOUSEHOLD INFORMATION (List all persons living in household at the time of the rent/carrying charge increase)

	Name	Relationship	Date of Birth (Attach Proof)	Social Security Number
1		Self		
2				
3				
4				

PART C: INCOME INFORMATION

Did you or any occupant in your household file a federal, state or city income tax return for the calendar year prior to the effective date? Yes No

If yes, attach copy of each occupant's tax return or tax transcript and proof of social security, if applicable. If no, provide a non-filing verification letter from the IRS for each occupant. Proof of income for each occupant in your household **MUST** be provided for the application to be processed. If applicable, please provide proof of your social security, SSI, SSP, pension(s), wages, interest, public assistance, and any additional income. For more details, please review the back of this application.

PART D: AFFIRMATION (Application MUST be signed and dated to be processed.)

I understand that this application is subject to verification and that I may be required to provide documentation or other evidence in support of the application. I declare that the statements made are true, correct, and complete to the best of my knowledge. I understand that misrepresentation hereof may be cause for termination of my occupancy and such other penalties as may be provided by law.

Signature of Head of Household

Date

OFFICIAL USE ONLY — DO NOT WRITE BELOW THIS LINE

Project No.	Bldg. No.	Unit No.	Effective Date	# of Rooms	Reject
Monthly Utilities:	Current Rent \$	Prior Rent \$	Total Income \$	Base Rent \$	
As of Increase \$	- Utilities x Room \$	- Utilities x Room \$	- Taxes \$	One-third of Income \$	
Prior to Increase \$	= Billable \$	= Base \$	= Adjust. Total \$	Payable Rent (higher amt.) \$	

SEE INSTRUCTIONS ON REVERSE SIDE