



Agenda

Demystifying Housing - Day 1 - Wednesday, August 7, 2024

		Room	Targeted Audience
		Salón	Dirigido a
9:00 AM	Registration & Networking Inscripción & Creación de redes de contactos (networking) (Breakfast/Desayuno: Cafeteria - Basement)	106	Conference Participants
10:00 AM	Renters' Rights 3.0 Derechos de los inquilinos 3.0 Michele McGuinness, Esq./Collins Dobkin & Miller	412	Rent Stabilized/ Rent Control
	What is Good Cause Eviction & For Whom Does it Work Qué es "Good Cause Eviction" & Para quién le sirve Ellen Davidson, Esq./Legal Aid Society	410	Everyone
	Tenants' Rights at NYCHA Derechos de los inquilinos en NYCHA (Public Housing) Lucy Newman, Esq./Legal Aid Society, Brian Honan/New York City Housing Authority	419	NYCHA/Public Housing
	How You Can Help Your Family Member Affected by Hoarding/ Clutter Disorder Cómo puedes ayudar a tu familiar afectado por el trastorno de acumulación/desorden Gili Hershkovich-Kim, LCSW/Adult Protective Services Jakari Greene/P.A.'L.A.N.T.E.	409	Seniors/Disabled
11:00 AM	Major Capital Improvements Being Made in Your Building? Learn What Qualifies & How to Effectively Respond to Avoid a Crazy Rent Increase ¿Se están realizando importantes mejoras de capital en su edificio? Conozca qué califica y cómo debe responder eficazmente para evitar un aumento disparatado del alquiler Justin Jenkins/NYS Division of Housing & Community Development	412	Rent Stabilized/ Rent Control
	Demystifying the Rent Guidelines Board Desmitificando la junta de directrices de alquiler Tim Collins, Esq./Collins Dobkin & Miller	410	Everyone
	Don't Move! Steps You Need to Take When Your Apartment Fails Section 8 Inspection ¡No te mudes! Pasos que debe tomar cuando su apartamento falla en la inspección de la Sección 8 Kat Meyers, Esq./Legal Aid Society, Fardausi Zahan/NYC Housing Preservation & Development, NYCHA	419	Project Based Section 8/NYCHA/ Section 8 Voucher Holders
	Senior Scams Awareness Concienciación sobre estafas a personas de tercera edad Ronald Remsen/P.A.'L.A.N.T.E. Harlem, Kurtis Falcone, Esq./Office of the NYS Attorney General, Sgt. Jonathan Molina & Sgt. Joel Paulino/NYPD	409	Seniors/Disabled
12:00 PM Lunch/ Almuerzo	Demystifying Housing: Preserving & Protecting our Affordable Housing Stock Desmitificando la vivienda: preservando y protegiendo nuestra viviendas con rentas asequibles NYS Senator Robert Jackson (Moderator), Argyro Boyle & Jonathan Hurt/NYS Tenant Protection Unit, Tim Collins, Esq./Collins Dobkin & Miller, Rick Gropper/Camber, Carl Hedman/NYC Housing Preservation & Development, Matthew Murphy/The Furman Center, Woody Pascal/NYS Division of Housing & Community Renewal	Auditorium	Everyone

		Room Salón	Target Audience Dirigido a
2:00 PM	<p>What is a Rent Overcharge? (Preferential Rents, Illegal Increases, & J51s) ¿Qué es un sobre cargo de renta? (Alquileres preferenciales, Cargos de aumento ilegales, y Reducción de impuestos J51s) Derek Frederick/NYS Division of Housing & Community Renewal Jesse Gribben, Esq./Himmelstein McConnell Gribben & Joseph</p>	412	Rent Stabilized/ Rent Control
	<p>"Drive by" Nonpayment Cases: When Landlords Take a Random Shot to Force You Out Casos de "Impago al Paso": Cuando los propietarios toman un tiro aleatorio para obligarte a salir John Maher, Esq./Law Office of John T. Maher</p>	410	Everyone/Legal
	<p>So What's New at NYCHA/Public Housing? Entonces, ¿Qué hay de nuevo en NYCHA/Vivienda pública? U.S. Rep. Ritchie Torres (Moderator), Brian Honan/New York City Housing Authority, Monica Morales/PIX11, Lucy Newman, Esq./Legal Aid Society, Iziah Thompson/Community Service Society of NY</p>	419	Project Based Section 8/NYCHA
	<p>Rent Freeze, Homeowners Tax Exemptions, & Other Savings Benefits for Seniors & the Disabled Including FHEPS Congelación de alquileres, exenciones de impuestos para propietarios de viviendas y otros beneficios de ahorro para personas mayores y discapacitados, incluyendo FHEPS Mike Sharp/NYC Department of Finance, Priscilla Torres/Catholic Charities</p>	409	Senior/Disabled
3:00 PM	<p>Analyzing Your First Lease with Lease Riders & All of the Other Stuff Analizando tu primer contrato de arrendamiento con anexos de arrendamiento y todo lo demás Jesse Gribben, Esq./Himmelstein McConnell Gribben & Joseph Emmanuel Perez/NYS Division of Housing & Community Renewal</p>	412	Rent Stabilized/ Rent Control
	<p>What is the Certificate of No Harassment (COHN)? ¿Qué es el certificado de no acoso (COHN)? Marti Weithman/NYC Housing Preservation & Development</p>	410	Everyone
	<p>Animal Law in Housing Including Service & Emotional Support Animals Ley animales en la vivienda incluyendo los animales de servicio y apoyo emocional John Maher, Esq./Law Office of John T. Maher</p>	409	Seniors/Disabled/ Everyone/Legal
4:00 PM	<p>Succession Rights for Rent Stabilized or Rent Control Tenants and Even if You are Not an Immediate Family Member Derechos de sucesiones para alquiler estabilizado o inquilino de control de alquiler e incluso si usted no es un miembro inmediato de la familia Michele McGuinness, Esq./Collins Dobkin & Miller Derek Frederick/NYS Division of Housing & Community Renewal</p>	412	Rent Stabilized/ Rent Control
	<p>My Security Deposit: What Happened to It? What About the Dividends I'm Owed? Mi Depósito de Seguridad: ¿Qué pasó? ¿Y los dividendos que me deben? Ascinta McLean/Office of the NYS Attorney General</p>	410	Everyone
	<p>All You Need to Know about NYCHA Termination Hearings & How to Address Rent Adjustments & Grievances Todo lo que necesitas saber sobre las audiencias de terminación de NYCHA y cómo abordar ajustes de alquiler & quejas Alex MacDougall, Esq./Legal Aid Society Brian Honan/New York City Housing Authority</p>	419	Project Based Section 8/ NYCHA/Section 8 Voucher Holders

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5:00 PM	What is a 'Frankenstein' Apartment? ¿Qué es un apartamento 'Frankenstein'? Jesse Gribben, Esq./Himmelstein McConnell Gribben & Joseph	412	Rent Stabilized/ Rent Control
	Illegally Locked Out: Your Next Step Bloqueado de su apartamento ilegalmente: Su próximo paso Melissa Corbett, Esq./P.A.'L.A.N.T.E.	410	Everyone
	New Rules, Proper Certification Procedures for Section 8 & Enhanced Section 8 Voucher Holders Nuevas reglas, Procedimientos de certificación adecuados para titulares de cupones de la Sección 8 y mejorados de la Sección 8 Richard Colon/P.A.'L.A.N.T.E. Andrea Napoli/U.S. Department of Housing & Urban Development Shante Plaskett-Moore/NYC Housing Preservation & Development	419	Project Based Section 8/ NYCHA/Section 8 Voucher Holders
Demystifying Housing - Day 2 - Thursday, August 8, 2024		Room Salón	Targeted Audience Dirigido a
9:00 AM	Registration & Networking Inscripción & Creación de redes de contactos (networking) (Breakfast/Desayuno: Cafeteria - Basement)	106	Conference Participants
10:00 AM	The Tenant Protection Plan: Mandatory Requirements During Construction in Your Building El Plan de Protección a los Inquilinos: Requisitos obligatorios durante trabajos de construcción en su edificio Ana Pluchiotta/NYC Department of Buildings	419	Homeowners/ HDFCs
	Elder Justice 101 Justicia para los ancianos 101 Margaret Woods/Carter Burden Network	409	Seniors/Disabled
	Practice Makes Perfect: How to Defend Yourself Against Non-Payment & Holdovers in Housing Court La práctica hace al maestro: Cómo defenderte contra impagos & retenciones en el tribunal de vivienda Melissa Corbett, Esq./P.A.'L.A.N.T.E. Jeannie Laurie/Housing Court Answers	412	Everyone/Legal
	HPD's "10-Point" Apartment Inspection & the Meaning of the Different Violations La inspección de apartamentos de "10 Puntos" del HPD & el significado de las diferentes infracciones Jose Dominguez/NYC Housing Preservation & Development	410	Everyone
11:00 AM	Deed Theft: Avoid Becoming a Victim. Learn the Signs Robo de escrituras: Evita convertirte en una víctima. Aprende las señales Hope Korenstein/Office of the Manhattan District Attorney, Yolande I. Nicholson, Esq., Melissa Ysaguirre/Office of the NYS Attorney General	419	Homeowners/ HDFCs
	How to Identify & Address Housing Discrimination Cómo identificar & abordar la discriminación en la vivienda Ryan DuBois/NYC Commission on Human Rights	409	Seniors/Disabled
	The Smart Renter El inquilino inteligente Pamela Glaser	412	Everyone

		Room Salón	Targeted Audience Dirigido
12:00 PM Lunch/ Almuerzo	Ceremony/Recognition :: Tenant Attorney Samuel Himmelstein Ceremonia/Reconocimiento :: Abogado de inquilinos Samuel Himmelstein Demystifying Housing: Harassment- A Discussion with City & State Tenant Harassment Protection Agencies. Let's Define Tenant Harassment in All Forms Acoso: Una discusión con las agencias de protección contra el acoso a inquilinos de la ciudad & el estado. Definamos el acoso a inquilinos en todas sus formas NYS Assemblywoman Linda Rosenthal (Moderator) Argyro Boyle/NYS Tenant Protection Unit Assistant District Attorney Hope Korenstein/Manh. District Attorney's Office Ana Pluchinotta/NYC Department of Buildings Marti Weithman/NYC Housing Preservation & Development Zong Ji Zhan/NYC Department of Buildings	Auditorium	Everyone
1:30 PM	How to Navigate the Administrative Hearings Process When Contesting Sanitation & Department of Building Tickets Cómo navegar por el proceso de audiencias administrativas al impugnar las solicitudes de saneamiento & el departamento de edificaciones John Castelli/NYC Office of Administrative Trials & Hearings Guardianship 101! How It All Works and How YOU Can Make Sure to Protect Your Family BEFORE a Complete Stranger Makes Decisions on Your Family's Behalf ¡Lo básico de la tutela! Cómo funciona & cómo USTED puede asegurarse de proteger a su familiar antes de ese viaje en el que un total extraño toma decisiones en nombre de su familiar & aprobado por la corte. Emily Klotz, Esq.	419	Homeowners/ HDFCs
	How to Get Help with Rent Arrears & Benefits Available to Pay Future Rent Cómo obtener ayuda con los atrasos de alquiler & beneficios disponibles para pagar el alquiler futuro Jose Jimenez & Wadiah Lamadieu/Catholic Charities Lisbeth Pereyra/NYC Human Resources Administration	409	Seniors/Disabled/ Legal
	How to Get Help with Rent Arrears & Benefits Available to Pay Future Rent Cómo obtener ayuda con los atrasos de alquiler & beneficios disponibles para pagar el alquiler futuro Jose Jimenez & Wadiah Lamadieu/Catholic Charities Lisbeth Pereyra/NYC Human Resources Administration	412	Everyone
2:30 PM	How to Analyze Public Records & the Steps You Need to Take to Remove Violations from Your Property Cómo analizar los registros públicos & los pasos que debe seguir para eliminar las violaciones de su propiedad Angel Lavergne/Imani Mgmt., Melba Rogers/NYC Department of Buildings Living Wills, Health Proxy, & Power of Attorney: The Legal Documents Everyone Needs Testamentos en vida, Poder médico, & Poder notarial: Los documentos legales que todos necesitan Emily Klotz, Esq.	419	Homeowners/ HDFCs
	Living Wills, Health Proxy, & Power of Attorney: The Legal Documents Everyone Needs Testamentos en vida, Poder médico, & Poder notarial: Los documentos legales que todos necesitan Emily Klotz, Esq.	409	Everyone/Legal
	Emergency Preparedness Essentials & What to Do in Case of a Fire Esenciales de preparación para emergencias & Qué hacer en caso de un incendio Angel Luis Perez/NYC Emergency Management, Red Cross, FDNY	412	Everyone
	Mortgages for ALL & Immigrants Too Hipotecas para TODOS & inmigrantes también Alicia Portada/Lower East Side Federal Credit Union	410	Everyone

		Room Salón	Targeted Audience Dirigido a
3:30 PM	Labor Law 1.0: How to Insure Compliance: Contractors or Employees Ley Laboral 1.0: Cómo asegurar el cumplimiento: Contratistas o empleados Joe Cotto, Esq.	419	Homeowners/ HDFCs
	Under the Radar: Elder Abuse & How You Can Stop It Bajo el Radar: Abuso a los ancianos & Cómo puedes detenerlo NYS Senator Cordell Cleare, Luisa Rodriguez/P.A.'L.A.N.T.E. Vimi Bhatia/Office of the Manhattan District Attorney Margaret Woods/Carter Burden Network	409	Everyone
	Creative Destruction: Dos & Don'ts on Tenant Organizing Destrucción creativa: Lo que se debe y no se debe hacer cuando estás organizando tus vecinos Elsia Vásquez/P.A.'L.A.N.T.E.	410	Everyone/ Tenant Leaders
	Crime Prevention: Protecting Your Personal Safety Prevención del crimen: Protegiendo tu seguridad personal Sgt. Jonathan Molina & Sgt. Joel Paulino/NYPD	412	Everyone
4:30 PM	The Unique Challenges of HDFCs and How They Can Access Credit & Grants Los desafíos únicos de los HDFCs y Cómo pueden acceder a créditos & subvenciones Angel Lavergne/Imani Mgmt. Alicia Portada/Lower East Side Federal Credit Union	419	Homeowners/ HDFCs
	Building Wealth for Your Children Construyendo riqueza para tus hijos Ariel Ferreira/The World Changers	409	Seniors/ Everyone
	The Right "Mix": Rent & Repairs in Your Apartment La Combinación Correcta: Alquiler y reparaciones en tu apartamento Elsia Vásquez & Brevin Sydney/P.A.'L.A.N.T.E.	410	Rent Stabilized
	Citizenship Workshop Taller de ciudadanía Orlando Ovalles & Wilson Tejeda/NALEO	412	Immigrants/ Everyone

Demystifying Housing - Day 3 – Friday – August 9, 2024		Room Sal6n	Targeted Audience Dirigido
9:00 AM	Registration & Networking Inscripci6n & Creaci6n de redes de contactos (networking) (Breakfast/Desayuno: Cafeteria - Basement)	106	Conference Participants
10:00 AM	Landlords Behaving Badly Propietarios comport6ndose mal NYC Council Member Shaun Abreu Josh Cucchiaro/NYC Housing Preservation & Development Elsia V6squez/P.A.'L.A.N.T.E.	419	Everyone
	Finding an Affordable Apartment including those with Section 8 and Rent Stabilized Low Income Tax Credit Encontrar un departamento asequible, incluidos aquellos con la Secci6n 8 y el cr6dito tributario por bajos ingresos estabilizados por el alquiler NYC Housing Preservation & Development	412	Everyone/ Apt. Seekers/ Renters
	Strengthening Leadership Skills for Tenants' Association & Community Leaders (Limited to 20 Participants) Fortaleciendo las habilidades de liderazgo para asociaciones de inquilinos y l6deres comunitarios (Limitado a 20 participantes) Mike Acosta/Training & Performance Improvement Consultant	410	Everyone/ Tenant Leaders/ HDFC Board of Directors
	Women & Wealth Mujer & Riqueza Kimberly Gilgeours/The World Changers	409	Women
11:00 AM	So What's New on Mitchell Lama & What Keeps its Tenants Up at Night Entonces, ¿Qu6 hay de nuevo en Mitchell Lama y qu6 mantiene despiertos a sus inquilinos por la noche? Council Member Gale Brewer (Moderator) Cathy Sparks/NYS Division of Housing & Community Renewal Julie Walpert/NYC Housing Preservation & Development David Hershey-Webb, Esq./Himmelstein McConnell Gribben & Joseph	419	Mitchell Lama Renters & Coops
	Understanding Credit & Credit Reports Entendiendo el cr6dito y los informes de cr6dito Timberly Wannamaker/Manifesting Success Enterprises Alicia Portada/Lower East Side Federal Credit Union	412	Everyone
	Strengthening Leadership Skills for Tenants' Association & Community Leaders (Limited to 20 Participants) Fortaleciendo las habilidades de liderazgo para asociaciones de inquilinos y l6deres comunitarios (Limitado a 20 participantes) Mike Acosta/Training & Performance Improvement Consultant	410	Everyone/ Tenant Leaders/ HDFC Board of Directors
	How Money Works: Stop Being a Sucker C6mo funciona el dinero: Deja de ser un "Sucker" Daniel Brown/WealthWave	409	Everyone
12:00 PM	Where Do We Go from Here? ¿A d6nde vamos desde aqu6? Elsia V6squez/P.A.'L.A.N.T.E. (Moderator) Dr. Basil Smikle, PhD/P.A.'L.A.N.T.E., U.S. Representative Adriano Espaillat IZIAH Thompson/Community Service Society of NY Barry Weinberg/Manhattan Community Board 9	Auditorium	Everyone

		Room Salón	Targeted Audience Dirigido
2:00 PM	What is a 421a Apartment? ¿Qué es un apartamento 421a? Ronald S. Languedoc, Esq./Himmelstein McConnell Gribben & Joseph	419	Renters Living in "New" Affordable Housing Bldgs.
	How to Apply & Where to Go for Affordable Housing Lotteries to Rent or Purchase Cómo solicitar y dónde ir para loterías de vivienda asequible para alquilar o comprar Miga Beqiri/NYS Division of Housing & Community Renewal, Shaheem Taylor/NYC Housing Preservation & Development	412	Everyone
	Strengthening Leadership Skills for Tenants' Association & Community Leaders (Limited to 20 Participants) Fortaleciendo las habilidades de liderazgo para asociaciones de inquilinos y líderes comunitarios (Limitado a 20 participantes) Mike Acosta/Training & Performance Improvement Consultant	410	Everyone/ Tenant Leaders/ HDFC Board of Directors
	How to Get Certified as a Women Owned Business & Selling Your Product & Services to the Government Cómo obtener la certificación como un negocio propiedad de mujeres y vender sus productos y servicios al gobierno Robin Green/New York Women's Chamber of Commerce	409	Women
3:00 PM	The Nuts & Bolts on How to Purchase Your First Home Los detalles de cómo comprar tu primera casa Rev. Charles Butler/Harlem Congregations for Community Improvement NYC Housing Preservation & Development Lower East Side Federal Credit Union	412	Everyone
	Strengthening Leadership Skills for Tenants' Association & Community Leaders (Limited to 20 Participants) Fortaleciendo las habilidades de liderazgo para asociaciones de inquilinos y líderes comunitarios (Limitado a 20 participantes) Mike Acosta/Training & Performance Improvement Consultant	410	Everyone/ Tenant Leaders/ HDFC Board of Directors
	Immigrant: Know Your Rights Training Inmigrante: Taller para que conozca tus derechos Kristina O'Young, Esq./Coalition for Immigrant Freedom	409	Everyone/ Immigrants
4:00 PM	Inside Baseball: How to Access Your Right to Counsel in Every Borough & How Each Housing Court Works Inside Baseball: Cómo acceder a tu derecho a un abogado en cada distrito y cómo cada Tribunal de vivienda funciona Ryan Minett, Esq. & Melissa Corbett, Esq./P.A.'L.A.N.T.E.	419	Everyone/Legal
	Role of Your Real Estate Attorney in the Home-Buying Process El Papel de un abogado de bienes raíces en el proceso de compra de una casa Evans J. Legros, Esq./The Law Office of Evans J. Legros	412	Everyone/ Legal
	Managing Stress During Difficult Times Manejo del estrés en tiempos difíciles Isabel Adon, LCSW	410	Everyone
	Setting Your Financial Foundation Estableciendo tu fundación financiera Ariel Ferreira/The World Changers	409	Everyone
5:00 PM	Closing Remarks	Auditorium	Everyone

P.A.L.A.N.T.E.

People Against Landlord Abuse & Tenant Exploitation

OUR MISSION

To reduce poverty and advocate for safe housing by organizing, educating and empowering residents. We are committed to supporting communities and to preserving our quality of life, health, and personal safety by assisting residents when their rights have been violated and by holding unresponsive property owners accountable.



VALUES

- Recognize the importance of each individual to be treated with dignity and fairness
- Acknowledge tenants' rights to live in a safe, affordable, secure, and reliable place
- Empower residents in the community to effectively address housing issues
- Enable rent payers to protect their tenancy

SUMMARY OF OUR WORK

