

使政策
公開

WHY IS
CHINATOWN
GETTING SO
EXPENSIVE?

為什麼唐人街變得這麼貴？

了解你的權力來繼續住在這個社區裡吧
FIND OUT YOUR RIGHTS SO YOU CAN STAY IN YOUR NEIGHBORHOOD

MAKING
POLICY
PUBLIC

每一位紐約租客有以下權力...

EVERY RENTER IN NEW YORK CITY HAS THE RIGHT...

全年擁有熱水,十月至六月期間
擁有暖氣

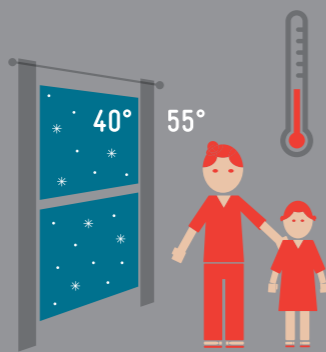
TO HAVE HOT WATER YEAR-ROUND AND
HEAT BETWEEN OCTOBER AND JUNE

(白天)當室外氣溫低於55度的時候,
室內氣溫必須至少68度。

BY DAY it must be at least
68° inside when it's below
55° outside.

(黑夜)當室外氣溫低於
40度的時候,室內氣溫
必須至少55度。

AT NIGHT it must be at
least 55° inside when
it's below 40° outside.



跟家裡人居住,另外還可以跟一位
外人和他的孩子居住

TO LIVE WITH YOUR FAMILY MEMBERS
AND ONE ADDITIONAL UNRELATED
PERSON AND THEIR CHILDREN



得到迅速的修理
TO HAVE REPAIRS
MADE QUICKLY



沒身分的人也很害怕參加組織。怎麼做媒體活動啊,向房東抗議啊。他們了解他們的權力的話,就比較難驅趕他們的了。

—81號包厘街租客,租客協會會員

People who are undocumented are afraid to participate in organizing. If people know their rights, it's a lot harder to kick them out.

—Resident of 81 Bowery and member of CAAAV's Chinatown Tenants Union

如果房東拒絕你這些權力,這可以算是騷擾而是違法的。

IF YOUR LANDLORD DENIES YOU THESE RIGHTS IT'S CONSIDERED HARASSMENT AND IT'S ILLEGAL.

租客擁有這些權力的,無論移民身份的!

YOU HAVE THESE RIGHTS REGARDLESS OF IMMIGRATION STATUS!

殺蟲滅鼠

TO EXTERMINATION



每隔三年油漆
整個柏門

TO HAVE YOUR APARTMENT
PAINTED EVERY THREE YEARS

跟你的租客鄰居組織起來

TO ORGANIZE WITH OTHER RENTERS



如果你過世,柏門可以
遺傳給你配偶或孩子

TO PASS YOUR APARTMENT
ON TO A SPOUSE OR
CHILD IF YOU DIE



如果他違反了這些規則,你可以告房東

TO SUE YOUR LANDLORD IF
HE BREAKS THESE RULES



租金穩定

RENT STABILIZATION

你怎麼知道你住在一個租金穩定柏門呢？

紐約州租金穩定法律規定如下：

- > 適用於1974年前建造的柏門、而有6個柏門以上的樓宇
- > 適用於租金低於\$2,500一個月的柏門
- > 是為了收入低於每年\$200,000的家庭

HOW CAN YOU TELL IF YOU LIVE IN A RENT-STABILIZED APARTMENT?

Rent stabilization is a New York City law that:

- > Applies to apartments in buildings built before 1974 with more than 6 apartments.
- > Caps rent at a maximum of \$2500 a month.
- > Is for families that earn less than \$200,000 per year.

如果你住在一個租金穩定的柏門，你有更多權力的。

- > 個租金穩定的柏門，你的房東每年可以增加的房租有限，限制範圍通常在百分之3到6%。
- > 你有權每年更新你的租約。
- > 當你搬出租金穩定的柏門，租金可升高20%，和任何其他修繕，但這只可以一年一次。
- > 因為房東不可以隨便趕你走（除非你破壞了規則），你有權組織起來和提出要求。

IF YOU LIVE IN A RENT-STABILIZED APARTMENT, YOU HAVE MORE RIGHTS.

- > Your landlord can only increase rent each year by a limited amount, usually between 3 and 6%.
- > You have the right to renew your lease every year.
- > When you move out of a rent-stabilized apartment, the rent can go up as much as 20%, but that can only happen once a year.
- > Because your landlord can't kick you out (unless you break other rules), you have the right to organize and make demands.

我怎麼知道我的租金是正確的？什麼是優惠租金？

我的租金登記列出來是一個價格，可是我付的價格比較少。這可能就是所謂的“優惠租金。”

- > 房東註冊一個非法高租金的柏門。他們收取的房租比登記率低，但是他們可以隨時收取註冊的金額。這可能造成負擔不起租金而被迫遷。租客通常都不知道自已簽上了那些高租金的。

那麼，我能做些什麼呢？

- > 看你的租約，看看是否有標明“優惠率”
- > 從紐約州房屋局(HCR)那邊請求你的租金歷史記錄，房東每年都在那裡註冊你的租金的。
- > 撥打HCR: 718-639-7400 並要求中文服務熱線。
- > 如果你發現你的房東有這麼做，你可以向他挑戰，並獲得報酬回租（過去四年付出的租金）。

HOW DO I KNOW IF MY RENT IS CORRECT? WHAT'S A PREFERENTIAL RENT?

If you have a rent that is listed at one amount but you pay less, you may have what is called a “preferential rent.”

- > Landlords can register an illegally high rent for an apartment, then charge you less than the registered rate. But they can start charging the higher rent any time they want, which would push you out of the apartment. Tenants often don't know they're signing on to these rates.

So what can I do?

- > Check your lease to see if it says “preferential” rate.
- > Request your rent history from the Homes & Community Renewal (HCR), where your landlord has to file the rent every year.
- > Call HCR at 718-639-7400, and request Chinese language service.
- > If you find out your landlord has been doing this, you can challenge him and get paid back rent (for the last four years you have paid).

誰負責的呢

市房屋署(HPD)是城市的房屋中介機構。當你有房屋相關的問題而撥打311的時候，你是轉到他們那裡的。他們處理個別柏門和公用地方的問題。

租金管制委員會(RGB)每年舉辦會議來策劃租金上調的可加量。他們不一定需要增加的，但是他們每年都有增加。

樓宇局(DOB)確保建築物是否可以安全居住。他們對柏門進行檢，以確保樓宇有做出維持。

州房屋局(HCR)是負責監督租金穩定住房的州政府住房機構。你可以打電話給他們去了解你的柏門租金穩定狀況和租金歷史，也可以挑戰你居住樓宇的重大資產改善。

房屋法庭是處理大多數房東租客之間的糾紛和房屋條例侵犯的民事法庭。

WHO'S IN CHARGE?

Housing Preservation & Development (HPD) is the city's housing agency. When you call 311 about housing-related issues it goes to them. They deal with issues that affect individual units.

Rent Guidelines Board (RGB) meets every year to set the amount that rent-regulated rents can go up. They don't have to increase rents, but they always do.

Department of Buildings (DOB) makes sure that buildings are safe to live in. They inspect apartments to make sure they are being maintained.

Homes & Community Renewal (HCR) is the state housing agency that oversees rent-stabilized housing. You can call them to find out about your apartment's rent-stabilized status and rent history, and to challenge major capital improvements in your building.

Housing Court is a civil court that handles most landlord-tenant disputes and housing code violations.



我們第一次被趕走都覺得很無主...通過租客協會的幫助向房東要求我們需要的東西。開始的時候他們很猶豫、很害怕媒體曝光，可是如果自己被驅趕的人都不說話，誰能替你說話呢？

—81號包厘街租客，租客協會會員

The first time we were kicked out we didn't have any idea what to do...through the help of the Tenants Union we figured out how to list out our demands. At first people were hesitant, afraid to expose things in the media, but if you are getting kicked out and don't speak for yourself, who is going to speak for you?

—Resident of 81 Bowery and member of CAAAV's Chinatown Tenants Union

為什麼租金穩定柏門那麼重要？

- > 由於租金上升緩慢，儘管周圍的街區租金都已開始迅速上升，租金穩定的家庭可以留在已經生活多年的社區裡。在下東城和唐人街社區裡，這是特別重要的。
- > 當租金到達\$2500的時候，柏門就會退出租金管制計劃，並成為常規的市場利率柏門。當發生這種情況，住戶就沒有每年續約的權力，而且租金可以任房東的意願隨時變動。
- > 在曼哈頓，每年差不多6000個租金柏門會超過\$2500而退出計劃。

WHAT MAKES RENT-STABILIZED APARTMENTS IMPORTANT?

- > Because the rent goes up slowly, families can stay in the neighborhoods they've lived in even as the rents around them start to go up quickly. This is especially important in neighborhoods like the Lower East Side and Chinatown.
- > When rents reach \$2,500 the apartment leaves the rent stabilization program and becomes a regular market-rate apartment. When that happens, tenants no longer have the right to renew their lease every year, and rent can go up as much as the landlord wants, as many times a year as he wants.
- > In Manhattan, every year nearly 6,000 apartments go over \$2,500 and are no longer rent-stabilized.



DO I HAVE RIGHTS IF I'M SUBLETTING?

YES! If you are subletting someone else's apartment, the landlord can't just throw you out—he needs to put you through an eviction process.

如果我分租，我有權力嗎？

有！如果你分租別人的柏門，房東不能隨便趕你出去的—就像其他租客，他們需要通過一個驅逐過程。

如果房東不作維修我應該怎麼辦?

WHAT CAN I DO IF MY LANDLORD WON'T MAKE REPAIRS?

如果我的房東想把我驅趕我該怎麼辦?

WHAT CAN I DO IF MY LANDLORD IS TRYING TO KICK ME OUT?

1 把你的問題記錄下來

寫信向你的房東反映問題,以掛號信寄出去而保存好收據。
如果房間裡沒有暖氣,做一個表格來記錄房間內和樓宇外的溫度。

KEEP TRACK OF THE PROBLEM
Write a letter about the problem to your landlord and send it by certified mail so you can prove when you sent it. Keep a copy for yourself.
If you don't have heat, keep a list of the temperature in your apartment at different days and times.



將房間裡有問題的地方拍照。請用能顯示日期與時間的相機拍照。

Take photos of the problem. Use a camera that shows the date and time when the photos were taken.

2 撥打311,讓市政府派人來檢問題

請在線等待,一直到聽到中文提示為止。
在專人來看問題以前請不斷撥打電話。你撥打電話的次數越多他們越會重視。請不要擔心他們會因此而生你的氣。

CALL 311 TO GET THE CITY TO INSPECT THE PROBLEM
Stay on the phone until you receive instructions in Chinese.
Call many times, until they come see the problem. The more times you call, the more important the issue will be to them. Don't worry; they won't get mad at you!



撥打電話時請記下他們給你的編號,並在下次撥打電話時告知他們你的編號。
打電話時請盡可能詳細描述問題。每次打電話都請盡量使用相同的辭彙。

Write down the reference number they give you when you call, and mention it when you call again.
Be as specific as possible when you describe the problem, and make sure to use the same words every time.

A tenant told me she won in court. She thought she would get evicted, but because she had called 311 and the landlord had so many violations on record, the landlord couldn't evict them.
—Resident of 61 Delancey and member of CAAAV's Chinatown Tenants Union

以騷擾的手段迫使你搬家是違法行為!請於此參考你所擁有的權力...

HARASSING YOU TO MAKE YOU MOVE IS ILLEGAL! FIND OUT MORE ABOUT WHAT YOUR RIGHTS ARE HERE...

保護自己!
PROTECT YOURSELF!



不要用現金來支付房租,請用支票或銀行匯票等形式支付。
Don't pay rent with cash; use a check or money order.



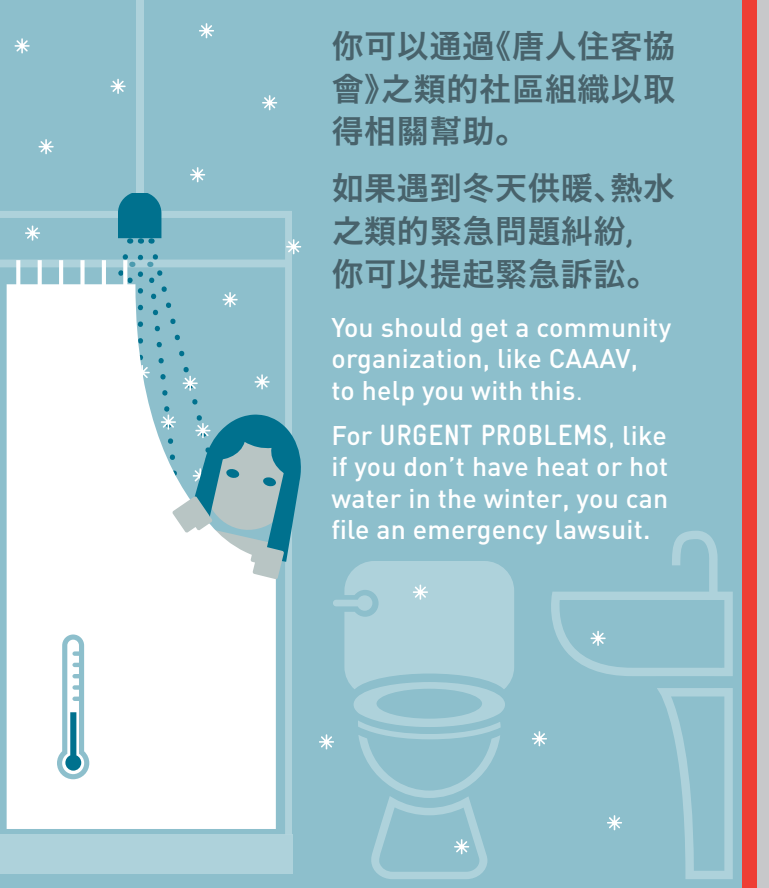
每次付房租時向房東拿據。
Get a receipt from your landlord every time you pay the rent.



確保你的家屬配偶以及你住所裡的其他人也都包含在你的租約內。
Make sure the names of your spouse and others living in your apartment are included on the lease.

3 如果通過以上方式不能解決問題,你可以通過房屋法庭來告房東以迫使他做出維修。

IF THAT DOESN'T WORK, YOU CAN GO TO HOUSING COURT AND FILE A LAWSUIT AGAINST YOUR LANDLORD SO HE HAS TO MAKE REPAIRS.



你可以通過《唐人住客協會》之類的社區組織以取得相關幫助。
如果遇到冬天供暖、熱水之類的緊急問題糾紛,你可以提起緊急訴訟。

You should get a community organization, like CAAAV, to help you with this.
For URGENT PROBLEMS, like if you don't have heat or hot water in the winter, you can file an emergency lawsuit.

如需緊急訴訟,請到中央街111號的“房屋法庭”找一位“HP專員”辦理。
你可以在法院要求翻譯服務。在遞交訴訟的一周左右,你就能向法官陳述問題。在見到法官之前,請堅持撥打311求助電話。

To do this, go to Housing Court at 111 Centre Street, and ask to see the HP clerk to file an “emergency HP action.”
You can ask for interpreters in court. You will present your problem to a judge in about a week. Keep calling 311 while you are waiting to see the judge.

個租客告訴我上法庭上贏了。本來他以為會被驅趕的,可是因為他那裡有打311而房東有多少違規的條例在311記錄下來,所以房東沒辦法趕他們走。
—61號地蘭西街住客,住客協會會員

我有一個朋友問我房東準備給他買新。我說,他如果拿那筆錢拿來買新,錢都是用在房租上,而且很難找到租金管制的房子的。我叫他不要收那筆錢。
—74號包厘街住客,住客協會會員

I have a friend whose landlord tried to pay him to move out. I told him that if he took the money, rent for a new apartment would use it all up...it's really hard to find rent-stabilized housing... I told him not to take the money.
—Residents of 74 Forsyth and member of CAAAV's Chinatown Tenants Union



寒冬裡沒有暖氣!
法律上將此認定為“立即危害健康”的情況。你應當提起緊急訴訟以確保供暖。
THERE'S NO HEAT AND IT'S WINTER!
The law says this is an “immediately hazardous” condition. You should file an emergency lawsuit to get the heat turned on.



我的房東以金錢許諾,想讓我搬走。
請不要接受!搬入沒有租金管制的樓宇或許現在便宜,但就長久而言你的花費要更多!
MY LANDLORD IS OFFERING ME MONEY TO MOVE OUT OF THE BUILDING.
Don't accept! Moving to housing that isn't rent-stabilized may be cheaper now, but it will be more expensive in the long run!



我的房東不允許我留宿訪客,並向他們索要證件。
MY LANDLORD SAYS MY GUESTS ARE NOT ALLOWED TO STAY AND ASKS THEM FOR IDENTIFICATION.
法律上允許房東看證件,但是禁止將之保存或影印。
Under the law, landlords can ask to see identification, but can't keep it or make copies of it.

4 與其單獨要求維修住房,不如聯同其他住戶一同提出要求。這樣往往更加行之有效。

IT CAN BE MORE EFFECTIVE TO ASK FOR REPAIRS AS A GROUP, INSTEAD OF ON YOUR OWN.
投訴的人越多,房東就越須要對問題作出回覆。
The more people who are complaining, the more the landlord will have to respond.
其他樓宇的住客成功地聚集過。
Other groups of tenants have been successful in joining together.
社區組織可以協助你群策群力來解決問題。
There are organizations that can help you join together to get problems fixed.
社會組織或能幫你跟律師取得建議或許幫助。
They can help you to get access to lawyers.



說服住客一起合起來...其實很難的,我們叫他們[試試看]出來參加會議...如果人家看到有力量的話他們會團結起來的[而]我們團結起來才有力量!
—61號地蘭西街和135號地蘭西街住客,住客協會會員
Convincing other tenants to come together...its hard. We ask them to come out for a meeting...if people see there's power they'll come together. We can only have power if we unite!
—Residents of 61 Delancey and 135 Division

我的房東正在通過裝修樓宇的方式來漲房租。

業主通常用“重大資產改善”的方式來增長全樓的租金。如果因此產生過多噪音與粉塵將會被視為騷擾,你可以此提起訴訟。
MY LANDLORD IS RENOVATING THE BUILDING TO RAISE THE RENT
Major Capital Improvements (MCIs) are often used by landlords to increase all of the rents in your building. If these cause a lot of noise and dust this can be considered harassment and you can file a lawsuit.



“重大資產改善”是什麼?

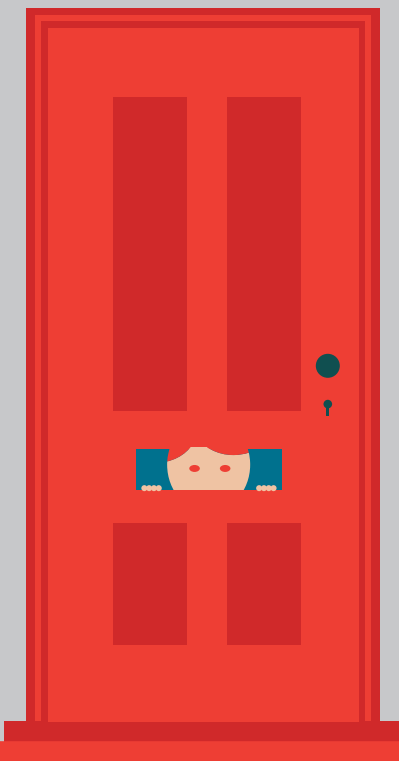
- MCIs是對建築進行大規模的改造(而不是維修),從而使全樓住客受益的行為,其中包括柏門外樓梯、走廊、大廳以及公用地方的裝修改造。房東期望通過改造以上設施來收取更高租金。
- 你收到關於MCIs的通知函時,能在30天之內對其進行質疑或者要求更多時間反應。
- 住客只有在認定花費過高的時候才能對MCI進行質疑。
- 如果想要就大樓供貨以及設備花費進行質疑,你可以向房東要求各項花費的明細清單。

WHAT'S AN MCI?

- MCIs are large improvements (not repairs) to the building, meant to benefit all of the building's tenants. They are things outside your apartment in the stairs, halls, and lobby. The landlord wants to spend more on these because it will allow him to charge more rent.
- You might receive a letter about MCIs and can challenge them within 30 days.
- Tenants can only challenge MCIs if they think the costs are too high.
- To challenge the cost of building supplies and equipment you can get a list from your landlord showing what each item costs.

我的房東把我鎖在外面了!

這是違法行為!
如果你的房東想要驅趕你,他要通過房屋法庭要求法官決定到底可不可以驅趕你。驅逐的流程將延續數月。在此期間你有權居住在你的柏門裡



MY LANDLORD LOCKED ME OUT!

This is illegal!
If your landlord wants to evict you, you have to be given a notice of eviction. The eviction process can take months, and you can stay in your apartment during that time.

與社區居民大家並肩保障我們的社區繼續是負擔得起的
JOIN OTHERS IN THE COMMUNITY WHO ARE WORKING TOGETHER TO KEEP OUR NEIGHBORHOOD AFFORDABLE

單獨的住客有時在法庭上也能贏,但是真正的成功案例都是來自集體行動。
INDIVIDUAL TENANTS CAN SOMETIMES WIN IN COURT, BUT THE REAL SUCCESSSES COME FROM ORGANIZING AND COLLECTIVE ACTION

如果你遇到物業問題,你的鄰居們大多也在面臨相同的問題。
IF YOU'RE HAVING A PROBLEM, YOUR NEIGHBORS ARE PROBABLY EXPERIENCING THE SAME THING.

租金管制的住客曾經集體贏得重要保障,而使所有紐約居民都受益。
RENT-STABILIZED TENANTS HAVE ORGANIZED TOGETHER TO WIN IMPORTANT PROTECTIONS THAT ALL NEW YORKERS BENEFIT FROM.

與社區居民大家並肩保障我們的社區繼續是負擔得起的

JOIN OTHERS IN THE COMMUNITY WHO ARE WORKING TOGETHER TO KEEP OUR NEIGHBORHOOD AFFORDABLE

使政策公開 / MAKING POLICY PUBLIC

使政策公開是城市教育中心(CUP)的項目。CUP 與政策倡導者和圖形設計師聯手合作製造摺頁海報來解釋複雜的政策問題。

Making Policy Public is a program of the Center for Urban Pedagogy (CUP). CUP partners with policy advocates and graphic designers to produce foldout posters that explain complicated policy issues, like this one. makingpolicypublic.net

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中心城市教育學 / CUP

城市教育中心(CUP)是一個非贏利性組織他們使用設計和藝術的力量來增加有意義的公民參與。

The Center for Urban Pedagogy (CUP) is a nonprofit organization that uses the power of design and art to increase meaningful civic engagement. welcometoCUP.org

亞裔反暴力聯盟 / CAAAV

CAA AV 在美國其中最初教和提供宣傳代表來幫助仇恨犯罪的受害者的泛亞裔草根組織。CAA AV 組織亞裔社區發展紐約市草根社區居民的領導能力並與低收入亞裔移民和難民建立力量的，為實現種族、性別、和經濟正義的製度變革而奮鬥。

CAA AV Organizing Asian Communities is one of the first pan-Asian grassroots organizations in the U.S. to educate and provide advocacy on behalf of victims of hate crimes. CAA AV works to build grassroots community leadership and power across diverse low-income Asian immigrant and refugee communities in New York City to fight for institutional change towards racial, gender, and economic justice. caaav.org

內部合作 / INTRACOLLABORATIVE

INTRACOLLABORATIVE 的名字代表著獨特關係和歷史的相合作關係。我們擴展了學術環境的原則轉化為現實社區，共同合作來解開複雜的問題，和建立表達工具去促進社會改革。我們堅定信念設計來作為變革的代言人。

IntraCollaborative's name speaks to their unique working relationship and history of mutual collaboration. They extend principles of the academic setting into real communities, working jointly to unravel complex issues, and develop communication tools aimed at social reform. They share a strong belief in design as an agent of change. intracollaborative.org

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