

Summer LTTA Info

from your London Terrace Tenants Association

YOUR LTTA BOARD continues to hope that everyone is well and staying healthy. Please share this newsletter with friends and neighbors. We're not always able to hand deliver, so sign up for our email list.

2020 LTTA ANNUAL STREET FAIR CANCELLED Sadly, we have decided not to hold it this year due to safety concerns. This is only the second time that we have cancel. We aren't sending out an official press announcement, but Scott Stiffler, the founder/editor of **ChelseaCommunityNews.com** will run an announcement. Sign up on his website if you don't already get it. We are sending them a donation to promote their coverage of local news. Each year Chelsea Community News runs an article and advertisements for our street fair at a steeply discounted price. We are helping them and hope they can stay in business!

FOR RENT-CONTROLLED TENANTS: UPDATE ON MAXIMUM BASE RENT

You may be getting a notice from the DHCR that a judge has ordered them to re-hear the appeal of our landlord who was denied the 2018-19 MBR (Maximum Base Rent) increase over a failure to make a timely application for the increase. If and when you do receive a notice and want help responding, call Andy Humm at 212-675-0584 or email him at andyhumh@aol.com. You may read the judge's decision—a partial victory for the landlord—at this link: <https://tinyurl.com/y2424zwz>

THANK YOU FOR HELPING SUPPORT OUR BUILDING'S FRONT-LINE STAFF

Thanks to all who contributed to the LTTA fund for London Terrace Gardens front-line staff. You raised more than \$1,500! This allowed us to provide 62 staff with a credit of \$25 for meals at Chelsea Square. We want to show appreciation to them in this terrible time. So much more is being asked of them to keep us all safe in our homes.

LTТА SUPPORTS HOLY APOSTLES SOUP KITCHEN – PLEASE JOIN US

Holy Apostles runs the largest soup kitchen for the homeless in New York City. In these conditions, their work is more vital than ever. For several years they've partnered with us to put on our annual Street Fair in September. While the pandemic will prevent this year's fair, we continue to support our friends and neighbors at Holy Apostles with a \$1,000 donation to support their vital work.

Please consider making a donation at
HolyApostlesSoupKitchen.org

SEN. HOYLMAN FILES BILL TO PROTECT RENT STABILIZATION LAWS

The state strengthened the rent laws substantially last year. As always, there is a clause in the law that if the vacancy rate in the City exceeds 5%, the "rent emergency" is over and the law evaporates leaving us with no protections and giving the landlord the right not to renew our leases and to charge whatever they want. The vacancy rate in NY has never come close to that threshold, but the pandemic has accelerated people moving out. (There are ten apartments available in London Terrace Gardens, the rents are coming down, and the landlord is offering an incentive if you refer someone to rent.) The vacancy rate is set to be certified in 2022. Our State Senator, Brad Hoylman, partly in response to an appeal from the LTТА, has submitted a bill to delay the certification of the vacancy rate until two years after the pandemic emergency. Please join us in working for its passage.

ZOOM with LTТА

LTТА has hosted a number of ZOOM conference video calls with leading elected officials; US Representative Jerry Nadler, Senator Brad Hoylman, Speaker/Council Member Corey Johnson, NYC Comptroller, Scott Stringer, Borough President Gale Brewer, and Assembly Member Richard Gottfried. They've all given brief updates and taken questions. Let us know if you want more. It's the best way to get to know them and get your questions answered! By computer, phone or you can dial in by phone.

Visit us online & learn more at

www.LTTA.info

BUILDING SAFETY

- Keep a physical distance from others.
- Wear a proper mask in all common areas, including elevators, and even on the sidewalks.
- Ride elevators alone or with your family group.
- Remember to wash those hands!

Please ask elderly neighbors how you can help

SAFETY ON OUR BLOCKS

With fewer pedestrians on our streets and an influx of homeless people who have been sadly displaced by the pandemic, there has been a slight uptick in crime in the neighborhood. We have reached out to Council Member Corey Johnson's office. They are working with the NYPD's 10th Precinct to get more patrol cars and officers to come by our blocks. We are told police have been focusing on 7th & 8th Aves. from 20th to 23rd Streets, which have long been problem areas. We all must keep pushing the city to house the homeless and treat the mentally ill in appropriate settings. In the meantime, keep safe by being aware of your surroundings.

UPDATE: SCAFFOLDING AND THE WORK ON OUR BUILDING

We have been told that the scaffolding removal and work are estimated to be completed by November - December on the 24th street side. The work on the 23rd street side will likely take a year. The pandemic caused delays and, as always, this work is weather dependent. Rose Associates wants it done and removed as much as we do.

GOT NEWS, QUESTIONS OR CONCERNS?

Please reach out. Your neighbors are here to help 24/7. Send us an email today!

Inge Ivchenko

President, London Terrace Tenants Association

Tenants@LTTA.info

LTTA MEMBERS-ONLY LOCAL DISCOUNTS

PLEASE REMEMBER to go to our website at **LTTA.info** to see the many local businesses that offer discounts with LTTA membership cards. They support us. Please SUPPORT THEM!

SOME OF OUR SUPPORTING BUSINESSES:

GARBER HARDWARE

207a 9th Ave. below 23rd

Garber Hardware offers 10% off a \$20+ purchase. Nathaniel Garber wrote to say, *"Thank you to all our friends and neighbors for being so supportive! We are glad to provide a sense of normalcy, however small. We have recently been able to re-stock an assortment of PPE equipment and surface/hand cleaners and are doing our best to stay well stocked. Hope to see you soon!"*

HOUSE OF WARIS BOTANICALS

463 W 24th St near 10th Avenue

This is a new business on our discount list, Their little carriage tea house is open again. London Terrace to a friends-and-family discount of 15%. Enjoy a refreshing iced tea, matcha, world famous saffron rose golden milk, kombucha, or a cup of your favorite soothing hot tea to go. Their barista is happy to pack up a tin, or a biodegradable pouch of your preferred blend. Or buy a pre-packed herbalist formulated blends. Hours: 12-7 pm Sat. and Sun.

CAMBRIDGE GALLERY

239 9th Ave. above 24th

Cambridge writes: *"Hello neighbors! We're open again. We have over 20 years of experience using the finest materials and technology to frame the art you've been itching to display all through quarantine."* Michael at Cambridge notes they offer an array of fabulous art that's on sale. Have art to frame? Card-carrying LTTA members get 20% off. They'll gift you a free movie or music poster too. They hope to see you soon!

GET THE FULL DISCOUNT LIST @ LTTA.info

Your \$35 LTTA membership pays for itself.

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| > Support your Tenants Association. | > Protect tenants' rights at home and citywide. |
| > Improve life in your building and community. | > AND keep your money in your neighborhood! |

Be a good neighbor.

Find out more at www.LTTA.info