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## **What the IPNTA Does for Tenants**

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### **The Tenant Association is dedicated to helping all Independence Plaza Tenants**

1. We help mediate tenant-landlord problems; tenant voucher problems; maintenance and security issues.
2. We assist new tenants in getting acclimated and with any issues they might have regarding maintenance, leases, etc.
3. We oversee legal matters such as the J-51 case, and other quality-of-life issues.
4. We research and advertise community and government programs that can help IPN tenants.
5. We have gone to bat for our doormen, including meeting with union leaders.
6. We have representation on Community Board I; as well as other neighborhood organizations and have their significant support. (This is important with the rebuilding on Harrison

Street, sinkhole problems on Greenwich, keeping our neighborhood safe and viable.)

7. Members of the Executive Board, all volunteers, meet frequently to solve a variety of tenant issues.
8. A group of "extended" board members and Floor Captains also volunteer their time to accomplish Tenant Association projects.

#### **You Too Can Be Involved**

We are looking for tenants who can volunteer their specialties. We need engineers, accountants, and any other skills you can offer.

We need people to help run fundraisers, develop entertainment nights at IPN, and any clubs you think would interest other tenants.

We can use more than one captain on each floor, so if you already have a captain - volunteer anyway. We also need help distributing the newsletters.

Remember - you gotta' be in it to win it.

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#### **Rent Regulation**

Our team uncovered the J-51 tax abatement which requires rent regulation. We told the Stuyvesant Town Tenant Association that their owner had a J-51.

We are fighting in the courts for rent regulation – making the hard strategic decisions aimed at getting rent stabilization benefits FOR ALL TENANTS.

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#### **Energy Efficiency and Electricity Costs**

We have tried to work with Stellar Management to obtain energy-efficient appliances for all tenants.

We have discovered that the method Stellar used to submeter Independence Plaza was not done according to statutes set forth by governing agencies. [See February Newsletter for details.]

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#### **The Tribeca Community**

The IPN Tenant Association has led the way in creating the Tribeca neighborhood.

We were instrumental in obtaining the supermarket, creating Washington Market Park, and installing P.S. 234. We also started the girls softball team at the Downtown Little League, and have been active on school P.T.A.s.

After September 11th, we organized and took care of ten-

ants and neighbors until the neighborhood re-opened; met with FEMA, Safe Horizon and Red Cross to extend "Ground Zero" area so IPN tenants could receive needed benefits; started the 9/11 Environmental Action Group and held seminars; and represented IPN in Washington, DC at an emergency response seminar.

**We continue to keep this community viable and safe for all of our tenants.**

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## **The work IPNTA does is for every tenant and we need every tenant's support to win**

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