

**NYS DIVISION OF HOUSING AND COMMUNITY RENEWAL
WEATHERIZATION ASSISTANCE PROGRAM
DHCR # 9**

TENANT SYNOPSIS OF THE OWNER AGREEMENT

The New York State Weatherization Assistance Program (WAP) is administered by the New York State Division of Housing and Community Renewal (DHCR), Energy and Rehabilitation Services Bureau (ERSB) specifically to weatherize the homes of income eligible households.

The owner of your building has entered into an Agreement with _____, a subgrantee of DHCR, to have your building weatherized on your behalf. The majority of materials and labor to weatherize the building are being supplied free of charge to the owner because your building was deemed eligible to receive the benefits of the WAP. In return for this weatherization, the owner has agreed to several provisions that benefit you and give you specific rights. (You are called a third party beneficiary of the Agreement.) These provisions and rights are summarized for you below:

1. The owner cannot raise your rent until _____ (except as in 5 below) even if you have previously agreed that your present rent could be increased before that date or enrolled in a State-sponsored rent-regulated program.
2. If you happen to move out of your apartment before the above date, the owner must charge the new tenant the same rent as you are charged.
3. The owner agreed to fill vacant-eligible units within 180 calendar days of the completion of the weatherization work with persons who are income eligible to receive WAP benefits.
4. If the owner sells your building before the above date, the new owner must also comply with all of the provisions on this Agreement protecting you until then.
5. If the Owner tries to raise your rent before the above date for any reason other than to recover actual increases in property taxes, an authorized utility surcharge, the cost of improving the building (not resulting from this Agreement), or State approved increases, you have the right to assert a claim against him/her in Court. If this happens and you need assistance in asserting your claim, call your local legal services office.
6. If your apartment is eligible for the installation of an air conditioner as a result of the weatherization services received, please be advised that your rent may be increased in accordance with State or City laws and regulations.
7. You have the right to see the Agreement signed by the owner and the Subgrantee who weatherized your building. You may use the Agreement document as evidence in Court to prove your claim. To arrange to see the Agreement, you may call or write to the Subgrantee as follows:

Subgrantee Name _____ Number and Street _____

City _____ Zip Code _____ Telephone Number (with area code) _____