

# Conference Agenda



June 16-18, 2016

Harlem State Office Building  
163 West 125 Street




Harlem Community  
Development  
Corporation




P.A.'L.A.N.T.E. Harlem: Demystifying Housing 2016 Conference, June 16-18, 2016				
DAY 1 Thurs. 6/16	Room: Art Gallery Floor 2	Room: 801 Floor 8	Room: 806 Floor 8	Room: 800 – A Floor 8
9:30 – 10:30 Art Gallery – 2 Flr	<b>Networking Breakfast &amp; Registration</b>			
Session 1 10:45 – 11:45	<b>How to Identify if Your Landlord is Overcharging You Rent</b> John Gorman, Esq. RENT STABILIZED	<b>When Your Neighbor Behaves Badly: How to Effectively Address Your Neighbor's Nuisance Behavior Behavior</b> SENIORS/ALL	<b>Tenancy Rights for NYCHA Tenants and the Roadblocks to Include Family Members to Composition</b> Lucy Newman, Esq. Legal Aid Brian Honan, NYCHA NYCHA	<b>How to Manage OR Fire Your Property Manager</b> Angel Lavergne, Imani Philip Van Buren, Esq. TIL/HDFC/CO-OP
Session 2 12:00 -1:15	<b>Tenancy &amp; Succession Rights for Rent Stabilized &amp; Rent Controlled Tenants</b> Deanine Brown, DHCR John Gorman, Esq. RENT STABILIZED	<b>Housing &amp; Income Discrimination: Section 8 (&amp; Reasonable Accommodations for Seniors and People with Disabilities</b> Ted Finkelstein, HRC RENT STABILIZED, SENIORS	<b>Tenancy Rights &amp; Proper Section 8 Tenant Certification Procedures</b> Richard Colon, Manhattan North Mgmt. Henry Comas, HUD Evelyn Ruiz– HPD Lakesha Miller, NYCHA HPD/NYCHA/HUD PROJECT-BASED SEC. 8	<b>How to Turn Distressed HDFCs to Good Standing</b> Angel Lavergne, Imani Alberto Torres, Esq. Matthew Maline, Esq. Mark Matthews, HPD Debra Bechtel of Brooklyn Law Holden Greenberg, HPD TIL/HDFC/CO-OP
Lunch 1:30 –2:45, Art Gall.	<b>Demystifying Housing: Eviction Prevention &amp; Solutions to Our Homeless Problem</b> Judith Goldiner, Esq., Wedly Pluviose, Elsia Vasquez, Adele Bartlett, Esq.			
Session 4 3:00 – 3:40	<b>Major Capital Improvements &amp; Other Crazy Increases</b> (Washing Machines, Dishwashers, Late Fees, Air Conditioners) Derek Frederick, DHCR Bruno Bianchi, Esq. John Gorman, Esq. RENT STABILIZED	<b>Freezing Your Rent and Other Benefits for Seniors</b> Robin Washington, DOF Rachel Burd, Utility Project Richard Lewis, Innovative Systems SENIORS	<b>The Different Types of Section 8 Subsidies &amp; Policies that Protect You</b> Henry Comas, HUD Lakesha Miller, Jose Martinez, Adlyn Mills, Harriett Coldwell, Tajhma Carroll, NYCHA Andrea Fouly-Murphy, Laina Mattiacci– HPD HPD/NYCHA/HUD PROJECT-BASED SEC. 8	<b>Transferring OR Selling of Shares</b> Spencer Hoffman, Esq. Mark Matthews, HPD Holden Greenberg, Sophie Feldman, Luis Salguero, HPD TIL/HDFC/CO-OP
Session 5 3:45– 4:45	<b>Tippling the Scale: Rent Decreases &amp; Repairs</b> Elsia Vasquez, PA'LANTE Bruno Bianchi, Esq. Fred Thomasel, HPD RENT STABILIZED	<b>Smart Seniors: Avoid Scams &amp; Take Control of Your Health, Housing, &amp; Finances</b> Roberto Lebron, AG Rachel Burd, Utility Project Richard Lewis, Inn. Systems SENIORS	<b>Understanding The Tenant Protection Plan: Requirements During Construction</b> Bharat Gami, DOB ALL	<b>Board of Directors Behaving Badly</b> Mark Matthews, HPD Philip Van Buren, Esq., Matthew Maline, Esq. Debra Bechtel, Brooklyn Law Holden Greenberg, Sophie Feldman, Luis Salguero, HPD TIL/HDFC/CO-OP
Session 6 5:00– 6:00			<b>Understanding Your Credit- MCE Credit Empowerment Seminar</b> Murray Allen ALL	<b>Confronting Landlord-Tenant Harassment: Strategic Evictions &amp; Illegal Construction</b> Vernitta Chambers, Esq. TPU Jessica Attie, Esq. of AG Sal Agostino, DOB Bruno Bianchi, Esq.

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<b>DAY 2 Friday. 6/17</b>	<b>Room: 800 C Floor 8</b>	<b>Room: 800 A Floor 8</b>	<b>Room: 805 Floor 8</b>	<b>Room: 801 Floor 8</b>
9:30 – 10:00 Art Gallery	<b>Networking Breakfast &amp; Registration</b>			
Session 1 10:00 – 11:00	<b>Buying Your First Home</b> Gage Nestor, Gage Nestor Accounting Delores Pena, NHS ALL	<b>Getting Help with Rent Arrears &amp; Benefits Available to Pay Future Rent</b> Jasmine Sanchez & Maritza Y. Cortaza, Catholic Charities, Stephanie Carson, The Bridge Fund Damaris Spivey, The Bridge Fund ALL	<b>Preserving Quality &amp; Affordability in Your Building as TAX Benefits (DAMP 2029) Expire (The Future of Your Tax Benefits)</b> Council Member Helen Rosenthal, Council Member Mark Levine, Matthew Maline, Esq. Mark Matthews, Sophie Feldman, Luis Salguero, HPD HDFC/CO-OP	<b>Succession Rights for TIL &amp; ANCP Tenants &amp; Other HPD Initiatives to Help You Remain in Your Apartment</b> Vivian Louie, HPD Patrice Mompoin, HPD Ricarte Echevarria, HPD TIL/ANCP
Session 2 11:15 - 12:15	<b>New HUD Rules will Force Changes Affecting Families Living in Project-Based Section 8 Buildings. What You Need to Do When Your Landlord's Contract with HUD Expires</b> Ellen Davidson, Esq., Legal Aid Dean Santa, HUD PROJECT BASED SECTION 8	<b>Renters Legal Seminar- Navigating the Courts: Addressing Holdovers &amp; Non Payment Lawsuits</b> Bruno Bianchi, Esq. Jenny Laurie, Housing Court Answers ALL	<b>HDFC Legal Seminar: Fiduciary Responsibilities &amp; Reasons Why You Need to Amend Your ByLaws</b> Laurel Kean, Esq. AG Mathew Maline, Esq. Spencer Hoffman, Esq. Mark Matthews, Sophie Feldman, Luis Salguero, HPD HDFC/CO-OP	<b>Managing Your Tenants Association Back-Stage Activities: How to Remain Compliant and Submit Timely Reports to HPD</b> Gage Nestor, Gage Nestor Accounting Patrice Mompoin, HPD Cristina Correa, HPD TIL/ANCP
Session 3 12:30 - 1:30	<b>Emergency Preparedness in Case of Fire</b> Jamar Francis-Tunkara of HPD, Lilliam Rivera Cruz, Red Cross Bill Wade, OEM ALL	<b>Analyzing Your FIRST Lease (late fees, preferential rents, J51s)</b> Bruno Bianchi, Esq. RENT STABILIZED	<b>Lending Opportunities for HDFCs</b> Alfonsina Morel, Lower East Side CU Samuel Ward, NHS Mark Matthews, Sophie Feldman, Luis Salguero, HPD HDFC/CO-OP	<b>Initiating a Housing Court Action</b> Bruno Bianchi, Esq. Ricarte Echevarria, HPD TIL/ANCP
Lunch 1:30 - 2:45 Art Gallery	<b>Demystifying Housing: The State of Affordable Housing Post Mandatory Inclusionary Housing (MIH) &amp; Zoning for Quality &amp; Affordability (ZQA)</b> Borough President <b>Gale Brewer, Tim Collins Esq., Benjamin Dulchin, Richard Lewis, Walter South</b>			
Session 4 3:00 – 4:00	<b>How to Find an Affordable Apartment</b> Pamela Glaser, HPD Lisa Irizarry, DHCR Bruno Bianchi, Esq. ALL	<b>Estate Planning Building Your Retirement Nest Egg</b> Moshe Aronov, Cortburg Retirement Planning ALL	<b>How to Analyze Public Records and Remove Violations from Your Property</b> Thomas Boman, HPD Laura Boehm, LMB Consultants Fred Thomasel, HPD Diandra Clinton, Esq., DOB TIL/HDFC/CO-OP	<b>People Never Plan to Fail but Some Fail to Plan: Learn How to Effectively Complete the Mandatory Monthly Reporting with HPD- Join Your Board</b> Ricarte Echevarria, HPD Patrice Mompoin, HPD TIL/ANCP
Session 5 4:15 – 5:15	<b>How to Find an Affordable Apartment (Continued)</b> Bruno Bianchi, Esq. Lisa Irizarry, DHCR Pamela Glaser of HPD ALL	<b>The Essentials of Estate Planning: Wills, Trusts and Estates</b> Harold Bollaci, Esq. ALL	<b>Preventing Rats on Your Property</b> Ernie Schicchi, A.C.E. HDFC/CO-OP/TIL/ANCP	<b>Goal Setting – Getting Your Building into Rehab: The TIL Tenants City-Wide Coalition</b> Norman Siegel, Esq. , Elsia Vasquez Cal Snyder TIL/ANCP

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DAY 3 Saturday, 6/18	Room: 800 C Floor 8	Room: 807 Floor 8	Room 801 Floor 8	Room 800 A Floor 8
Breakfast 9:30 – 10:00 Art Gallery	<b>Networking Breakfast</b> 			
Session 1 10:15 – 12:15	<b>Dealing with Difficult People</b> Biagio W. Sciacca, PhD, SkillPath ALL	<b>Estate Planning Building Your Retirement Nest Egg</b> Moshe Aronov, Cortburg Retirement Planning ALL	<b>Labor Rights for Supers &amp; Porters</b> Virgina & Ambinder, LLP SUPERS & PORTERS	<b>Inside the Mind of a Slumlord like Alma Realty &amp; BCB Mgmt.</b> Bruno Bianchi, Esq. Edwin Torres, PA'LANTE Harlem David Hanzal, PA'LANTE Harlem RENT STABILIZED
Session 2 12:15-2:15	<b>Communicating with Tact, Diplomacy &amp; Professionalism</b> Biagio W. Sciacca, PhD, SkillPath ALL	<b>Foreclosure Prevention</b> Patricia Primo, NHS HDFC/Condo Owners/Homeowners	<b>Labor Rights for Restaurant Workers</b> Virgina & Ambinder, LLP RESTAURANT WORKERS	<b>Understanding Your Credit- MCE Credit Empowerment Seminar</b> Murray Allen ALL
Lunch 2:30 -3:30 Art Gallery	<div style="text-align: center;"> <h2 style="color: #4CAF50;">Demystifying Housing: Dare to Lead</h2> <p style="color: #4CAF50;">NYS Housing Chairman Keith L.T.Wright, Norman Siegel Esq., Former Council Member Robert Jackson, Biagio W. Sciacca, PhD, Elsia Vasquez, Cal Snyder, Arnie Segarra</p> </div>			
Session 3 3:30-5:30	<b>Effective Teamwork Strategies</b> Biagio W. Sciacca, PhD, SkillPath ALL			
Session 4 5:45 Art Gallery	<b>Closing Remarks</b> 