



THE CITY RECORD

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THE CITY RECORD

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Visit www.nyc.gov/cityrecord to view a PDF version of The Daily City Record.

PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOROUGH PRESIDENT - BROOKLYN

NOTICE

NOTICE IS HEREBY GIVEN that, pursuant to Sections 197-c of the New York City Charter, the Brooklyn Borough President will hold a public hearing on the following matters in the Borough President's Conference Room, Brooklyn Borough Hall, 209 Joralemon Street, Brooklyn, NY 11201, commencing at 6:00 P.M. on Monday, August 18, 2014.



Calendar Item 1 - Abe Stark Senior Center - 140365 PQK

IN THE MATTER OF an application submitted by the Department for the Aging and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 10315 Farragut Road (Block 8152, Lot 201) and continued use as a senior center.

This action would provide for the continued operation of the facility in order to ensure the ongoing provision of services for approximately 140 senior citizens in the community.

Calendar Item 2 - 695 Grand Street - 140411 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State, the following:

- for the designation of property located at 695 Grand Street (Block 2782, Lot 36) as an Urban Development Action Area, and an Urban Development Action Area Project for such area; and
- pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD to facilitate the development of an eight-story mixed-use building with approximately 51 residential dwelling units, including 41 affordable housing units, and ground floor commercial space.

Note: To request a sign language interpreter, or to request TTD services, call Mr. Richard Bearak at (718) 802-4057 before the hearing.

a11-15

BOROUGH PRESIDENT - MANHATTAN

MEETING

The Manhattan Borough Board will meet Thursday, Aug. 21, 2014, at 8:30 A.M. in the Manhattan Borough President's Office, 1 Centre Street, 19th Floor South, New York, NY.

a14-21

CITY COUNCIL

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT the Council has scheduled the following public hearings on the matters indicated below:

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the Council Committee Room, 250 Broadway, 16th Floor, New York City, NY 10007, commencing at 9:30 A.M. on Monday, August 18, 2014:

SANT AMBROEUS

MANHATTAN CB - 2 **20145468 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 265 Lafayette Ristorante, LLC, d/b/a Sant Ambroeus, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 263 Lafayette Street.

RIPOSO 72

MANHATTAN CB - 7 **20145615 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 50 W. 72nd Rest, LLC, d/b/a Riposo 72, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 50 West 72nd Street.

753 WASHINGTON TRATTORIA

MANHATTAN CB - 2 **20145294 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 753 Washington Trattoria, Inc., for a revocable consent to modify and continue to maintain and operate an unenclosed sidewalk café located at 753 Washington Street.

WOODWARD AVENUE REZONING

QUEENS CB - 5 **C 140111 ZMQ**

Application submitted by 176 Woodward Owner, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13b:

1. changing from an M1-1 District to an R5B District property bounded by Flushing Avenue, a line 225 feet northeasterly of Onderdonk Avenue, a line 220 feet northwesterly of Troutman Street, Woodward Avenue, a line 95 feet northwesterly of Troutman Street, a line 100 feet northeasterly of Onderdonk Avenue;
2. changing from an M1-1 District to an R6B District property bounded by a line 95 feet northwesterly of Troutman Street, Woodward Avenue, Troutman Street, a line 100 feet northeasterly of Woodward Avenue, Starr Street, and a line 100 feet northeasterly of Onderdonk Avenue; and
3. establishing within the proposed R6B District a C2-3 District bounded by Troutman Street, a line 100 feet northeasterly of Woodward Avenue, Starr Street, and a line 100 feet southwesterly of Woodward Avenue;

as shown on a diagram (for illustrative purposes only) dated February 18, 2014, modified by the City Planning Commission on July 21, 2014, and subject to the conditions of CEQR Declaration E-336.

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing in the Council Committee Room, 250 Broadway, 16th Floor, New York City, NY 10007, commencing at 11:00 A.M. on Monday, August 18, 2014.

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing in the Council Committee Room, 250 Broadway, 16th Floor, New York City, NY 10007, commencing at 1:00 P.M. on Monday, August 18, 2014.

CITY PLANNING COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT RESOLUTIONS have been adopted by the City Planning Commission, Scheduling public hearings on the following matters to be held in Spector Hall, 22 Reade Street, New York, NY, on Wednesday, August 20, 2014 at 10:00 A.M.

BOROUGH OF MANHATTAN

No. 1

420 LEXINGTON AVENUE OFFICE SPACE

CD 5 **N 150021 PXM**

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 420 Lexington Avenue (Block 1280, Lot 60) (Office of Court Administration offices).

No. 2

570 LEXINGTON AVENUE OFFICE SPACE

CD 5 **N 150022 PXM**

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 570 Lexington Avenue (Block 1305, Lot 60) (Office of Court Administration offices).

BOROUGH OF BROOKLYN

No. 3

1 METROTECH CENTER OFFICE SPACE

CD 2 **N 150023 PXX**

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 1 MetroTech Center (Block 147, Lot 4) (Human Resources Administration offices).

BOROUGH OF STATEN ISLAND

No. 4

GATEWAY CATHEDRAL

CD 3 **C 140210 ZSR**

IN THE MATTER OF an application submitted by Church at the Gateway pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-53 of the Zoning Resolution to modify the requirements of Section 25-12 (Maximum Size of Accessory Group Parking Facilities) to allow a group parking facility accessory to uses in a large-scale community facility development with a maximum capacity of 618 spaces, on property located at 200 Boscombe Avenue (Block 7577, Lot 3), in an R3X District, within the Special South Richmond Development District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

YVETTE V. GRUEL, Calendar Officer

City Planning Commission

22 Reade Street, Room 2E

New York, NY 10007

Telephone (212) 720-3370

TRANSPORTATION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, PURSUANT TO LAW, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held at 55 Water Street, 9th Floor, Room 945 commencing at 2:00 P.M. on Wednesday, August 20, 2014. Interested parties can obtain copies of proposed agreements or request sign-language interpreters (with at least seven days prior notice) at 55 Water Street, 9th Floor SW, New York, NY 10041, or by calling (212) 839-6550.

#1 IN THE MATTER OF a proposed revocable consent authorizing 136 West Broadway, Inc. to continue to maintain and use two planters and a bench on the west sidewalk of West Broadway, between Duane and Thomas Streets, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2014 to June 30, 2024 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2014 to June 30, 2024 - \$170/per annum

the maintenance of a security deposit in the sum of \$500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#2 IN THE MATTER OF a proposed revocable consent authorizing Concern Norwood Housing Development Fund Corp. to construct, maintain and use a fenced-in area, on the west sidewalk of Webster Avenue, between East 209th Street and East Gun Hill Road, in the Borough of the Bronx. The proposed revocable consent is for a term of ten years from the date of approval by the Mayor to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the Approval Date to Expiration date- \$712/per annum.

the maintenance of a security deposit in the sum of \$3,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate

#3 IN THE MATTER OF a proposed revocable consent authorizing HD Development of Maryland, Inc. to construct, maintain and use a sanitary force main, together with a manhole, under, across, and along Forest Avenue, between Morrow Street and South Avenue, in the Borough of Staten Island. The proposed revocable consent is for a term of ten years from the date of Approval by the Mayor to June 30, 2025. and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the date of Approval by the Mayor to June 30, 2015 - \$11,024/annum

For the period July 1, 2015 to June 30, 2016 - \$11,338

For the period July 1, 2016 to June 30, 2017 - \$11,652

For the period July 1, 2017 to June 30, 2018 - \$11,966

For the period July 1, 2018 to June 30, 2019 - \$12,280

For the period July 1, 2019 to June 30, 2020 - \$12,594

For the period July 1, 2020 to June 30, 2021 - \$12,908

For the period July 1, 2021 to June 30, 2022 - \$13,222

For the period July 1, 2022 to June 30, 2023 - \$13,536

For the period July 1, 2023 to June 30, 2024 - \$13,850

For the period July 1, 2024 to June 30, 2025 - \$14,164

the maintenance of a security deposit in the sum of \$25,000 and the insurance shall be the amount of Two Million Dollars (2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#4 IN THE MATTER OF a proposed revocable consent authorizing Irving Place Investor LLC to construct, maintain and use a fenced-in area, together with stairs, on the south sidewalk of East 19th Street, east of Irving Place, in the Borough of Manhattan. The proposed revocable consent is for a term of 10 years from the date of Approval by the Mayor to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the date of approval by the Mayor to June 30, 2015 - \$4,373/annum

For the period July 1, 2015 to June 30, 2016 - \$4,498

For the period July 1, 2016 to June 30, 2017 - \$4,623

For the period July 1, 2017 to June 30, 2018 - \$4,748

For the period July 1, 2018 to June 30, 2019 - \$4,873

For the period July 1, 2019 to June 30, 2020 - \$4,998

For the period July 1, 2020 to June 30, 2021 - \$5,123

For the period July 1, 2021 to June 30, 2022 - \$5,248

For the period July 1, 2022 to June 30, 2023 - \$5,373

For the period July 1, 2023 to June 30, 2024 - \$5,498

For the period July 1, 2024 to June 30, 2025 - \$5,623

the maintenance of a security deposit in the sum of \$7,000 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#5 IN THE MATTER OF a proposed revocable consent authorizing Joseph Mure Jr. to continue to maintain and use a walled-in area on the south sidewalk of Neponsit Avenue, west of Beach 144th Street and on the west sidewalk of Beach 144th Street, south of Neponsit Avenue, in the Borough of Queens. The proposed revocable consent is for a term of 10 years from July 1, 2014 to June 30, 2024 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2014 to June 30, 2024 - \$632/per annum

the maintenance of a security deposit in the sum of \$4,000 and the insurance shall be the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

jy31-a20

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

OFFICE OF CITYWIDE PROCUREMENT

■ NOTICE

The Department of Citywide Administrative Services, Office of Citywide Procurement is currently selling surplus assets on the internet. Visit <http://www.publicsurplus.com/sms/nycdcas.ny/browse/home>.

To begin bidding, simply click on 'Register' on the home page.

There are no fees to register. Offerings may include but are not limited to: office supplies/equipment, furniture, building supplies, machine tools, HVAC/plumbing/electrical equipment, lab equipment, marine equipment, and more.

Public access to computer workstations and assistance with placing bids is available at the following locations:

- DCAS Central Storehouse, 66-26 Metropolitan Avenue, Middle Village, NY 11379
- DCAS, Office of Citywide Procurement, 1 Centre Street, 18th Floor, New York, NY 10007

j2-d31

POLICE

■ NOTICE

OWNERS ARE WANTED BY THE PROPERTY CLERK DIVISION OF THE NEW YORK CITY POLICE DEPARTMENT

The following listed property is in the custody, of the Property Clerk Division without claimants. Recovered, lost, abandoned property, obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves.

Motor vehicles, boats, bicycles, business machines, cameras, calculating machines, electrical and optical property, furniture, furs, handbags, hardware, jewelry, photographic equipment, radios, robes, sound systems, surgical and musical instruments, tools, wearing apparel, communications equipment, computers, and other miscellaneous articles.

INQUIRIES

Inquiries relating to such property should be made in the Borough concerned, at the following office of the Property Clerk.

FOR MOTOR VEHICLES (All Boroughs):

- Springfield Gardens Auto Pound, 174-20 North Boundary Road, Queens, NY 11430, (718) 553-9555
- Erie Basin Auto Pound, 700 Columbia Street, Brooklyn, NY 11231, (718) 246-2030

FOR ALL OTHER PROPERTY

- Manhattan - 1 Police Plaza, New York, NY 10038, (646) 610-5906
- Brooklyn - 84th Precinct, 301 Gold Street, Brooklyn, NY 11201, (718) 875-6675
- Bronx Property Clerk - 215 East 161 Street, Bronx, NY 10451, (718) 590-2806
- Queens Property Clerk - 47-07 Pearson Place, Long Island City, NY 11101, (718) 433-2678

- Staten Island Property Clerk - 1 Edgewater Plaza, Staten Island, NY 10301, (718) 876-8484

j2-d31

PROCUREMENT

“Compete To Win” More Contracts!

Thanks to a new City initiative - “Compete To Win” - the NYC Department of Small Business Services offers a new set of FREE services to help create more opportunities for minority and women-owned businesses to compete, connect and grow their business with the City. With NYC Construction Loan, Technical Assistance, NYC Construction Mentorship, Bond Readiness, and NYC Teaming services, the City will be able to help even more small businesses than before.

- Win More Contracts at nyc.gov/competetowin

“The City of New York is committed to achieving excellence in the design and construction of its capital program, and building on the tradition of innovation in architecture and engineering that has contributed to the City’s prestige as a global destination. The contracting opportunities for construction/construction services and construction-related services that appear in the individual agency listings below reflect that commitment to excellence.”

HHS ACCELERATOR

To respond to human services Requests for Proposals (RFPs) released Fall 2013 and later, vendors must first complete and submit an electronic prequalification application using the City’s Health and Human Services (HHS) Accelerator System. The HHS Accelerator System is a web-based system maintained by the City of New York for use by its human services Agencies to manage procurement. To establish this, the City of New York is using the innovative procurement method, as permitted and in accordance with Section 3-12 of the Procurement Policy Board Rules of the City of New York (“PPB Rules”). The new process will remove redundancy by capturing information about boards, filings, policies, and general service experience centrally. As a result, specific proposals for funding will be more focused on program design, scope, and budget.

Important information about the new method:

- Prequalification applications are required every three years.
- Documents related to annual corporate filings must be submitted on an annual basis to remain eligible to compete.
- Prequalification applications will be reviewed to validate compliance with corporate filings, organizational capacity, and relevant service experience.
- Approved organizations will be eligible to compete and would submit electronic proposals through the system.

RFPs to be managed by HHS Accelerator are listed on the NYC Procurement Roadmap located at <http://www.nyc.gov/html/hhsaccelerator/html/roadmap/roadmap.shtml>. All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding.

Participating NYC Agencies

HHS Accelerator, led by the Deputy Mayor for Health and Human Services, is governed by an Executive Steering Committee of Agency Heads who represent the following NYC Client and Community-based Services Agencies:

- Administration for Children’s Services (ACS)
- Department for the Aging (DFTA)
- Department of Corrections (DOC)
- Department of Health and Mental Hygiene (DOHMH)
- Department of Homeless Services (DHS)
- Department of Probation (DOP)
- Department of Small Business Services (SBS)
- Department of Youth and Community Development (DYCD)
- Housing and Preservation Department (HPD)

Human Resources Administration (HRA)
Office of the Criminal Justice Coordinator (CJC)

To sign up for training on the new system, and for additional information about HHS Accelerator, including background materials, user guides and video tutorials, please visit www.nyc.gov/hhsaccelerator

CITYWIDE ADMINISTRATIVE SERVICES

■ SOLICITATION

Goods

FABRICATING MACHINES, METAL (BRAND SPECIFIC) DOT
- Competitive Sealed Bids - PIN# 8571400378 - Due 9-4-14 at 10:30 A.M.

A copy of the bid can be downloaded from the city record online site at <http://a856-internet.nyc.gov/nycvendoronline/home.asp>. Enrollment is free. Vendors may also request the bid by contacting vendor relations via email: dcasdmssbids@dcas.nyc.gov, by telephone at 212-669-5610 or by fax at 212-669-7603.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10007. Vincent Edwards (212) 386-0431; vedwards@dcas.nyc.gov

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KOSHER PASSOVER FOOD FOR DOC - Competitive Sealed Bids
- PIN# 8571500033 - Due 9-3-14 at 10:00 A.M.

A copy of the bid can be downloaded from the City Record Online site at <http://a856-internet.nyc.gov/nycvendoronline/home.asp>. Enrollment is free. Vendors may also request the bid by contacting Vendor Relations via email at dcasdmssbids@dcas.nyc.gov, by telephone at 212-669-8610 or by fax at 212-669-7603.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Citywide Administrative Services, 1 Centre Street, 18th Floor South, NY 10007. Edith Fezzuoglio (212) 669-8589; Fax: (212) 313-3164; efezzu@dcas.nyc.gov

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Services (other than human services)

PUBLIC SURPLUS ONLINE AUCTION - Other - PIN# 0000000000
- Due 12-31-14

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Citywide Administrative Services, 66-26 Metropolitan Avenue, Middle Village, NY 11379. Donald Lepore (718) 417-2152; Fax: (212) 313-3135; dlepore@dcas.nyc.gov

f25-d31

OFFICE OF CITYWIDE PROCUREMENT

■ INTENT TO AWARD

Goods

DESKS, CREDENZAS, TABLES AND RELATED ITEMS: WOOD - Negotiated Acquisition - PIN# 85707B0274CNVN003 - Due 8-15-14 at 10:30 A.M.

This advertisement is intended for informational purposes only. DCAS is seeking to use the Negotiated Acquisition Method to extend its current contract pursuant to §3-04(b)(2)(D) of the Procurement Policy Board Rules to maintain the uninterrupted supply of goods to the City for a contract period of one year.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Citywide Administrative Services, 1 Centre Street, 18th Floor South,

New York, NY 10007 . Lydia Sechter (212) 386-0468;
 Fax: (212) 313-3186; lsechter@dcas.nyc.gov

a8-14

■ AWARD

Goods

BUSINESS CARDS - Competitive Sealed Bids - PIN#8571400315
 - AMT: \$656,712.50 - TO: A to Z Mailroom And Shipping Supplies, P.O.
 Box 2142, Cliffside Park, NJ 07010.

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■ VENDOR LIST

Goods

EQUIPMENT FOR DEPARTMENT OF SANITATION CORRECTION: In accordance with PPB Rules, Section 2.05(c)(3), an acceptable brands list will be established for the following equipment for the Department of Sanitation:

- A. Collection Truck Bodies
- B. Collection Truck Cab Chassis
- C. Major Component Parts (Engine, Transmission, etc.)

Applications for consideration of equipment products for inclusion on the acceptable brands list are available from: Mr. Edward Andersen, Procurement Analyst, Department of Citywide Administrative Services, Office of Citywide Procurement, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-8509

j2-d31

Goods and Services

REQUEST FOR SAMPLES - REDUCE FAT AND SODIUM

See letter on City Record Online dated July 22, 2014 for requesting samples - Reduce Fat and Sodium.

DCAS is inviting vendors to develop and submit samples for evaluation.

Submit your samples to: NYC Department of Citywide Administrative Services, Office of Citywide Procurement, 1 Centre street, 18th Floor South, New York, NY, 10007. If you have any questions please contact Mr. Anson W Telford at 212-386-6277 or atelford@dcas.nyc.gov

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Citywide Administrative Services, 1 Centre Street, 18th Floor South, NY 10007. Anson W Telford (212) 386-6277; atelford@dcas.nyc.gov

ky30-a19

ECONOMIC DEVELOPMENT CORPORATION

CONTRACTS

■ SOLICITATION

Goods and Services

BLUEPRINT TO SUCCESS: M/W/DBE CONTRACTOR PROGRAM - Request for Proposals - PIN#47420003 - Due 9-26-14 at 4:00 P.M.

As part of its commitment to Minority, Women-owned and Disadvantaged Business Enterprises ("M/W/DBE"), NYCEDC's Opportunity M/W/DBE offers a variety of trainings and workshops to provide business owners with the skills and knowledge needed to grow and work more effectively with NYCEDC. In order to further assist M/W/DBEs, NYCEDC launched Blueprint to Success, ("Blueprint" or the "Program") to provide in-depth and individualized technical assistance to certified M/W/DBE construction firms based in New York City. For two year-long iterations, Blueprint provided highly individualized training geared towards meeting the specific needs of the selected M/W/DBE construction firms. Through this Request for Proposal ("RFP"), NYCEDC will select qualified program development and training providers ("Respondents") to administer the Program by:

- Selecting M/W/DBEs that will participate in the Program through an open competitive process
- Designing specific curriculum aimed at meeting the individual needs of the firms
- Delivering the specialized curriculum to the participating firms
- Providing one-on-one consulting/technical assistance as requested or determined to be necessary for the participating M/W/DBEs
- Developing and implementing strategies and methods to give M/W/DBEs the opportunity to network, develop and maintain relationships with large construction firms

NYCEDC plans to select one or more consultant(s) on the following criteria:

- 20 percent The respondent's and, as applicable, the proposed Consultant Team's experience in providing services similar to the Scope of Services described herein; the quality of the respondent's management, reputation, and references and, as applicable, the quality of the proposed Consultant Team; favorable history, if any, in contracting or doing business with the City and/or NYCEDC.
- 20 percent The quality of the proposal and the degree to which it demonstrates the respondent's full understanding of and the ability to perform the Services to be rendered; the content of the proposal demonstrating the respondent's full understanding of the Project schedule and budget.
- 30 percent The proposed fee and cost schedules
- 15 percent The terms under which the respondent will commit its personnel and, as applicable, the personnel of the proposed Consultant Team members, without transfers and changes
- 15 percent The Respondent's proposed plans for encouraging participation by minority and women-owned business enterprises in connection with the Services including, as applicable, the respondent's M/W/DBE Subcontractors Participation Plan.

This project has Minority and Women Owned Business Enterprise ("M/WBE") participation goals, and all respondents will be required to submit an M/WBE Sub-Contractors Participation Plan with their response. To learn more about NYCEDC's M/WBE program, visit <http://www.nycedc.com/opportunitymwdbe>. For the list of companies who have been certified with the New York City Department of Small Business Services as M/WBE, please go to the www.nyc.gov/buycertified.

An optional pre-proposal session will be held on Tuesday, September 9, 2014 at 2:00 P.M. at NYCEDC. Those who wish to attend should RSVP by email to blueprintrfp@nycedc.com on or before September 8, 2014.

Respondents may submit questions and/or request clarifications from NYCEDC no later than 5:00 P.M. on Friday, September 12, 2014. Questions regarding the subject matter of this RFP should be directed to blueprintrfp@nycedc.com. Answers to all questions will be posted by Friday, September 19, 2014, to www.nycedc.com/RFP.

Please submit four (4) sets of your proposal.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Economic Development Corporation, 110 William Street, 4th Floor, New York, NY 10038. Maryann Catalano (212) 312-3969; Fax: (212) 312-3918; blueprintrfp@nycedc.com

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HEALTH AND HOSPITALS CORPORATION

The New York City Health and Hospitals Corporation is regularly soliciting bids for supplies and equipment at its Central Purchasing Offices, 346 Broadway, New York City, Room 516, for its Hospitals and Diagnostic and Treatment Centers. All interested parties are welcome to review the bids that are posted in Room 516 weekdays between 9:00 A.M. and 4:30 P.M. For information regarding bids and the bidding process, please call (212) 442-4018.

j2-d31

HEALTH AND MENTAL HYGIENE

AGENCY CHIEF CONTRACTING OFFICER

■ INTENT TO AWARD

Human Services/Client Services

COMMUNITY HEALTH SERVICES - Demonstration Project - Due 8-15-14 at 2:00 P.M.

PIN# 15DC022001R0X00, 15DC022101R0X00, 15DP023701R0X00

DOHMH intends to award three (3) not-for-profit organizations to provide Community Health Services to community members living with chronic diseases, which include: recruitment, training, counseling, and linkage to primary care; insurance-related services; continued insurance coverage and medical provider enrollment; health education, self-management education, and treatment adherence; and clinical care management (patients, coaches, clinicians). Based on preliminary discussions, DOHMH has determined that the following organizations are the most qualified organizations to pilot these Community Health Services in East and Central Harlem via this demonstration project:

1. Community Service Society
2. City Health Works
3. Northern Manhattan Perinatal Partnership Inc.

Vendors who believe they can provide these services are welcome to submit an expression of interest via email to swillia9@health.nyc.gov no later than 8/15/2014 by 2:00 P.M.

These services cannot be reasonably acquired for evaluation through a competitive solicitation and there are other potential advantages to the City experimenting with this approach.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Health and Mental Hygiene, 42-09 28th Street- CN30A, Long Island City, NY 11101. Shamecka Williams (347) 396-6656; Fax: (347) 396-6759; swillia9@health.nyc.gov

a8-14

HOUSING PRESERVATION AND DEVELOPMENT

MAINTENANCE

■ AWARD

Construction Related Services

IMMEDIATE EMERGENCY DEMOLITION - Competitive Sealed Bids - PIN# 80614E0058001 - AMT: \$496,668.00 - TO: Gateway Demolition Corp., 41 Bethpage Road, Hicksville, NY 11801.

a14

GENERAL SERVICES

■ AWARD

Services (other than human services)

TELEPHONE SYSTEM REPAIR AND SERVICING - Renewal - PIN# 80610B0016001R001 - AMT: \$110,000.00 - TO: Telequest Communication Technologies, Inc., 191 Vineyard Road, Edison, NJ 08817.

a14

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

■ AWARD

Services (other than human services)

THREE YEAR CONTRACT CISCO INFORMATION SOFTWARE AND MAINTENANCE - Intergovernmental Purchase - Judgment required in evaluating proposals - PIN# 85814O0023001 - AMT:

\$891,092.40 - TO: DiNi Communications Inc., 340 Campus Drive, Edison, NJ 08837.

a14

PARKS AND RECREATION

CAPITAL PROJECTS

■ VENDOR LIST

Construction/Construction Services

PREQUALIFIED VENDOR LIST: GENERAL CONSTRUCTION - NON-COMPLEX GENERAL CONSTRUCTION SITE WORK ASSOCIATED WITH NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION ("DPR" AND/OR "PARKS") PARKS AND PLAYGROUNDS CONSTRUCTION AND RECONSTRUCTION PROJECTS

DPR is seeking to evaluate and pre-qualify a list of general contractors (a "PQL") exclusively to conduct non-complex general construction site work involving the construction and reconstruction of DPR parks and playgrounds projects not exceeding \$3 million per contract ("General Construction").

By establishing contractor's qualifications and experience in advance, DPR will have a pool of competent contractors from which it can draw to promptly and effectively reconstruct and construction its parks, playgrounds, beaches, gardens and green-streets. DPR will select contractors from the General Construction PQL for non-complex general construction reconstruction site work of up to \$3,000,000 per contract, through the use of a Competitive Sealed Bid solicited from the PQL generated from this RFQ.

The vendors selected for inclusion in the General Construction PQL will be invited to participate in the NYC Construction Mentorship. NYC Construction Mentorship focuses on increasing the use of small NYC contractors by making them more competitive in their pursuit of NYC contracts, and winning larger contracts with larger values. Firms participating in NYC Construction Mentorship will have the opportunity to take management classes and receive on-the-job training provided by a construction management firm.

DPR will only consider applications for this General Construction PQL from contractors who meet any one of the following criteria:

- 1) The submitting entity must be a Certified Minority/Woman Business enterprise (M/WBE)*;
- 2) The submitting entity must be a registered joint venture or have a valid legal agreement as a joint venture, with at least one of the entities in the venture being a certified M/WBE*;
- 3) The submitting entity must indicate a commitment to sub-contract no less than 50 percent of any awarded job to a certified M/WBE for every work order awarded.

*Firms that are in the process of becoming a New York City-certified M/WBE may submit a PQL application and submit a M/WBE Acknowledgement Letter, which states the Department of Small Business Services has begun the Certification process.

Application documents may also be obtained on-line at: <http://a856-internet.nyc.gov/nycvendoronline/home.asp>; or <http://www.nycgovparks.org/opportunities/business>

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Parks and Recreation, Olmsted Center, Room 60, Flushing Meadows-Corona Park, Flushing, NY 11368. Charlette Hamamgian (718) 760-6789; Fax: (718) 760-6781; charlette.hamamgian@parks.nyc.gov

f10-d31

SMALL BUSINESS SERVICES

■ INTENT TO AWARD

Goods and Services

ORACLE CRM ON DEMAND LICENSES - Sole Source - Available only from a single source - PIN# 80115S0002 - Due 8-19-14 at 12:00 P.M.

The NYC Department of Small Business Services intends to enter into sole source contract negotiations with Oracle America to procure a continuation of Oracle CRM On Demand software licenses. The term of the contract will be for six months starting from 7/1/2014 to 12/31/2014 and will also have one six-month renewal option. Oracle CRM On Demand is a proprietary software that helps SBS manage its customer relationship data. The software is created and maintained by Oracle America Inc. Any firm that believes it is qualified and has the in-house expertise to provide such services or would like to provide such services in the future is invited to express an interest. Please indicate your interest by letter sent via postal mail.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Small Business Services, 110 William Street, 7th Floor, New York, NY 10038. Daryl Williams (212) 618-8731; Fax: (212) 618-8867; dwilliams@sbs.nyc.gov

a12-18

AGENCY PUBLIC HEARINGS ON CONTRACT AWARDS

NOTE: INDIVIDUALS REQUESTING SIGN LANGUAGE INTERPRETERS SHOULD CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES, PUBLIC HEARINGS UNIT, 253 BROADWAY, 9TH FLOOR, NEW YORK, N.Y. 10007, (212) 788-7490, NO LATER THAN SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING. TDD USERS SHOULD CALL VERIZON RELAY SERVICES.

ENVIRONMENTAL PROTECTION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Public Hearing will be held at the Department of Environmental Protection Offices at 59-17 Junction Boulevard, 17th Floor Conference Room, Flushing, NY, on August 28, 2014 commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Department of Environmental Protection and Environmental Defense Fund (EDF), 257 Park Avenue South, 18th Floor, New York, NY 10010 for CLEAN HEAT 2014: Clean Heat Initiative Program Management. The Contract term shall be 2 years from the date of the written notice to proceed. The Contract amount shall be \$1,350,000.00 - Location: NYC 5 Boroughs: EPIN: 82614N0001.

This contract was selected by Negotiated Acquisition pursuant to Section 3-04 of the PPB Rules.

A copy of the Contract may be inspected at the Department of Environmental Protection, 59-17 Junction Boulevard, Flushing, NY, 11373, on the 17th Floor Bid Room, on business days from August 14, 2014 to August 28, 2014 between the hours of 9:30 A.M. - 12:00 P.M. and from 1:00 P.M. - 4:00 P.M.

Note: Individuals requesting Sign Language Interpreters should contact Ms. Debra Butlien, Office of the ACCO, 59-17 Junction Boulevard, 17th Floor, Flushing, NY 11373, (718) 595-3423, no later than FIVE(5) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.

◀ a14

HUMAN RESOURCES ADMINISTRATION

■ PUBLIC HEARINGS

CORRECTED NOTICE

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, August 14, 2014 in Spector Hall, 22 Reade Street,

Main Floor, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF ten (10) proposed contracts between the Human Resources Administration of the City of New York and the contractors listed below, for the Provision of Home Care Services, Competition 1 (Housekeepers, Home Attendants and Emergency and Exceptional Home Attendant Services) for Home Care Clients. The term of these contracts will be from October 1, 2014 to September 30, 2017 with one (1) three year renewal option.

<u>Contractor/Address</u>	<u>E-PIN</u>	<u>Amount</u>
1. Ridgewood Bushwick Senior Citizen Homecare Council Inc. 533 Bushwick Avenue Brooklyn, NY 11206	09613P0002021	\$0.00 City Share \$3,599,050.00 (MMIS*)
2. Community Home Care Referral Services, Inc. d/b/a Helping Hands Attendant Services 4107 13 th Avenue Brooklyn, NY 11219	09613P0002022	\$0.00 City Share \$3,599,050.00 (MMIS*)
3. Project Ohr, Inc. 120 Broadway, 7 th Floor New York, NY 10271	09613P0002023	\$0.00 City Share \$3,599,050.00 (MMIS*)
4. Home Attendant Services of Hyde Park 1273 53 rd Street Brooklyn, NY 11219	09613P0002024	\$0.00 City Share \$3,599,050.00 (MMIS*)
5. The Stella Orton Home Care Agency, Inc. 3155 Amboy Road Staten Island, NY 10306	09613P0002025	\$0.00 City Share \$3,599,050.00 (MMIS*)
6. Richmond Home Need Services, Inc. 3155 Amboy Road Staten Island, NY 10306	09613P0002026	\$0.00 City Share \$3,599,050.00 (MMIS*)
7. Home Care Serv for Independent Living, Inc. 2044 Ocean Avenue, Suite B-4 Brooklyn, NY 11230	09613P0002027	\$0.00 City Share \$3,599,050.00 (MMIS*)
8. Social Concern Community Devel 226-18 Merrick Boulevard Laurelton, NY 11413	09613P0002028	\$0.00 City Share \$3,599,050.00 (MMIS*)
9. Special Touch Home Care Services, Inc. 2091 Coney Island Avenue Brooklyn, NY 11223	09613P0002029	\$0.00 City Share \$3,599,050.00 (MMIS*)
10. Bestcare Inc. All City Care 3000 Hempstead Turnpike, Suite 205 Levittown, NY 11756	09613P0002030	\$0.00 City Share \$3,599,050.00 (MMIS*)

*Medicaid Management Information System (MMIS)

The proposed contractors have been selected through the Competitive Sealed Proposal method, pursuant to Section 3-03 of the Procurement Policy Board (PPB) Rules.

A draft copy of the proposed contract is available for public inspection at Human Resources Administration of the City of New York, 180 Water Street, 14th Floor, Room 1418, New York, NY 10038 on business days, from August 12, 2014 to August 14, 2014 excluding Saturdays, Sundays and Holidays, from 10:00 A.M. and 5:00 P.M.

a12-14

AGENCY RULE

RENT GUIDELINES BOARD

■ NOTICE

2014 Apartment & Loft Order #46 June 23, 2014

Order Number 46 - Apartments and Lofts, rent levels for leases commencing **October 1, 2014** through **September 30, 2015**.

NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY VESTED IN THE NEW YORK CITY RENT GUIDELINES BOARD BY THE RENT STABILIZATION LAW OF 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended, implemented by Resolution No 276 of 1974 of the New York City Council and extended by Chapter 97 of the Laws of 2011, and in accordance with the requirements of Section 1043 of the New York City Charter, that the Rent Guidelines Board (RGB) hereby **adopts** the following levels of fair rent increases over lawful rents charged and paid on **September 30, 2014**. These rent adjustments will apply to rent stabilized apartments with leases commencing on or after **October 1, 2014** and through **September 30, 2015**. Rent guidelines for loft units subject to Section 286 subdivision 7 of the Multiple Dwelling Law are also included in this order.

ADJUSTMENT FOR RENEWAL LEASES (APARTMENTS)

Together with such further adjustments as may be authorized by law, the annual adjustment for renewal leases for apartments shall be:

- For a **one-year** renewal lease commencing on or after **October 1, 2014** and on or before **September 30, 2015**: **1.0%**
- For a **two-year** renewal lease commencing on or after **October 1, 2014** and on or before **September 30, 2015**: **2.75%**

These adjustments shall also apply to dwelling units in a structure subject to the partial tax exemption program under Section 421a of the Real Property Tax Law, or in a structure subject to Section 423 of the Real Property Tax Law as a Redevelopment Project.

VACANCY ALLOWANCE FOR APARTMENTS

No vacancy allowance is permitted except as provided by sections 19 and 20 of the Rent Regulation Reform Act of 1997.

ADDITIONAL ADJUSTMENT FOR RENT STABILIZED APARTMENTS SUBLET UNDER SECTION 2525.6 OF THE RENT STABILIZATION CODE

In the event of a sublease governed by subdivision (e) of section 2525.6 of the Rent Stabilization Code, the allowance authorized by such subdivision shall be **10%**.

ADJUSTMENTS FOR LOFTS (UNITS IN THE CATEGORY OF BUILDINGS COVERED BY ARTICLE 7-C OF THE MULTIPLE DWELLING LAW)

The Rent Guidelines Board **adopts** the following levels of rent increase above the "base rent," as defined in Section 286, subdivision 4, of the Multiple Dwelling Law, for units to which these guidelines are applicable in accordance with Article 7-C of the Multiple Dwelling Law:

- For **one-year** increase periods commencing on or after **October 1, 2014** and on or before **September 30, 2015**: **1.0%**
- For **two-year** increase periods commencing on or after **October 1, 2014** and on or before **September 30, 2015**: **2.75%**

VACANT LOFT UNITS

No Vacancy Allowance is permitted under this Order. Therefore, except as otherwise provided in Section 286, subdivision 6, of the Multiple Dwelling Law, the rent charged to any tenant for a vacancy tenancy commencing on or after **October 1, 2014** and on or before **September 30, 2015** may not exceed the "base rent" referenced above plus the level of adjustment permitted above for increase periods.

FRACTIONAL TERMS

For the purposes of these guidelines any lease or tenancy for a period up to and including one year shall be deemed a one-year lease or tenancy, and any lease or tenancy for a period of over one year and up to and including two years shall be deemed a two-year lease or tenancy.

ESCALATOR CLAUSES

Where a lease for a dwelling unit in effect on May 31, 1968 or where a lease in effect on June 30, 1974 for a dwelling unit which became subject to the Rent Stabilization Law of 1969, by virtue of the Emergency Tenant Protection Act of 1974 and Resolution Number 276 of the New York City Council, contained an escalator clause for the increased costs of operation and such clause is still in effect, the lawful rent on **September 30, 2014** over which the fair rent under this Order is computed shall include the increased rental, if any, due under such clause except those charges which accrued within one year of the commencement of the renewal lease. Moreover, where a lease contained an escalator clause that the owner may validly renew under the Code, unless the owner elects or has elected in writing to delete such clause, effective no later than **October 1, 2014** from the existing lease and all subsequent leases for such dwelling unit, the increased rental, if any, due under such escalator clause shall be offset against the amount of increase authorized under this Order.

SPECIAL ADJUSTMENTS UNDER PRIOR ORDERS

All rent adjustments lawfully implemented and maintained under previous apartment orders and included in the base rent in effect on **September 30, 2014** shall continue to be included in the base rent for the purpose of computing subsequent rents adjusted pursuant to this Order.

SPECIAL GUIDELINE

Under Section 26-513(b)(1) of the New York City Administrative Code, and Section 9(e) of the Emergency Tenant Protection Act of 1974, the Rent Guidelines Board is obligated to promulgate special guidelines to aid the State Division of Housing and Community Renewal in its determination of initial legal regulated rents for housing accommodations previously subject to the City Rent and Rehabilitation Law which are the subject of a tenant application for adjustment. The Rent Guidelines Board hereby **adopts** the following Special Guidelines:

For dwelling units subject to the Rent and Rehabilitation Law on **September 30, 2014**, which become vacant after **September 30, 2014**, the special guideline shall be the greater of:

- (1) **30%** above the maximum base rent, or
- (2) The Fair Market Rent for existing housing as established by the United States Department of Housing and Urban Development (HUD) for the New York City Primary Metropolitan Statistical Area pursuant to Section 8(c) (1) of the United States Housing Act of 1937 (42 U.S.C. section 1437f [c] [1]) and 24 C.F.R. Part 888, with such Fair Market Rents to be adjusted based upon whether the tenant pays his or her own gas and/or electric charges as part of his or her rent as such gas and/or electric charges are accounted for by the New York City Housing Authority.

Such HUD-determined Fair Market Rents will be published in the Federal Register, to take effect on **October 1, 2014**.

DECONTROLLED UNITS

The permissible increase for decontrolled units as referenced in Order 3a which become decontrolled after **September 30, 2014**, shall be the greater of:

- (1) **30%** above the maximum base rent, or
- (2) The Fair Market Rent for existing housing as established by the United States Department of Housing and Urban Development (HUD) for the New York City Primary Metropolitan Statistical Area pursuant to Section 8(c) (1) of the United States Housing Act of 1937 (42 U.S.C. section 1437f [c] [1]) and 24 C.F.R. Part 888, with such Fair Market Rents to be adjusted based upon whether the tenant pays his or her own gas and/or electric charges as part of his or her rent as such gas and/or electric charges are accounted for by the New York City Housing Authority.

Such HUD-determined Fair Market Rents will be published in the Federal Register, to take effect on **October 1, 2014**.

CREDITS

Rentals charged and paid in excess of the levels of rent increase established by this Order shall be fully credited against the next month's rent.

STATEMENT OF BASIS AND PURPOSE

The Rent Guidelines Board is authorized to promulgate rent guidelines governing apartment units subject to the Rent Stabilization Law of 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended. The purpose of these guidelines is to implement the public policy set forth in Findings and Declaration of Emergency of the Rent Stabilization Law of 1969 (§26-501 of the N.Y.C. Administrative Code) and in the Legislative Finding contained in the Emergency Tenant Protection Act of 1974 (L.1974 c. 576, §4 [§2]).

The Rent Guidelines Board is also authorized to promulgate rent guidelines for loft units subject to Section 286 subdivision 7 of the

Multiple Dwelling Law. The purpose of the loft guidelines is to implement the public policy set forth in the Legislative Findings of Article 7-C of the Multiple Dwelling Law (Section 280).

Dated: June 23, 2014

Rachel D. Godsil
Chair
New York City Rent Guidelines Board

EXPLANATORY STATEMENT - APARTMENT ORDER #46

**Explanatory Statement and Findings of the Rent Guidelines Board
In Relation to 2014-15 Lease Increase Allowances for Apartments and Lofts
under the Jurisdiction of the Rent Stabilization Law¹**

Summary of Order No. 46

The Rent Guidelines Board (RGB) by Order No. 46 has set the following maximum rent increases for leases subject to renewal on or after October 1, 2014 and on or before September 30, 2015 for apartments under its jurisdiction:

For a one-year renewal lease commencing on or after October 1, 2014 and on or before September 30, 2015: 1.0%
For a two-year renewal lease commencing on or after October 1, 2014 and on or before September 30, 2015: 2.75%

Vacancy Allowance

The vacancy allowance is now determined by a formula set forth in the State Rent Regulation Reform Act of 1997 and in Chapter 97 of the Laws of 2011, not by the Orders of the Rent Guidelines Board.

Sublet Allowance

The increase landlords are allowed to charge when a rent stabilized apartment is sublet by the primary tenant to another tenant on or after October 1, 2014 and on or before September 30, 2015 shall be 10%.

Adjustments for Lofts

For Loft units to which these guidelines are applicable in accordance with Article 7-C of the Multiple Dwelling Law, the Board established the following maximum rent increases for increase periods commencing on or after October 1, 2014 and on or before September 30, 2015. No vacancy allowance is included for lofts.

<u>1 Year</u>	<u>2 Years</u>
1.0%	2.75%

The guidelines do not apply to hotel, rooming house, and single room occupancy units that are covered by separate Hotel Orders.

Any increase for a renewal lease may be collected no more than once during the guideline period governed by Order No. 46.

Special Guideline

Leases for units subject to rent control on September 30, 2014 that subsequently become vacant and then enter the stabilization system are not subject to the above adjustments. Such newly stabilized rents are subject to review by the State Division of Housing and Community Renewal (DHCR). In order to aid DHCR in this review the Rent Guidelines Board has set a special guideline of whichever is greater:

- 30% above the maximum base rent, or
- The Fair Market Rent for existing housing as established by the United States Department of Housing and Urban Development (HUD) for the New York City Primary Metropolitan Statistical Area pursuant to Section 8(c) (1) of the United States Housing Act of 1937 (42 U.S.C. section 1437f [c] [1]) and 24 C.F.R. Part 888, with such Fair Market Rents to be adjusted based upon whether the tenant pays his or her own gas and/or electric charges as part of his or her rent as such gas and/or electric charges are accounted for by the New York City Housing Authority.

Such HUD-determined Fair Market Rents will be published in the Federal Register, to take effect on October 1, 2014.

All rent adjustments lawfully implemented and maintained under previous apartment Orders and included in the base rent in effect on September 30, 2014 shall continue to be included in the base rent for the purpose of computing subsequent rents adjusted pursuant to this Order.

Background of Order No. 46

¹ This Explanatory Statement explains the actions taken by the Board members on individual points and reflects the general views of those voting in the majority. It is not meant to summarize all the viewpoints expressed.

The Rent Guidelines Board is mandated by the Rent Stabilization Law of 1969 (Section 26-510(b) of the NYC Administrative Code) to establish annual guidelines for rent adjustments for housing accommodations subject to that law and to the Emergency Tenant Protection Act of 1974. In order to establish guidelines the Board must consider, among other things:

- the economic condition of the residential real estate industry in the affected area including such factors as the prevailing and projected (i) real estate taxes and sewer and water rates, (ii) gross operating and maintenance costs (including insurance rates, governmental fees, cost of fuel and labor costs), (iii) costs and availability of financing (including effective rates of interest), (iv) overall supply of housing accommodations and overall vacancy rates;
- relevant data from the current and projected cost of living indices for the affected area;
- such other data as may be made available to it.

The Board gathered information on the above topics by means of public meetings and hearings, written submissions by the public, and written reports and memoranda prepared by the Board's staff. The Board calculates rent increase allowances on the basis of cost increases experienced in the past year, its forecasts of cost increases over the next year, its determination of the relevant operating and maintenance cost-to-rent ratio, and other relevant information concerning the state of the residential real estate industry.

Material Considered by the Board

Order No. 46 was issued by the Board following seven public meetings, four public hearings, its review of written submissions provided by the public, and a review of research and memoranda prepared by the Board's staff. Approximately 115 written submissions were received at the Board's offices from many individuals and organizations including public officials, tenants and tenant groups, and owners and owner groups. The Board members were provided with copies of public comments received by the **June 19, 2014** deadline. All of the above listed documents were available for public inspection.

Open meetings of the Board were held following public notice on March 27, April 10, April 24, May 1, and May 29, 2014. On **May 5, 2014**, the Board adopted proposed rent guidelines for apartments, lofts, and hotels.

Public hearings were held on **June 12, June 16, June 18 and June 19, 2014** pursuant to Section 1043 of the New York City Charter and Section 26-510(h) of the New York City Administrative Code. Testimony on the proposed rent adjustments for rent-stabilized apartments and lofts was heard on June 12 from **5:00 P.M. to 10:15 P.M.**, June 16 from **2:00 P.M. to 8:45 P.M.**, June 18 from **5:00 P.M. to 10:30 P.M.**, and June 19 from **5:00 P.M. to 8:00 P.M.** The hearings ended when all those who were in attendance who wished to testify did so and there were no additional speakers. Testimony from members of the public speaking at these hearings was added to the public record. The Board heard testimony from **approximately 204** apartment tenants and tenant representatives, 49 apartment owners and owner representatives, and 14 public officials. In addition, 5 speakers read into the record written testimony from various public officials. On **June 23, 2014** the guidelines set forth in Order No. 46 were adopted.

A written transcription and/or audio recording and/or video recording was made of all proceedings.

Presentations by RGB Staff and Housing Experts Invited by Members of the Board

Each year the staff of the New York City Rent Guidelines Board is asked to prepare numerous reports containing various facts and figures relating to conditions within the residential real estate industry. The Board's analysis is supplemented by testimony from industry and tenant representatives, housing experts, and by various articles and reports gathered from professional publications.

Listed below are the other experts invited and the dates of the public meetings at which their testimony was presented:

<u>Meeting Date / Name</u>	<u>Affiliation</u>
March 27, 2014:	Staff presentation, <i>2014 Mortgage Survey Report</i> Presentation by Dr. James F. Hudson, <i>Comparing the Price Index of Operating Costs (PIOC) and the RGB Income and Expense Study</i>
April 10, 2014:	Staff presentation, <i>2014 Income and Affordability Study</i> <u>NYC Department of Housing Preservation and Development (HPD)</u>
1. Elyzabeth Gaumer	Director of Housing Policy and Research
April 24, 2014:	<u>Staff presentations</u> <i>2014 Price Index of Operating Costs</i> <i>2014 Income and Expense Study</i>
May 1, 2014:	<u>Apartment Owners group testimony:</u>

1. Jack Freund Rent Stabilization Association (RSA)
2. Joseph Condon Community Housing Improvement Program (CHIP)
3. Jimmy Silber Small Property Owners of New York (SPONY)
4. Joseph Zitolo Lemle & Wolff Inc.

1. Tim Collins
2. Barika Williams
3. Greg Jost
4. Tom Waters
5. Patrick Markee

1. Larry Wood
 2. Clint Guthrie
 3. Brian Sullivan
- Goddard Riverside Community Center
Goddard Riverside SRO Law Project
SRO Law Project at MFY Legal Services, Inc.

May 29, 2014:

Staff presentations
2014 Housing Supply Report
Changes to the Rent Stabilized Housing Stock in New York City in 2013

NYS Division of Housing and Community Renewal (DHCR) testimony

1. Woody Pascal Deputy Commissioner for Rent Administration
2. Guy Alba Assistant Commissioner for Research and Analysis
3. Daniel Savary Special Counsel for Rent Administration
4. Michael Berrios Executive Assistant to the Deputy Commissioner

NYC Department of Housing Preservation and Development (HPD) testimony

1. John Kimble Assistant Commissioner of Strategic Planning

Selected Excerpts from Oral and Written Testimony from Tenants and Tenant Groups²

Comments from tenants and tenant groups included:

“Decisions of the Rent Guidelines Board in recent years have contributed to the growing rental affordability crisis since the recession. The recent divergence between the Price Index of Operating Costs and the actual expenses of landlords has significantly exacerbated this problem, but the main problem has been the RGB’s apparent policy of authoring increases that would be sufficient to hold Net Operating Income constant, without regard for the state of tenant incomes, and without considering that landlords also receive numerous non-RGB rent increases.”

“Despite an aging housing stock and sharply declining tenant incomes which should have caused the O&M ratio to rise and net operating income to decline, the actions of the RGB and the operation of various statutory deregulation provisions sent the ratio sharply down and net operating incomes significantly up. It is therefore completely unsurprising that the RGB staff now reports that owner net operating incomes are 31.5% higher (in constant 2012 dollars) than they were in 1990.”

“The Board’s own data indicates that owners are doing well. The *Income and Expense Study* shows that owner net operating incomes are 31.5% higher than they were in 1990. On average, landlords of rent stabilized buildings retained a monthly average of \$436 per unit as pre-tax profit or for use in financing the building and improvements, equivalent to an estimated annual mean of \$237,500 per building. By contrast the average amount of rent paid by stabilized tenants has increased to 34.9% of household incomes—the highest rent burdens ever recorded.”

“The Rent Stabilization Association has spent six figures on an advertising campaign to claim that a rent freeze would hurt affordable housing... Even if this Board were to freeze rents this year, and the year after, rent stabilized owners would still get rent increases through vacancy bonuses, individual apartment improvement increases, and Major Capital Improvement increases.”

“Increases in regulated rents have greatly exceeded both operating costs and increases needed to protect net operating income from the effects of inflation... All other things being equal, based upon the best available evidence, the RGB has substantially overcompensated owners with excessive rent increases since 1990.”

“We’re calling for a course correction this year and to have a rent freeze this year because the increases in the past have just been compounded year-after-year along with MCI’s and others increases, and unless we stop the course we’re on, we will continue with a completely lopsided and completely unjustified increases.”

Selected Excerpts from Oral and Written Testimony from Owners and Owner Groups³

- 2 Sources: Submissions by tenant groups and testimony by tenants.
- 3 Sources: Submissions by owner groups and testimony by owners

Comments from owners and owner groups included:

“We recommend that this year’s guideline be 6% and 11%. For many years the RGB has discounted its own estimate of cost increases and provided guidelines which are substantially below the PIOC. As recognized by the Court of Appeals, ‘the costs of maintaining an apartment and providing services to its occupants are often not in proportion with historical rents. Where the rent is relatively small and there is no vacancy for many years, the disproportion can become acute, with small annually authorized increases that do not come close to covering increased costs.’ This has resulted in a negative increase in constant dollars available to cover operating costs. Accordingly, the proper response by the RGB would be to provide a guideline this year which is higher than the PIOC.”

“We ask the Board to bear in mind that the rent increases approved by the RGB in prior years, while viewed as excessive by some, have been inadequate in themselves to preserve the City’s affordable housing. Despite cost increases which have averaged 6% per year over the past 12 years, the RGB has approved rent increases averaging only half that amount or approximately 3% per year.”

“The process for setting rent increases is highly politicized and it shouldn’t be. Fees and expenses for owners go up every year. According to the RGB’s own reports—real estate taxes are up 5%, fuel oil is up 7.8%, utilities are up 8.4%, property insurance is up 9.3% as well as rising repairs and payroll costs. Not to mention increased fees for annual elevator services and inspections, which you don’t ask about in your request. The city has already announced a proposed increase to water & sewer of over 3.5%.”

“Operating and emergency expenses increase every year, whether due to soaring property tax and water- and sewer-rate hikes; catastrophic damages caused by severe weather such as we had this winter; or costly upgrades of our old homes required to meet a slew of new building regulations. When it comes to affording these higher costs, I assure you, no one gives an owner a break because you have low-rent, regulated apartments.”

“Today I would like to talk about the huge costs of just doing business in this City. Over the past ten years, we have seen a tremendous growth in regulations governing every sector of our economy... If the City continues to grow itself, burden us with more and more regulations, violations, fees and paperwork, then the rent increases must continue, just to stay above water.”

Selected Excerpts from Oral and Written Testimony from Public Officials⁴

Comments from public officials included:

“I am here today to call for a rent freeze. Any rent increase at all is too much. The proposed rent increases of up to 3% for one year lease renewals and between .5% and 4.5% for two year lease renewals, if passed, will be an economic burden to thousands of families and individual rents who reside in my district and throughout the city at large.”

“While you may view a proposed three or four percent rent increase as minimal or reasonable, I urge you not to evaluate that percentage in isolation, standing alone, but in the full context of the last ten or fifteen years of consistent, relentless, substantial rent increases that have been imposed on tenants in this City. These increases, granted to owners consistently—whether they were necessary or not, in lean years and good years, through booms and recession—combined with MCIs, enormous vacancy increases, and individual apartment increases (fraudulent and not) have brought average rents in ordinary low-income, working class, middle-income and mixed neighborhoods to the very brink of or beyond affordability.”

“The Rent Guidelines Board consistently shows data of the Net Operating Income increasing for owners. The NOI has increased for the 8th consecutive year and this year by 9.6%... The steady loss of rent stabilized units, one of our most precious housing resources, is mostly due to high rent vacancy deregulation. Raising rents is both an enormous burden for tenants currently in their apartments and contributes to the overall loss of affordable housing. The city has lost 104,155 rent stabilized units in the past twenty years. The Board should take into consideration the effect of this enormous loss on the city as a whole.”

“First, the city’s rent stabilized housing stock continues to decline, and those units that remain are less affordable... Second, apartments renting for \$1,000 or less—a critically important price point for many low-income New Yorkers—are rapidly disappearing from our city... Lastly, low-income households are increasing in number and their rent burdens have spiked.”

“Large rent increases amount to a citywide redistribution of wealth from lower income households to the wealthy; taking money from more than a million mostly low- and moderate-income tenants and transferring it to about 25,000 landlords, who include some of the wealthiest New Yorkers. From 2005 to 2012, the median rent in NYC rose 11%; meanwhile, household incomes rose at a low 2%.”

FINDINGS OF THE RENT GUIDELINES BOARD**Rent Guidelines Board Research**

- 4 Sources: Submissions by public officials.

The Rent Guidelines Board based its determination on its consideration of the oral and written testimony noted above, as well as upon its consideration of statistical information prepared by the RGB staff set forth in these findings and the following reports:

1. *2014 Mortgage Survey Report*, March 2014, (An evaluation of recent underwriting practices, financial availability and terms, and lending criteria);
2. *2014 Income and Expense Study*, April 2014, (Based on income and expense data provided by the Finance Department, the Income and Expense Study measures rents, operating costs and net operating income in rent stabilized buildings);
3. *2014 Income and Affordability Study*, April 2014, (Includes employment trends, housing court actions, changes in eligibility requirements and public benefit levels in New York City);
4. *2014 Price Index of Operating Costs*, April 2014, (Measures the price change for a market basket of goods and services which are used in the operation and maintenance of stabilized buildings);
5. *2014 Housing Supply Report*, May 2014, (Includes new housing construction measured by certificates of occupancy in new buildings and units authorized by new building permits, tax abatement and exemption programs, and cooperative and condominium conversion and construction activities in New York City); and,
6. *Changes to the Rent Stabilized Housing Stock in NYC in 2013*, May 2014, (A report quantifying all the events that lead to additions to and subtractions from the rent stabilized housing stock).

The six reports listed above may be found in their entirety on the RGB's website, nycrgb.org, and are also available at the RGB offices, 51 Chambers St., Suite 202, New York, NY 10007 upon request.

2014 Price Index of Operating Costs For Rent Stabilized Apartment Houses in New York City

The 2014 Price Index of Operating Costs for rent stabilized apartment houses in New York City found a 5.7% increase in costs for the period between March 2013 and March 2014.

This year, the PIOC for all rent stabilized apartment buildings increased by 5.7%, 0.2 percentage points less than the PIOC percentage change from the year before (5.9% in 2013). Increases occurred in all nine of the PIOC components. The PIOC was driven upward by significant increases in Insurance Costs (9.3%), Utilities (8.4%) and Fuel Oil (7.8%).⁵ More moderate increases were seen in Taxes (5.0%), Contractor Services (3.9%), Labor (3.0%) and Administrative Costs (2.5%). The Parts & Supplies and Replacement Costs components, each of which carry very little weight in the PIOC, increased 3.1% and 5.5% respectively. The growth in the Consumer Price Index (CPI) during this same time period was lower than the PIOC, rising 1.5%.⁶ See Table 1 for changes in costs and prices for all rent stabilized apartment buildings from 2013-14.

The "core" PIOC, which excludes erratic changes in fuel oil, natural gas, and electricity costs, is useful for analyzing long-term inflationary trends. The core PIOC rose by 4.7% this year and was lower than the overall PIOC due to the exclusion of the costs for fuel oil, which rose 7.8%, and natural gas used for heating, which rose 17.0%.

Table 1

2013-14 Percentage Changes in Components of the Price Index of Operating Costs for Rent Stabilized Apartment Houses in New York City ⁷			
Item	Expenditure Weights	2013-14 Percentage Δ	2013-14 Weighted Percentage Δ
Taxes	28.69%	5.02%	1.44%
Labor Costs	12.52%	3.05%	0.38%

⁵ Prior to the 2012 PIOC, the Fuel Oil component was entitled "Fuel" in previously PIOC's. This change was made to eliminate any confusion as to whether this component included other fuel types used for heating. The Fuel Oil component measures the cost of heating rent stabilized building with #2, #4, and #6 fuel oil.

⁶ The average CPI for All Urban Consumers, New York-Northeastern New Jersey for the year from March 2012 to February 2013 (253.5) compared to the average for the year from March 2013 to February 2014 (257.5) rose by 1.5%. This is the latest available CPI data and is roughly analogous to the 'PIOC year', which for the majority of components compare the most recent point-to-point figures from April to March, monthly cost-weighted figures from April to March, or the two most recent fiscal year bills.

⁷ Totals may not add due to weighting and rounding

Fuel Oil	14.90%	7.83%	1.17%
Utilities	16.40%	8.43%	1.38%
Contractor Services	11.66%	3.87%	0.45%
Administrative Costs	6.92%	2.53%	0.18%
Insurance Costs	6.90%	9.28%	0.64%
Parts & Supplies	1.43%	3.06%	0.04%
Replacement Costs	0.59%	5.51%	0.03%
All Items	100%	-	5.71%

Source: *2014 Price Index of Operating Costs* for Rent Stabilized Apartment Houses in New York City.
Note: The Δ symbol means change.

On April 24, 2014 the staff of the Rent Guidelines Board released a memo to Board members with information relating to the calculation of the Price Index of Operating Costs (PIOC) Using Component Weights from the RPIE data presented in the Income and Expense Study. Below is the memo in its entirety:

Introduction

The NYC Rent Guidelines Board (RGB) *Price Index of Operating Costs (PIOC)* gathers prices for a market basket of goods and services used in the operation and maintenance of rent stabilized buildings in NYC and uses these prices to estimate cost changes from one year to the next. This is the same approach used by the Consumer Price Index (CPI) and other similar indices, but the PIOC specifically analyzes the goods and services typically purchased by building owners. Every PIOC in the last 30 years, including the most recent Index, is based on expenditure patterns of owners from 1983. Although these expenditure weights are revised each year, and there have been some changes to expenditure items since 1983, the PIOC may no longer represent expenditure patterns that are prevalent today. In fact, the RGB report that measures recent owner-reported expenses, the *Income and Expense Study (I&E)*, shows that increases in overall operating costs have been smaller than those shown by the PIOC in recent years.

In the fall of 2013, the RGB commissioned Dr. James Hudson to study this issue and to offer suggestions on how to use the NYC Department of Finance Real Property Income and Expense (RPIE) data presented in the *RGB Income and Expense Studies* to update the expenditure patterns in the PIOC. The results of Dr. Hudson's analysis were released in his paper entitled *Comparing the Price Index of Operating Costs (PIOC) and the RGB Income and Expense Study* and were presented to the Board on March 27. Dr. Hudson concluded that the main cause of the differences between the PIOC and the I&E is "how owners change their spending in response to changes in prices and the goods and services that are available." These changes are not captured in the PIOC. He proposed two approaches to address the divergence between these indices:

- Use the most recent I&E to create the component weights for each year's PIOC. This will connect the PIOC much more closely to what owners have actually been buying so that we can better estimate the overall effect of price changes.
- Annually survey owners about their costs for various items within a single component, to update the item weights and allow development of improved items and specifications. Since this is not necessary for taxes and insurance (which have one item each in their components), it should allow updates of items weights across the PIOC every 5-6 years.

In an attempt to update the PIOC to reflect current expenditure patterns, Dr. Hudson, along with assistance from the RGB staff, used the expenditure patterns presented in the *2014 Income and Expense Study* to update the component weights for the *2014 PIOC*. In addition, a historical analysis was conducted to gauge the impact of using the I&E component weights in PIOC's dating back to 1999. The results of these analyses are presented in this memo. Note that this analysis does not alter the items priced in the PIOC, which may be updated by staff at a later date.

Updating the 2014 PIOC Using Weights from the 2014 I&E

Data used to update the component weights for the *2014 PIOC* is contained in the *2014 RGB Income and Expense Study*. The I&E used summary data from the NYC Department of Finance RPIE filings to report on owner expense. Data from the 2013 RPIE filings were used and represent owner reported expenses from calendar year 2012.

In order to update the PIOC component weights, there were two technical issues involved in using the I&E weights that had to be addressed.

First, the individual items in the PIOC needed to be allocated to the

corresponding I&E components. The current PIOC contains nine components and the I&E data is categorized into eight components. Using the Expense Categories Chart of items in the 2013 RPIE Worksheet, PIOC expense items were allocated to the corresponding I&E expense categories. For example, the Fuel component in the I&E includes natural gas costs, fuel oil and steam. Therefore the gas and steam heating items from the PIOC Utilities component and the Fuel Oil component items were put into one component labeled Fuel. This same procedure was used with other PIOC items and I&E expense components. There were a few items that did not fit into any of the I&E expense categories, such as the PIOC items that priced air conditioners, so they were not included in this update. These items carried minimal weight in the PIOC so the effect of not including them was negligible. Furthermore, there were no items priced in the PIOC that fit into the I&E expense category of Miscellaneous, so that component is not included in this analysis. Therefore, seven components are used in this I&E weight-based 2014 PIOC.

Second, the I&E weights are from a year earlier than the PIOC. So those data needed to be updated based on the previous PIOC prices. For example, for 2014 this involved:

- Taking the I&E costs per component from 2012
- Updating those to estimated 2013 costs based on the 2013 PIOC
- Adjusting the weights based on those 2013 costs

This is the same methodology used in the PIOC to update weights each year. The only difference is using the I&E component weights as the starting point.

After applying the methodology outlined above, the impact of using I&E component weights with 2014 PIOC price relatives resulted in lowering the Price Index for Apartments from 5.7% to 5.2%. Below is a table that compares the component weights in each index.

A Comparison of Component Weights, 2014 I&E-Based PIOC vs. the 2014 PIOC, Apartments

2014 I&E-Based PIOC Components	Weight	2014 PIOC Components	Weight
Taxes	26.6%	Taxes	28.7%
Labor	11.6%	Labor	12.5%
Fuel	15.9%	Fuel Oil	14.9%
Utilities	11.8%	Utilities	16.4%
Administration	16.3%	Administration	6.9%
Insurance	4.9%	Insurance	6.9%
Maintenance	13.0%	Contractor Services	11.7%
		Parts & Supplies	1.4%
		Replacement Costs	0.6%
Total	100%	Total	100%

Source: 2014 PIOC and 2014 I&E Study

In this table, note that the weight in the I&E "Fuel" component (including Oil and Natural Gas) is similar to the weight in the PIOC for Fuel Oil alone. The I&E-based approach also shows Insurance as a smaller portion of expenditures and Administration as a larger one, compared to the 2014 PIOC.

It is important to note that this new methodology still uses the same prices and costs as reported in the 2014 PIOC. Therefore, the individual price relatives do not change from one to the other. Real estate taxes increased 5% in the 2014 PIOC. This same increase is used in the 2014 I&E-Based PIOC. What differs is the importance of these changes in price from one index to the other. Taxes represent 28.7% of the 2014 PIOC and 26.6% of the 2014 I&E-Based PIOC. Below is a table that outlines the price relative for the seven components in the 2014 I&E-Based PIOC.

2014 I&E -Based PIOC Components	Price Relative
Taxes	5.0%
Labor	3.0%
Fuel	9.5%
Utilities	6.0%
Administration	2.0%

Insurance	9.3%
Maintenance	3.9%
Total	5.2%

Since 1983, the PIOC has calculated separate indices for different types of buildings that contain rent stabilized units. In addition to the all Apartment PIOC, separate indices for buildings constructed before 1947 (pre-1947) and for buildings constructed in 1947 or later (post-1946) as well as gas-heated and oil-heated can also be calculated using I&E component weights. The master-metered building index cannot be calculated using this methodology because there is no usable data for calculating expenditure weights. Below is a table that compares these separate indices using the 2014 PIOC and the 2014 I&E-Based PIOC.

Price Indices for Different Building Types, 2014 PIOC vs. 2014 I&E- Based PIOC

	2014 PIOC	2014 I&E-Based PIOC
All Apartments	5.7%	5.2%
Pre-1947	6.2%	5.2%
Post-1946	5.2%	5.2%
Gas Heated	6.2%	6.0%
Oil Heated	5.6%	4.9%

Source: 2014 PIOC and 2014 I&E Study

After all is said and done, there are still limitations using this methodology. First, the PIOC still measures prices, not costs. It can be expected to slightly overestimate changes in costs. Secondly, the Hotel and Loft Indices cannot be updated using the I&E weights.

Historic Analysis

Now that a methodology is in place to update the PIOC expenditure weights using I&E data, we can go review previous Apartment PIOC indices, comparing these new I&E-based PIOC's with the traditional methodology. Below is a table that tracks these changes.

PIOC vs. I&E-Based PIOC, Apartments, 2000-2014

Year	PIOC	I&E-Based PIOC
2000	7.8%	6.5%
2001	8.7%	7.0%
2002	-1.6%	-0.8%
2003	16.9%	12.8%
2004	6.9%	5.5%
2005	5.8%	N/A
2006	7.8%	7.0%
2007	5.1%	5.2%
2008	7.8%	7.0%
2009	4.0%	4.5%
2010	3.4%	4.0%
2011	6.1%	3.5%
2012	2.8%	3.5%
2013	5.9%	5.2%
2014	5.7%	5.2%

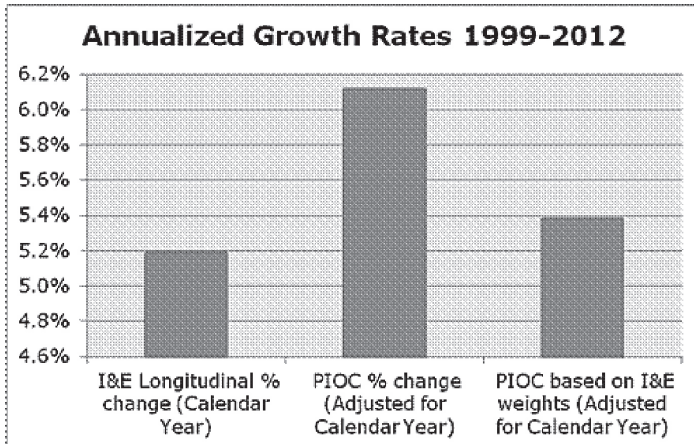
N/A: I&E data not available

Source: PIOC's 2000-2014 and RGB Income and Expense Studies, 2000-2014

As the table illustrates, there are years in which the I&E-based changes exceed expense growth of the PIOC and other years where the PIOC grew faster. This comes from the differences in weights. For example, the 2014 I&E-based PIOC had a lower weight for fuel oil items (Specs 301, 302 and 303) than the PIOC, and that pattern shows up in the other years. So, in years when fuel oil increased faster than the overall PIOC, the I&E-based approach would typically show a lower increase;

in years where fuel oil increased slower than the overall PIOC, the I&E-based approach would tend to be higher. Differences in weights for Insurance, Administration, and other areas will tend to lower or raise the I&E-based increase compared to the PIOC.

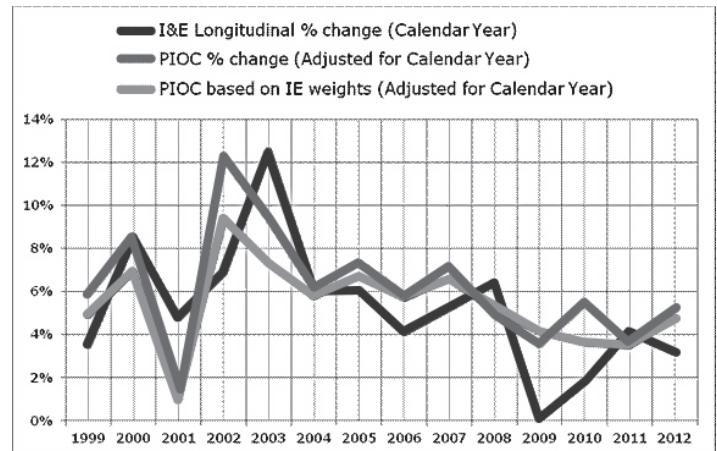
The more useful analysis is to examine the growth in expense from the I&E with both the PIOC and I&E-based PIOC over time. In order to do this analysis, we first needed to adjust the PIOC time frame to that of the I&E. The PIOC tracks price data from March to March while the RPIE data is based on a calendar year. Once this adjustment was made, the annualized growth rate for all three indices was computed. From 1999 to 2012, the PIOC witnessed an annualized growth rate of 6.1%. The I&E-based PIOC annualized growth rate was less, 5.4%, and more in line with that of the RPIE expense growth of 5.2%. See graph below.



Note: Since no longitudinal data was available to calculate a cost change for the I&E in 2004, the PIOC percent change of 6.1% was used to calculate annualized growth rates for all three indices. Source: PIOC, 1999-2012 and Income and Expense Studies, 2001-2014

The graph below outlines annual longitudinal percent cost changes reported in the RGB *Income and Expense Studies* along with annual changes in the PIOC and I&E-Based PIOC from 1999 to 2012.

Percent Change in I&E Longitudinal Annual Cost Change vs. that of the PIOC and the I&E-Based PIOC Annual Price Change, 1999-2012



Note: Since no longitudinal data was available to calculate a cost change for the I&E in 2004, the PIOC percent change of 6.1% was used. Source: PIOC, 1999-2012 and Income and Expense Studies, 2001-2014

On April 29, 2014 the staff of the Rent Guidelines Board released a memo to Board members with information relating to the Price Index of Operating Costs (PIOC) presentation. Below is the memo in its entirety:

Question 1: Are the sizes of buildings that responded to the PIOC Building Survey reflective of the size of buildings in the rent stabilized universe?

The table below reflects the distribution of buildings, by building size, in the entire 2012 DHCR registration database, the PIOC Sample of 5,100 buildings, and the responses actually received and verified by PIOC staff and used as part of the 2014 PIOC.

Building Size	2012 DHCR Registration Database		PIOC Sample		Insurance Responses		Non-Union Labor Responses		Management Fees Responses	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
Less than Six Units	9,520	23.2%	1,175	23.0%	90	22.7%	18	16.8%	14	15.1%
6-9	12,334	30.0%	1,530	30.0%	149	37.6%	16	15.0%	13	14.0%
10-19	7,085	17.2%	878	17.2%	74	18.7%	26	24.3%	21	22.6%
20-29	3,858	9.4%	458	9.0%	34	8.6%	20	18.7%	17	18.3%
30-49	4,070	9.9%	555	10.9%	26	6.6%	15	14.0%	13	14.0%
50-74	2,446	5.9%	298	5.8%	16	4.0%	10	9.3%	12	12.9%
75-99	905	2.2%	102	2.0%	5	1.3%	1	0.9%	3	3.2%
100 or more	901	2.2%	104	2.0%	2	0.5%	1	0.9%	0	0.0%
# of Responses	41,119	100%	5,100	100%	396	100%	107	100%	93	100%

Question 2: What are increases in assessment values, by borough, historically?

The table below shows the change in assessment values, by borough, from 2005-2014.

Borough	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Manhattan	5.4%	7.5%	4.4%	7.5%	4.8%	7.6%	6.1%	8.4%	5.2%	5.8%
Bronx	1.6%	7.4%	-2.0%	12.0%	7.4%	-8.2%	-3.6%	2.5%	1.3%	3.9%
Brooklyn	3.2%	6.6%	1.9%	10.0%	4.1%	1.7%	0.1%	5.7%	5.5%	5.2%
Queens	5.1%	8.1%	0.8%	5.3%	4.0%	0.6%	-2.9%	5.4%	4.9%	5.3%
SI	8.1%	6.6%	3.6%	6.3%	0.2%	0.4%	-3.5%	4.6%	13.2%	1.9%
NYC	4.6%	7.5%	2.9%	7.8%	4.8%	4.5%	2.7%	7.1%	4.9%	5.4%

Question 3: How many units of "hotel" housing are Traditional Hotels, versus SROS and Rooming Houses?

The 2013 DHCR database provides information about owner registrations of buildings. However, the DHCR database only provides data for "Hotels" and "Rooming Houses." Per the 2013 DCHR database, 61 buildings listed themselves as "Hotels." Of these, 30 are also registered as "Rooming Houses." Registered solely as "Rooming Houses" are 439 buildings.

Local Law 63/Income & Expense Review

The sample size for the Income and Expense (I&E) Study includes almost 14,900 properties containing over 674,100 units. This is the 22nd year that staff has been able to obtain longitudinal data in addition to cross-sectional data. The RGB staff found the following average monthly (per unit) operating and maintenance (O&M) costs in 2013 Real Property Income and Expense (RPIE) statements for the year 2012:

Table 2

2014 Income and Expense Study Average Monthly Operating and Maintenance Costs Per Unit			
	Pre '47	Post '46	All Stabilized
Total	\$813	\$918	\$841

Source: 2014 Income and Expense Study, from 2013 Real Property Income and Expense filings

In 1992, the Board benefited from the results of audits conducted on a stratified sample of 46 rent stabilized buildings by the Department of Finance. Audited income and expense (I&E) figures were compared to statements filed by owners. On average the audits showed an 8% over reporting of expenses. The categories, which accounted for nearly all of the expense over reporting, were maintenance, administration, and "miscellaneous." The largest over-reporting was in miscellaneous expenses.

If we assume that an audit of this year's I&E data would yield similar findings to the 1992 audit, one would expect the average O&M cost for stabilized buildings to be \$772, rather than \$841. As a result, the following relationship between operating costs and residential rental income was suggested by the Local Law 63 data:

Table 2(a)

2012 Operating Cost to Rent/Income Ratio Adjusted to 1992 Audit					
	O&M Costs ⁸	Rent	O&M to Rent Ratio	Income	O&M to Income Ratio
All stabilized	\$772	\$1,126	0.686	\$1,277	0.605

Source: 2014 Income and Expense Study, from 2013 Real Property Income and Expense filings for 2012, NYC Department of Finance.

Forecasts of Operating and Maintenance Price Increases for 2014-15

In order to decide upon the allowable rent increases for two-year leases, the RGB considers price changes for operating costs likely to occur over the next year. In making its forecasts the Board relies on expert assessments of likely price trends for the individual components, the history of changes in prices for the individual components and general economic trends. The Board's projections for 2014-15 are set forth in Table 3, which shows the Board's forecasts for price increases for the various categories of operating and maintenance costs.

Table 3

Year-to-Year Percentage Changes in Components of the Price Index of Operating Costs: Actual 2013-14 and Projected 2014-15		
	Price Index 2013-14	Projected Price Index 2014-15
Taxes	5.0%	2.5%
Labor Costs	3.0%	3.0%
Fuel Oil	7.8%	-8.6%
Utilities	8.4%	4.9%
Contractor Services	3.9%	3.5%
Administrative Costs	2.5%	2.5%
Insurance Costs	9.3%	6.3%

8 Overall O&M expenses were adjusted according to the findings of an income and expenses audit conducted by the Department of Finance in 1992. The unadjusted **O&M to Rent** ratio would be 0.747. The unadjusted **O&M to Income** ratio would be 0.658

Parts & Supplies	3.1%	2.2%
Replacement Costs	5.5%	2.0%
Total (Weighted)	5.7%	1.7%

Source: 2014 Price Index of Operating Costs for Rent Stabilized Apartment Houses in New York City, which includes the 2015 PIOC Projection.

Overall, the PIOC is expected to grow by 1.7% from 2014 to 2015. Costs are predicted to rise in each component except Fuel Oil, where costs are anticipated to decline 8.6%. The largest growth, of 6.3%, is projected to be in the Insurance Costs component. More moderate increases are projected in Utilities (4.9%), Labor (3.0%), Administrative Costs (2.5%) and Contractor Services (3.5%). Taxes, the component that carries the most weight in the Index, is projected to increase 2.5%. The Parts and Supplies and Replacement Costs components are expected to rise 2.2% and 2.0%, respectively. The table on this page shows predicted changes in PIOC components for 2015. The core PIOC is projected to rise 3.2%, more than the overall projected Apartment PIOC.

Commensurate Rent Adjustment

Throughout its history, the Rent Guidelines Board has used a formula, known as the commensurate rent adjustment, to help determine annual rent guidelines for rent stabilized apartments. In essence, the "commensurate" combines various data concerning operating costs, revenues, and inflation into a single measure indicating how much rents would have to change for net operating income (NOI) in stabilized buildings to remain constant. The different types of "commensurate" adjustments described below are primarily meant to provide a foundation for discussion concerning prospective guidelines.

In its simplest form, the commensurate rent adjustment is the amount of rent change needed to maintain landlords' current dollar NOI at a constant level. In other words, the formula provides a set of one- and two-year renewal rent increases or guidelines that will compensate owners for the change in prices measured by the PIOC and keep net operating income "whole."

The first commensurate method is called the "Net Revenue" approach. While this formula takes into consideration the types of leases actually signed by tenants, it does not adjust landlords' NOI for inflation. The "Net Revenue" formula is presented in two ways: First, adjusting for the mix of lease terms; and Second, adding an assumption for stabilized apartment turnover and the impact of revenue from vacancy increases. Under the "Net Revenue" formula, a guideline that would preserve NOI in the face of this year's 5.7% increase in the PIOC is 4.75% for a one-year lease and 8.5% for a two-year lease. Using this formula and adding assumptions for the impact of vacancy increases on revenues when apartments experience turnover result in guidelines of 3.0% for one-year leases and 5.75% for two-year leases.

The second commensurate method considers the mix of lease terms while adjusting NOI upward to reflect general inflation, keeping both operating and maintenance (O&M) costs and NOI constant. This is commonly called the "CPI-Adjusted NOI" formula. A guideline that would preserve NOI in the face of the 1.5% increase in the Consumer Price Index (see Footnote 6) and the 5.7% increase in the PIOC is 5.5% for a one-year lease and 9.5% for a two-year lease. Guidelines using this formula and adding the estimated impact of vacancy increases are 3.75% for one-year leases and 6.75% for two-year leases.⁹

The "traditional" commensurate adjustment is the formula that has been in use since the inception of the Rent Guidelines Board. The "traditional" commensurate yields 3.8% for a one-year lease and 4.3% for a two-year lease. This reflects the increase in operating costs of 5.7% found in the 2014 PIOC and the projection of a 1.7% increase next year.¹⁰

As a means of compensating for cost changes, this "traditional"

9 The following assumptions were used in the computation of the commensurates: (1) the required change in landlord revenue is 65.8% of the 2014 PIOC increase of 5.7%, or 3.8%. The 65.8% figure is the most recent ratio of average operating costs to average income in stabilized buildings; (2) for the "CPI-Adjusted NOI" commensurate, the increase in revenue due to the impact of inflation on NOI is 34.2% times the latest 12-month increase in the CPI ending February 2014 (1.5%) or 0.53%; (3) these lease terms are only illustrative—other combinations of one- and two-year guidelines could produce the adjustment in revenue; (4) assumptions regarding lease renewals and turnover were derived from the 2011 Housing and Vacancy Survey; (5) for the commensurate formulae, including a vacancy assumption, the 8.33% median increase in vacancy leases found in the rent stabilized apartments that reported a vacancy lease in the 2012 apartment registration file from the Division of Housing and Community Renewal was used; and (6) the collectability of these commensurate adjustments are assumed.

10 Calculating the "traditional" commensurate rent adjustment requires an assumption about next year's PIOC. In this case, the 1.7% PIOC projection for 2015 is used.

commensurate rent adjustment has two major flaws. First, although the formula is supposed to keep landlords' current dollar income constant, the formula does not consider the mix of one- and two-year lease renewals. Since only about three-fifths of leases are renewed in any given year, with a preponderance of leases having a two-year duration, the formula does not necessarily accurately estimate the amount of income needed to compensate landlords for O&M cost changes.

A second flaw of the "traditional" commensurate formula is that it does not consider the erosion of landlords' income by inflation. By maintaining current dollar NOI at a constant level, adherence to the formula may cause profitability to decline over time. However, such degradation is not an inevitable consequence of using the "traditional" commensurate formula.¹¹

All of these methods have their limitations. The "traditional" commensurate formula is artificial and does not consider the impact of lease terms or inflation on landlords' income. The "Net Revenue" formula does not attempt to adjust NOI based on changes in interest rates or deflation of landlord profits. The "CPI-Adjusted NOI" formula inflates the debt service portion of NOI, even though interest rates have been generally falling, rather than rising, over recent years. Including a consideration of the amount of income owners receive on vacancy assumes that turnover rates are constant across the City.

Finally, it is important to note that only the "traditional" commensurate formula uses the PIOC projection and that this projection is not used in conjunction with or as part of the "Net

11 Whether profits will actually decline depends on the level of inflation, the composition of NOI (i.e., how much is debt service and how much is profit), and changes in tax law and interest rates.

Revenue" and "CPI-Adjusted NOI" formulas. As stated previously, all three formulas attempt to compensate owners for the adjustment in their operating and maintenance costs measured each year in the PIOC. The "Net Revenue" and the "CPI-Adjusted NOI" formulas attempt to compensate owners for the adjustment in O&M costs by using only the known PIOC change in costs (5.7%). The traditional method differs from the other formulas in that it uses both the PIOC's actual change in costs as well as the projected change in costs (1.7%). If the change in projected costs, which may not be an accurate estimate of owner's costs, is added to the "Net Revenue" and "CPI-Adjusted NOI" formulas, the resulting guidelines will likely over- or under-compensate for the change in costs.

Each of these formulae may be best thought of as a starting point for deliberations. The other Rent Guidelines Board annual research reports (e.g., the *Income and Affordability Report* and the *Income and Expense Study*) and testimony to the Board can be used to modify the various estimates depending on these other considerations.

Consideration of Other Factors

Before determining the guideline, the Board considered other factors affecting the rent stabilized housing stock and the economics of rental housing.

Effective Rates of Interest

The Board took into account current mortgage interest rates and the availability of financing and refinancing. It reviewed the staff's 2014 Mortgage Survey Report of lending institutions. Table 4 gives the reported rate and points for the past nine years as reported by the mortgage survey.

Table 4

2014 Mortgage Survey ¹² Average Interest Rates and Points for New and Refinanced Permanent Mortgage Loans 2006-2014									
New Financing of Permanent Mortgage Loans, Interest Rate and Points									
	2006	2007	2008	2009	2010	2011	2012	2013	2014
Avg. Rates	6.3%	6.3%	5.9%	6.5%	6.3%	5.8%	4.6%	4.4%	4.9%
Avg. Points	0.44	0.61	0.47	0.62	0.79	0.61	0.63	0.59	0.54
Refinancing of Permanent Mortgage Loans, Interest Rate and Points									
	2006	2007	2008	2009	2010	2011	2012	2013	2013
Avg. Rates	6.3%	6.2%	5.8%	6.5%	6.3%	5.7%	4.7%	4.4%	4.9%
Avg. Points	0.44	0.61	0.44	0.62	0.83	0.61	0.63	0.40	0.50

Source: 2006–2014 Annual Mortgage Survey Reports, RGB.

12 Institutions were asked to provide information on their "typical" loan to rent stabilized buildings. Data for each variable in any particular year and from year to year may be based upon responses from a different number of institutions.

On April 8, 2014 the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2014 Mortgage Survey Report. Below is the memo in its entirety:

This memo is in response to the request for rent stabilized building sales prices analyzed by the average number of units per building. The following tables indicate the average prices of rent stabilized buildings sold, on a per unit basis, grouped by building size and borough, in 2012 and 2013, and the percentage change from 2012 to 2013:

2013 Sales Prices Citywide & By Borough, Average Price Per Unit

	Citywide	Manhattan	Brooklyn	Bronx	Queens
All UNITS	\$221,258	\$354,949	\$159,569	\$100,353	\$160,829
6-10 UNITS	\$279,490	\$628,251	\$173,182	\$114,878	\$156,567
11-19 UNITS	\$286,218	\$413,690	\$197,808	\$135,519	\$166,526
20-99 UNITS	\$188,108	\$313,009	\$139,160	\$92,797	\$153,128

100+ UNITS	\$250,931	-	-	-	-
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Note: Fewer than 15 bldgs in each category excluded. SI excluded.

2012 Sales Prices Citywide & By Borough, Average Price Per Unit

	Citywide	Manhattan	Brooklyn	Bronx	Queens
All UNITS	\$180,659	\$284,297	\$124,352	\$83,535	\$123,457
6-10 UNITS	\$217,147	\$498,667	\$138,603	\$86,160	\$138,639
11-19 UNITS	\$238,316	\$347,019	\$136,266	\$91,180	-
20-99 UNITS	\$145,871	\$211,753	\$123,490	\$82,832	\$130,900
100+ UNITS	\$279,929	-	-	-	-

Note: Fewer than 15 bldgs in each category excluded. SI excluded.

Change in Sales Prices from 2012 to 2013, Average Price Per Unit

	Citywide	Manhattan	Brooklyn	Bronx	Queens
All UNITS	22%	25%	28%	20%	30%
6-10 UNITS	29%	26%	25%	33%	13%
11-19 UNITS	20%	19%	45%	49%	-
20-99 UNITS	29%	48%	13%	12%	17%
100+ UNITS	-10%	-	-	-	-

Note: Fewer than 15 bldgs in each category excluded. SI excluded.

Condition of the Rent Stabilized Housing Stock

The Board reviewed the number of units that are moving out of the rental market due to cooperative and condominium conversion.

Table 5

Number of Cooperative / Condominium Plans ¹³ Accepted for Filing, 2005-2013									
	2005	2006	2007	2008	2009	2010	2011	2012	2013
New Construction	361	644	573	454	335	235	185	121	151
Conversion Non-Eviction	24	53	66	50	29	20	20	25	18
Conversion Eviction	18	13	16	18	13	4	9	3	0
Rehabilitation	6	0	8	4	1	0	2	11	21
Total	409	710	663	526	378	259	216	160	190
Subtotal:									
HPD Sponsored Plans	18	13	16	18	13	4	9	3	0

Source: New York State Attorney General's Office, Real Estate Financing.

Consumer Price Index

The Board reviewed the Consumer Price Index. Table 6 shows the percentage change for the NY-Northeastern NJ Metropolitan area since 2007.

Table 6

Percentage Changes in the Consumer Price Index for the New York City - Northeastern New Jersey Metropolitan Area, 2007-2014 (For "All Urban Consumers")								
	2007	2008	2009	2010	2011	2012	2013	2014
1st Quarter Avg. ¹⁴	2.9%	3.8%	0.8%	2.1%	2.3%	2.6%	1.9%	1.3%
Yearly Avg.	2.8%	3.9%	0.4%	1.7%	2.8%	2.0%	1.7%	--

Source: U.S. Bureau of Labor Statistics.

Calculating of the Current Operating and Maintenance Expense to Rent Ratio

13 The figures given above for eviction and non-eviction plans include those that are abandoned because an insufficient percentage of units were sold within the 15-month deadline. In addition, some of the eviction plans accepted for filing may have subsequently been amended or resubmitted as non-eviction plans and therefore may be reflected in both categories. HPD sponsored plans are a subset of the total plans. Some numbers revised from prior years.

14 1st Quarter Average refers to the change of the CPI average of the first three months of one year to the average of the first three months of the following year. Some numbers revised from prior years.

Each year the Board estimates the current average proportion of the rent roll which owners spend on operating and maintenance costs. This figure is used to ensure that the rent increases granted by the Board compensate owners for the increases in operating and maintenance expenses. This is commonly referred to as the O&M to rent ratio.

With current longitudinal income and expense data, staff has constructed an index, using 1989 as a base year. Except for the last three years, this index measures changes in building income and operating expenses as reported in annual income and expense statements. The second and third to last years in the table will reflect actual PIOC increases and projected rent changes. The last year in the table - projecting into the future - will include staff projections for both expenses and rents. This index is labeled as Table 7.

However, this index it is not without limitations. First, as noted, for the past and coming year the index will continue to rely upon the price index and staff rent and cost projections. Second, while this table looks at the overall relationship between costs and income, it does not measure the specific impact of rent regulation on that relationship.

Table 7

Revised Calculation of Operating and Maintenance Cost Ratio for Rent Stabilized Buildings from 1989 to 2015			
Year ¹⁵	Average Monthly O & M Per d.u. ¹⁶	Average Monthly Income Per d.u.	Average O & M to Income Ratio
1989	\$370 (\$340)	\$567	.65 (.60)
1990	\$382 (\$351)	\$564	.68 (.62)
1991	\$382 (\$351)	\$559	.68 (.63)
1992	\$395 (\$363)	\$576	.69 (.63)
1993	\$409 (\$376)	\$601	.68 (.63)
1994	\$415 (\$381)	\$628	.66 (.61)
1995	\$425 (\$391)	\$657	.65 (.59)
1996	\$444 (\$408)	\$679	.65 (.60)
1997	\$458 (\$421)	\$724	.63 (.58)
1998	\$459 (\$422)	\$755	.61 (.56)
1999	\$464 (\$426)	\$778	.60 (.55)
2000	\$503 (\$462)	\$822	.61 (.56)
2001	\$531 (\$488)	\$868	.61 (.56)
2002	\$570 (\$524)	\$912	.63 (.57)
2003	\$618 (\$567)	\$912	.68 (.62)
2004	\$654 (\$601)	\$969	.67 (.62)
2005	\$679 (\$624)	\$961	.71 (.65)
2006	\$695 (\$638)	\$1,009	.69 (.63)
2007	\$738 (\$678)	\$1,088	.68 (.62)
2008	\$790 (\$726)	\$1,129	.70 (.64)
2009	\$781 (\$717)	\$1,142	.68 (.63)
2010	\$790 (\$726)	\$1,171	.67 (.62)
2011	\$812 (\$746)	\$1,208	.68 (.63)
2012	\$841 (\$772)	\$1,277	.66 (.60)

15 The O&M and income data from 2007 to 2010 has been revised from that reported in previous explanatory statements to reflect actual, rather than estimated, expense and income data.

16 Operating and expense data listed is based upon unaudited filings with the Department of Finance. Audits of 46 buildings conducted in 1992 suggest that expenses may be overstated by 8% on average. See Rent Stabilized Housing in New York City, A Summary of Rent Guidelines Board Research 1992, pages 40-44. Figures in parentheses are adjusted to reflect these findings.

2013 ¹⁷	\$891 (\$818)	\$1,332	.67 (.61)
2014 ¹⁸	\$941 (\$865)	\$1,388	.68 (.62)
2015 ¹⁹	\$957 (\$879)	\$1,439	.67 (.61)

Source: RGB Income and Expense Studies, 1989-2014, Price Index of Operating Costs 2013 - 2014, RGB Rent Index for 2011 - 2014.

Changes in Housing Affordability

Looking at New York City's economy during 2013, it showed many strengths as compared with the preceding year. Positive indicators include growing employment levels, which rose for the fourth consecutive year, increasing 2.1% in 2013. The unemployment rate also fell, declining by 0.6 percentage points, to 8.7%. Gross City Product (GCP) also increased for the fourth consecutive year, rising in real terms by 2.7% in 2013. In addition, inflation slowed slightly, inflation-adjusted wages rose by 1.2% during the most recent 12-month period (the fourth quarter of 2012 through the third quarter of 2013), and the number of non-payment filings in Housing Court fell by 1.1%, while "calendared" non-payment cases fell by 7.8%.

Negative indicators include a 0.4% increase in evictions, despite the number of non-payment filings in Housing Court declining. In addition, cash assistance levels increased for the fifth consecutive year, increasing by 0.6% between 2012 and 2013. The number of Supplemental Nutrition Assistance Program (SNAP) recipients rose by 1.4% in 2013, increasing for the eleventh consecutive year. Homelessness also rose over 2012 levels, increasing to an average of more than 49,000 persons a night, a 14.1% increase.

The most recent numbers, from the fourth quarter of 2013 (as compared to the fourth quarter of 2012), show that homeless levels were up 8.7%, and non-payment filings in Housing Court were up 1.1%.²⁰ However, most indicators were positive, with employment levels up 2.1%, unemployment down 0.8 percentage points, SNAP recipients down 1.5%, and cash assistance levels down 2.8%. Fourth quarter GCP also rose, by 2.6% in real terms, and inflation was lower than that of the last quarter of 2012, rising by 1.3%, as compared to 1.9%. And while non-payment filings rose, the number of calendared court cases fell 9.5%.

On April 22, 2014 the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2014 Income & Affordability Study. At the April 10, 2014 Income & Affordability Study (I&A) presentation, 13 questions were asked for which an immediate answer could not be provided. In addition, after a presentation given by Elyzabeth Gaumer from the NYC Dept. of Housing Preservation and Development, an additional question was asked about the number of units in the 421-A and J-51 programs. Detailed answers are the memo presented below in its entirety:

Question 1: What is the exact definition of Consumer Price Index rent increases?

The Consumer Price Index (CPI) measures "Rent of Primary Residence," by asking survey respondents the following question: "What is the rental charge to your CU* for this unit including any extra charges for garage & parking facilities? Do not include direct payments by local, state or federal agencies. What period of time does this cover?" The price changes noted are for the metropolitan areas

17 Estimated expense figure includes 2012 expense updated by the PIOC for the period from 3/1/12 through 2/29/13 (5.9%). Income includes the income estimate for 2012 updated by staff estimate based upon renewal guidelines and choice of lease terms for a period from 3/1/12 through 2/28/13 (4.29% - i.e., the 10/1/11 to 9/30/12 rent projection (4.53%) times (.583), plus the 10/1/12 to 9/30/13 rent projection (3.95%) times (.417)).

18 Estimated expense figure includes 2013 expense updated by the PIOC for the period from 3/1/13 through 2/28/14 (5.7%). Income includes the income estimate for 2013 updated by staff estimate based upon renewal guidelines and choice of lease terms for a period from 3/1/13 through 2/28/14 (4.23% - i.e., the 10/1/12 to 9/30/13 rent projection (3.95%) times (.583), plus the 10/1/13 to 9/30/14 rent projection (4.62%) times (.417)).

19 Estimated expense figure includes 2014 expense estimate updated by the staff PIOC projection for the period from 3/1/14 through 2/28/15 (1.7%). Income includes the income estimate for 2014 updated by staff estimate based upon renewal guidelines and choice of lease terms for a period from 3/1/14 through 2/28/15 (3.69% - i.e., the 10/1/13 to 9/30/14 rent projection (4.62%) times (.583), plus the 10/1/14 to 9/30/15 rent projection (2.39%) times (.417)).

20 This data is obtained from the Civil Court of the City of New York, which cannot provide exact "quarterly" data. The Court has 13 terms in a year, each a little less than a month long. This data is for terms 10-13, which is from approximately the middle of September through the end of the year. It is compared to the same period of the prior year.

covered by the CPI study. The New York metropolitan area consists of the five boroughs of New York City, Nassau, Suffolk, Westchester, Rockland, Putnam, Dutchess, and Orange Counties in New York State; Bergen, Essex, Hudson, Hunterdon, Mercer, Monmouth, Middlesex, Morris, Ocean, Passaic, Somerset, Sussex, Union, and Warren Counties in New Jersey; Fairfield County and parts of Litchfield, New Haven, and Middlesex Counties in Connecticut; and Pike County in Pennsylvania.

* CU stands for "consumer unit," which in this case is a household unit

Question 2: What percentage of rent stabilized households have utilities included in their rent?

Per the 2011 Housing and Vacancy Survey, 8.1% of rent stabilized households have electricity costs included in their monthly rent payment. This compares to 11.6% of market rate apartments and 17.7% for all rental apartments (the figure for "all rental apartments" is significantly higher than rent stabilized apartments because approximately three-quarters of public housing and Mitchell-Lama tenants have electricity costs included as part of their rent). The number of rent stabilized tenants who have gas included as part of their rent, 32.6%, is much higher than that of electrical inclusion and compares to 39.3% for market rate apartments and 42.3% for all rental apartments. Note that if both gas and electric costs are included as part of a tenant's rent, their contract rent and gross rents are equivalent.

Question 3: What is the exact definition of the unemployment rate?

Each month the U.S. Bureau of Labor Statistics (BLS) conducts the "Current Population Survey," a survey of approximately 60,000 households nationwide of employment and demographic characteristics. Among the questions asked is the employment status of those 16 and older in the household. In the simplest terms (verbatim from the BLS):

- People with jobs are employed.
- People who are jobless, looking for jobs, and available for work are unemployed.
- People who are neither employed nor unemployed are not in the labor force.

More specifically:

"Persons are classified as unemployed if they do not have a job, have actively looked for work in the prior 4 weeks, and are currently available for work. Actively looking for work may consist of any of the following activities:

- Contacting:
 - o An employer directly or having a job interview
 - o A public or private employment agency
 - o Friends or relatives
 - o A school or university employment center
- Sending out resumes or filling out applications
- Placing or answering advertisements
- Checking union or professional registers
- Some other means of active job search"

The unemployment rate is the number of unemployed persons (per the above definition) as a proportion of the labor force (those who are unemployed, plus those employed). It is not in any way based on the number of people applying for, or receiving, Unemployment Insurance benefits.

Question 4: Does Housing Court have information on the proportion of non-payment housing court cases against rent stabilized tenants? Does the Court have information on how non-payment cases are resolved without being "calendared"?

Housing Court does not track the regulation status of apartments being filed against in their database, and therefore cannot provide this information.

Housing Court is not generally notified of the cause of a non-payment case not being calendared. While approximately half of all non-payment cases do not result in a court appearance in any given year, most cases technically remain open indefinitely.

Question 5: Does the NYC Dept. of Homeless Services (DHS) track what type of apartments homeless individuals seeking shelter last lived in?

When an individual or family enters the shelter system, they are asked for their last address. They are not asked the regulation status of this address, and therefore DHS cannot provide information about how many of their clients are former residents of rent stabilized housing. However, with information about the last residence, it is possible to manually match addresses with registration lists of know rent stabilized buildings. The NYC Dept. of Housing Preservation and Development undertook this endeavor in 2010, and they are currently working on presenting this information to the Board, in a separate memo.

Question 6: Can the number of NYC Dept. of Homeless Services permanent housing placements be provided for prior years?

Data for 2007-2013 follows.

Permanent Housing Placements, 2007-2013

Year	Families with Children	Adult Families	Single Adults
2007	5,526	756	8,934
2008	7,054	1,203	9,923
2009	8,521	1,166	7,984

2010	8,090	892	7,551
2011	4,893	481	8,719*
2012	4,545	418	7,615*
2013	6,682	572	9,829

* Because data from December of 2011 and January of 2012 is not available, the total number of placements is estimated by taking the average number of placements per month for the bulk of the year, and applying that average as a proxy for missing data.

Question 7: Can every poverty statistic in the I&A Study be broken out by borough?

Data for 2005-2012 follows, for the US as a whole, for NYC as a whole, and by borough.

Overall Poverty Rate (Individuals)

Year	2005	2006	2007	2008	2009	2010	2011	2012
US	13.3%	13.3%	13.0%	13.2%	14.3%	15.3%	15.9%	15.9%
NYC	19.1%	19.2%	18.5%	18.2%	18.7%	20.1%	20.9%	21.2%
Bronx	29.2%	29.1%	27.1%	27.6%	28.5%	30.2%	30.4%	31.0%
Brooklyn	22.4%	22.6%	21.9%	21.1%	21.8%	23.0%	23.6%	24.3%
Manhattan	17.9%	18.3%	17.6%	16.9%	16.6%	16.4%	18.3%	17.8%
Queens	11.9%	12.2%	12.0%	12.1%	12.6%	15.0%	15.8%	16.2%
SI	11.0%	9.2%	9.8%	10.0%	11.2%	11.8%	11.7%	11.6%

Overall Poverty Rate, Aged Under 18 (Individuals)

Year	2005	2006	2007	2008	2009	2010	2011	2012
US	18.5%	18.3%	18.0%	18.2%	20.0%	21.6%	22.5%	22.6%
NYC	27.7%	28.2%	27.3%	26.5%	27.1%	30.0%	29.8%	31.4%
Bronx	39.7%	41.3%	38.1%	39.7%	40.4%	43.0%	40.9%	44.5%
Brooklyn	30.5%	32.3%	31.7%	30.4%	31.5%	34.0%	33.6%	34.9%
Manhattan	29.6%	27.1%	27.5%	21.8%	24.5%	22.1%	25.6%	25.8%
Queens	15.9%	17.0%	16.5%	16.4%	15.4%	21.8%	21.1%	23.2%
SI	17.5%	11.8%	12.4%	14.8%	15.2%	17.1%	17.5%	14.6%

Overall Poverty Rate, Aged 18-64 (Individuals)

Year	2005	2006	2007	2008	2009	2010	2011	2012
US	11.9%	12.0%	11.6%	11.9%	13.1%	14.2%	14.8%	14.8%
NYC	15.6%	15.9%	15.4%	15.2%	16.0%	17.4%	18.4%	18.4%
Bronx	24.5%	24.3%	23.0%	22.9%	24.5%	26.1%	26.9%	26.4%
Brooklyn	18.3%	18.2%	17.7%	16.9%	17.8%	19.5%	20.0%	20.5%
Manhattan	14.2%	15.8%	15.0%	15.0%	14.4%	15.1%	16.8%	16.0%
Queens	10.4%	10.5%	10.3%	10.7%	11.7%	13.4%	14.3%	14.6%
SI	8.7%	7.9%	8.5%	8.9%	10.0%	9.8%	10.2%	10.7%

Overall Poverty Rate, Aged 65 and over (Individuals)

Year	2005	2006	2007	2008	2009	2010	2011	2012
US	9.9%	9.9%	9.5%	9.9%	9.5%	9.0%	9.3%	9.5%
NYC	20.3%	19.0%	18.4%	18.6%	18.0%	17.2%	19.0%	19.1%
Bronx	26.4%	22.6%	20.6%	21.6%	20.8%	22.5%	24.7%	24.8%
Brooklyn	25.7%	24.2%	23.4%	23.8%	23.1%	20.6%	23.2%	24.4%
Manhattan	21.7%	20.4%	18.9%	20.7%	18.6%	17.0%	17.8%	17.9%

Queens	13.0%	12.5%	13.0%	12.8%	12.7%	12.3%	15.1%	13.3%
SI	10.0%	11.0%	11.2%	6.4%	9.9%	11.8%	8.7%	11.1%

Poverty Rate, All Families

Year	2005	2006	2007	2008	2009	2010	2011	2012
US	10.2%	9.8%	9.5%	9.7%	10.5%	11.3%	11.7%	11.8%
NYC	16.7%	16.3%	15.6%	15.3%	15.8%	17.0%	18.0%	18.2%
Bronx	27.0%	26.5%	24.4%	25.4%	25.4%	27.6%	28.1%	28.8%
Brooklyn	20.1%	19.3%	18.3%	17.7%	18.3%	19.7%	20.4%	20.8%
Manhattan	15.1%	15.1%	15.1%	12.9%	13.3%	12.4%	14.9%	15.1%
Queens	9.5%	9.9%	10.0%	9.9%	10.5%	12.1%	13.1%	12.9%
SI	9.4%	7.0%	6.9%	8.1%	9.3%	9.6%	8.7%	9.4%

Poverty Rate, Families With Related Children in Household

Year	2005	2006	2007	2008	2009	2010	2011	2012
US	15.6%	15.0%	14.9%	15.0%	16.6%	17.9%	18.6%	18.8%
NYC	23.3%	23.0%	22.3%	21.9%	22.3%	25.0%	24.8%	26.0%
Bronx	34.5%	35.3%	31.9%	33.8%	34.1%	37.4%	36.2%	38.5%
Brooklyn	25.8%	26.1%	25.9%	24.4%	25.5%	28.0%	27.6%	28.8%
Manhattan	23.5%	22.1%	23.3%	19.3%	19.0%	18.8%	21.0%	21.1%
Queens	13.9%	14.1%	13.7%	14.2%	14.0%	17.7%	17.9%	19.1%
SI	13.6%	9.3%	10.3%	12.6%	13.5%	14.4%	12.9%	12.8%

Poverty Rate, Married-Couple Families

Year	2005	2006	2007	2008	2009	2010	2011	2012
US	5.0%	4.7%	4.5%	4.6%	5.1%	5.6%	5.8%	5.8%
NYC	9.1%	9.2%	9.0%	8.9%	9.2%	10.1%	10.8%	11.1%
Bronx	12.0%	10.7%	11.8%	12.8%	10.4%	12.8%	14.4%	14.1%
Brooklyn	13.9%	12.8%	12.4%	12.2%	12.7%	14.3%	14.4%	15.2%
Manhattan	6.8%	7.8%	7.2%	5.5%	6.7%	5.0%	7.7%	6.8%
Queens	6.2%	7.6%	7.0%	7.3%	7.8%	9.0%	9.6%	10.0%
SI	4.1%	4.2%	4.2%	4.2%	4.9%	5.6%	4.2%	4.2%

Poverty Rate, Female-headed Families (no spouse present)

Year	2005	2006	2007	2008	2009	2010	2011	2012
US	29.4%	28.6%	28.2%	28.0%	29.4%	30.3%	31.4%	31.8%
NYC	31.2%	30.4%	29.3%	28.8%	29.2%	30.7%	31.6%	32.2%
Bronx	42.0%	41.4%	38.4%	38.7%	39.4%	41.8%	41.3%	42.9%
Brooklyn	31.0%	31.1%	30.2%	29.0%	28.7%	30.7%	31.2%	31.1%
Manhattan	32.6%	31.8%	32.1%	28.6%	29.8%	27.8%	30.6%	33.1%
Queens	18.5%	17.8%	18.2%	18.1%	17.9%	20.6%	22.8%	21.4%
SI	31.5%	16.9%	16.2%	23.4%	26.0%	23.5%	25.9%	27.8%

Poverty Rate, Male-headed Families (no spouse present)

Year	2005	2006	2007	2008	2009	2010	2011	2012
US	13.8%	13.2%	12.8%	13.6%	15.8%	16.9%	17.6%	17.7%

NYC	14.6%	14.3%	13.9%	12.2%	15.4%	15.8%	17.4%	18.7%
Bronx	20.9%	23.4%	16.5%	15.6%	18.7%	21.1%	22.2%	23.4%
Brooklyn	16.3%	16.8%	13.9%	14.4%	19.7%	15.5%	21.2%	22.9%
Manhattan	17.2%	13.7%	17.1%	12.0%	12.6%	16.3%	15.5%	18.9%
Queens	8.1%	7.1%	10.7%	8.4%	10.5%	12.3%	12.5%	12.1%
SI	2.8%	10.4%	12.9%	7.6%	11.1%	17.4%	9.6%	10.9%

Question 8: What is the distribution of rent stabilized apartments and buildings, by borough?

The RGB utilizes two different sources for data on the number and location of rent stabilized apartments and buildings. The triennial *Housing and Vacancy Survey (HVS)*, last conducted in 2011, estimates a total of almost one million rent stabilized apartments in New York City. We also rely on data from owner registrations of rent stabilized buildings with the NYS Division of Housing and Community Renewal (DHCR), which shows a total of 863,000 rent stabilized apartments, almost 125,000 less than the HVS estimate. However, the DHCR database is the sole source of the number and location of rent stabilized *buildings*, as the HVS does not track this data.

The table below shows both HVS and DHCR data for the location of rent stabilized apartments and buildings. The left portion of the graph presents *HVS* data and shows the total number of rent stabilized units, by borough, plus the distribution of those units throughout the boroughs (i.e., 23.2% of rent stabilized apartments are in the Bronx). It also shows the proportion of units within each borough that are rent stabilized, as compared to both all rental units (i.e., 59.1% of all rental units in the Bronx are rent stabilized) and all housing units, including owner-occupied units/houses (i.e., 46.1% of all housing units in the Bronx (rental and owner) are rent stabilized).

The right portion of the table shows the total number of rent stabilized apartments and buildings, by borough, as registered with DHCR. It also includes the distribution of each throughout the boroughs (i.e., 23.9% of DHCR-registered apartments are in the Bronx, and 14.6% of DHCR-registered buildings are in the Bronx). DHCR data is from 2012 registration filings, but a check of 2011 data (that is, the same year as the *HVS* survey) shows almost identical distribution patterns.

Rent Stabilized Apartments/Buildings, by Borough

Borough	2011 Housing and Vacancy Survey				2012 DHCR Registration Filings			
	Total # of RS Apts.	Distribution of RS Apts. Between Boroughs	RS/Total Rentals in Borough	RS/Total Housing Units in Borough	RS Apartments and Distribution Between Boroughs	RS Buildings and Distribution Between Boroughs		
Bronx	229,361	23.2%	59.1%	46.1%	206,591	23.9%	6,369	14.6%
Brooklyn	295,631	30.0%	42.8%	30.2%	232,244	26.9%	14,181	32.5%
Manhattan	264,365	26.8%	45.0%	32.1%	268,404	31.1%	14,328	32.8%
Queens	189,021	19.2%	42.1%	23.3%	149,038	17.3%	8,358	19.2%
SI	8,461	0.9%	14.8%	4.9%	7,155	0.8%	386	0.9%
Total NYC	986,840	100.0%	45.4%	30.0%	863,432	100.0%	43,622	100.0%

Question 9: What are median rent levels for all categories of rental apartments, by borough?

See the tables below for median contract and gross rents as reported in the *2011 Housing and Vacancy Survey*. Gross rents include the estimated monthly cost of utilities.

Median Contract Rents, 2011 Housing and Vacancy Survey

Apt. Type	Rent Stabilized	Rent Control	Mitchell-Lama	Public Housing	Other Regulated	Non-Regulated	All Rentals
Bronx	\$950	\$750	\$926	\$443	\$933	\$1,176	\$942
Brooklyn	\$1,010	\$750	\$1,160	\$425	\$591	\$1,200	\$1,020
Manhattan	\$1,200	\$800	\$1,000	\$467	\$910	\$2,500	\$1,500
Queens	\$1,148	\$1,047	\$900	\$549	\$955	\$1,300	\$1,200
Staten Island	--*	--*	--*	--*	--*	\$1,000	\$1,000
Total NYC	\$1,050	\$800	\$1,000	\$450	\$910	\$1,369	\$1,100

*Rent figures for Staten Island are not reported because of the small sample size of units in the borough.

Median Gross Rents, 2011 Housing and Vacancy Survey

Apt. Type	Rent Stabilized	Rent Control	Mitchell-Lama	Public Housing	Other Regulated	Non-Regulated	All Rentals
Bronx	\$1,060	\$895	\$980	\$455	\$1,000	\$1,320	\$1,050
Brooklyn	\$1,129	\$820	\$1,200	\$452	\$670	\$1,330	\$1,143
Manhattan	\$1,305	\$863	\$1,000	\$481	\$1,113	\$2,600	\$1,580
Queens	\$1,223	\$1,180	\$900	\$550	\$955	\$1,400	\$1,265
Staten Island	--*	--*	--*	--*	--*	\$1,262	\$1,130
Total NYC	\$1,160	\$895	\$1,021	\$480	\$1,000	\$1,510	\$1,204

*Rent figures for Staten Island are not reported because of the small sample size of units in the borough.

Question 10: What are median rent-to-income ratios for all categories of rent apartments, by borough?

See the tables below for median contract rent-to-income ratios and gross rent-to-income ratios as reported in the 2011 Housing and Vacancy Survey. Gross rent-to-income ratios include the estimated monthly cost of utilities.

Median Contract Rent-to-Income Ratios, 2011 Housing and Vacancy Survey

Apt. Type	Rent Stabilized	Rent Control	Mitchell-Lama	Public Housing	Other Regulated	Non-Regulated	All Rentals
Bronx	37.9%	26.3%	42.2%	28.6%	73.7%	39.1%	36.0%
Brooklyn	32.0%	23.7%	44.8%	28.4%	40.0%	31.8%	31.4%
Manhattan	29.1%	25.6%	38.1%	26.7%	38.0%	27.5%	28.6%
Queens	31.2%	45.5%	47.4%	28.8%	38.4%	30.0%	30.8%
Staten Island	--*	--*	--*	--*	--*	28.0%	28.2%
Total NYC	32.0%	27.6%	40.8%	28.4%	44.3%	30.5%	30.9%

*Rent figures for Staten Island are not reported because of the small sample size of units in the borough.

Median Gross Rent-to-Income Ratios, 2011 Housing and Vacancy Survey

Apt. Type	Rent Stabilized	Rent Control	Mitchell-Lama	Public Housing	Other Regulated	Non-Regulated	All Rentals
Bronx	42.8%	30.0%	46.6%	29.8%	81.1%	44.0%	40.8%
Brooklyn	35.5%	30.1%	44.8%	28.5%	43.4%	35.3%	34.5%
Manhattan	31.0%	29.9%	38.1%	27.2%	43.4%	28.2%	29.8%
Queens	34.0%	52.5%	48.5%	29.8%	39.6%	33.8%	34.1%
Staten Island	--*	--*	--*	--*	--*	33.9%	33.0%
Total NYC	35.2%	32.1%	42.5%	28.7%	48.0%	33.5%	33.8%

*Rent figures for Staten Island are not reported because of the small sample size of units in the borough.

Question 11: The employment figures reported in the I&A Study are based on place of employment, not place of residence. Is there data for employment by place of residence?

The employment statistics reported in the I&A are from data obtained via the “Current Employment Statistics” survey, which surveys employers each month to ask them their staffing levels and average wages. Wage information from this survey was included for the first time in this year’s I&A Study. Because the survey is of employers, not employees, the data is for place of employment, not place of residence. The only source of data for place of residence is the “Current Population Survey,” the same survey that estimated unemployment rates are derived from. The table below provides employment data for each borough for the years 2005-2013. The last row of the table provides a year-to-year change in total employment levels for the City as a whole.

It is also worth noting that another source of employment information is the Quarterly Census of Employment and Wages, the same source of most of our wage data in the I&A. Because employers are required to file this information with New York State, it is a virtually complete detailing (i.e., it is not a survey), by place of employment. For the period from 2005 through the first three quarters of 2013 (the most recently available data), changes in employment levels for the City as a whole were within half a percentage point of those reported via the “Current Employment Statistics” survey (the data source used for employment statistics presented in the I&A, also by place of employment). Data from the “Current Employment Statistics” survey can be found in Appendix 2 of the I&A Study.

Current Population Survey Employment Levels, In Thousands (by place of residence)

Year	2005	2006	2007	2008	2009	2010	2011	2012	2013
Bronx	463	472	479	483	471	477	477	484	492
Brooklyn	992	1,017	1,030	1,037	1,012	1,008	1,015	1,030	1,047
Manhattan	847	871	880	884	855	850	856	866	881
Queens	1,021	1,044	1,056	1,062	1,037	1,025	1,029	1,041	1,059
Staten Island	217	226	229	231	227	221	221	221	225
NYC	3,540	3,630	3,674	3,698	3,602	3,580	3,598	3,642	3,702
% Change (NYC)	--	2.5%	1.2%	0.7%	-2.6%	-0.6%	0.5%	1.2%	1.7%

Question 12: Some tenants of rent stabilized apartments are subject to additional charges for appliances such as washing machines, dryers, dishwashers, and air conditioners. How many tenants are paying these charges? Are these charges included in contract rent figures from the Housing and Vacancy Survey?

Contract rents in the triennial Housing and Vacancy Surveys are reported by tenants. If the tenant considers these charges to be part of their rent, then they will report it as such. They are not separately questioned about these types of charges. Owners of rent stabilized apartments are authorized by the NYS Division of Housing and Community Renewal (DHCR) to charge tenants separate fees for the use of certain appliances, in consideration of the extra water and/or electricity used by these appliances. Current charges for washing machines are \$20.76 for electrical exclusion buildings (buildings

where tenants pay their own electricity bills) and \$22.23 for electrical inclusion buildings; charges for electric dryers are \$0.00 for electrical exclusion buildings and \$12.29 for electrical inclusion buildings; charges for dishwashers are \$5.17 a month for electrical exclusion buildings and \$7.12 for electrical inclusion buildings; charges for gas-powered dryers are \$0.00 for electrical exclusion buildings and \$8.88 for electrical inclusion buildings; charges for air conditioners are \$0.00 a month in electrical exclusion buildings and \$29.13 in electrical inclusion buildings. In addition, any tenant whose air conditioner extends beyond the window line (regardless of electrical inclusion or exclusion) can be charged \$5.00 per month, per air conditioner. Note that a review of the DHCR registration database showed there are almost no charges that utilized the higher electrical inclusion prices. The above noted fees are somewhat lower in the period covered by the

2012 DHCR registration file, which was used to analyze the number of tenants being charged for appliances. It is also important to note that only those owners who registered these additional fees (and registered them correctly) can be quantified. In addition, while the owner may register fees for appliances, they are not obligated to charge tenants for these fees, nor the full legal rent on the apartment. Approximately 30% of the apartments found to have these fees were being charged a preferential rent (per the owner's registration).

The table below outlines the approximate number of tenants with registered appliance fees (again, registration does not necessarily equate to actual payment of fees). The table quantifies individual charges, but approximately 10% of these tenants pay more than one fee, so the total number of tenants is less than the total number of charges.

2012 DHCR Appliance Registrations (863,432 total registrations)

Appliance	Fee (electrical exclusion buildings)	~ Number of Charges
Washing Machine	\$13.62-\$16.82	576
Dryer	\$10.89-\$15.00	0
Dishwasher	\$3.77-\$4.74	6
Air Conditioner	\$29.13	458
Air Conditioner Window Fee	\$5.00 per A/C	1,068
Total		2,108

Question 13: Can income/wage data be provided at the borough level? Can more details be provided on the UNHP report that shows income in the Bronx fell 22% in inflation-adjusted terms between 1990 and 2011?

There are three main sources for income/wage data at the borough level in New York City: the Quarterly Census of Employment and Wages (QCEW); the decennial Census and annual American Community Survey (ACS); and the triennial Housing and Vacancy Survey (HVS). The QCEW measures wages as reported by employers (that is, it measures monies being paid from employers to employees, including bonuses and exercised stock options). It is extremely accurate, because all employers in New York City are required to provide this information on a quarterly basis, but it is limited by the fact that it can only provide averages (as opposed to medians) and is by

place of employment, not place of residence. The Census, ACS, and HVS surveys all measure household income, which is the total of wages and any other source of income, such as Social Security, pensions, interest income, public assistance, or disability benefits. It is self-reported by tenants, and is based on a statistically significant sample of residents. Unlike the QCEW, the survey data is based on place of residence and reports on both medians and averages (however, only medians are reported in this memo).

The decennial Census no longer reports income data. The 2000 Census was the last to ask this question, which is now asked on the annual American Community Survey. The Census Bureau, which conducts both surveys, urges caution when comparing income data from the Census to the ACS. This is primarily because the Census is conducted at a fixed time, and asks respondents to provide their income for the previous calendar year. The ACS survey is conducted throughout the year, and asks respondents to provide their income for the "past 12 months." This income is then inflation-adjusted to the relevant calendar year (i.e. any responses during the 2012 calendar year, which would include income from 2011, are inflation-adjusted to 2012 levels). A study conducted by the Census Bureau found that in New York State in the year 2000, those responding to the Census reported household incomes approximately 2.5% higher than those responding to the ACS (then in the testing stage). More information about the discrepancies between these two surveys can be found at: https://www.census.gov/acs/www/guidance_for_data_users/comparing_2012/.

There are also warnings against comparing HVS data in certain years. Each HVS survey is weighted based on the findings of the most recent decennial Census, which means each HVS in a particular decade is based on a different sample. See the first page of "Selected Initial Findings of the 2011 New York City Housing and Vacancy Survey" at <http://www.nyc.gov/html/hpd/downloads/pdf/HPD-2011-HVS-Selected-Findings-Tables.pdf> for more information on this topic.

Note that the HVS is the only one of these wage/income sources that can be analyzed specifically for rent stabilized households, although the Census/ACS surveys do provide household income data for all renter households.

The tables below present nominal and inflation-adjusted wage/income data from all three sources, dating back to 1990/1991. Incomes from the 1990 and 2000 Census reflect household incomes from the year 1989 and 1999, respectively. HVS income levels are all from the prior calendar year. All "real" incomes have been inflation-adjusted to 2012 dollars. Each survey source provides data for income/wages (in both nominal and "real" terms), and rate of change from the preceding time period (in some cases, 10 years, in many cases just one year), in addition to the change from the period of 1990/1991 to 2011/2012 (i.e., the most recent time period), as well as the period of 1990/1991 to 2007/2008 (i.e., the year preceding the most current recession).

Median HH Income (All Households, Nominal & Real \$2012), Decennial Census & Annual ACS Surveys

Census/ACS Year	Nominal/Real	Bronx	Brooklyn	Manhattan	Queens	Staten Island	NYC
1990	Nominal	\$21,944	\$25,684	\$32,262	\$34,186	\$43,861	\$29,823
	Real (\$2012)	\$42,441	\$49,674	\$62,397	\$66,118	\$84,830	\$57,679
2000	Nominal	\$27,611	\$32,135	\$47,030	\$42,439	\$55,039	\$38,293
	Real (\$2012)	\$39,402	\$45,858	\$67,114	\$60,563	\$78,543	\$54,646
2005	Nominal	\$29,228	\$37,332	\$55,973	\$48,093	\$63,023	\$43,434
	Real (\$2012)	\$34,709	\$44,333	\$66,470	\$57,112	\$74,842	\$51,579
2006	Nominal	\$31,494	\$40,393	\$60,017	\$51,190	\$68,620	\$46,480
	Real (\$2012)	\$36,044	\$46,229	\$68,689	\$58,586	\$78,535	\$53,196
2007	Nominal	\$34,156	\$41,406	\$64,217	\$53,171	\$66,985	\$48,631
	Real (\$2012)	\$38,016	\$46,086	\$71,475	\$59,180	\$74,555	\$54,127
2008	Nominal	\$35,033	\$43,378	\$69,017	\$56,034	\$73,882	\$51,116
	Real (\$2012)	\$37,530	\$46,470	\$73,936	\$60,028	\$79,148	\$54,759
2009	Nominal	\$32,893	\$43,166	\$68,706	\$55,120	\$66,292	\$50,033
	Real (\$2012)	\$35,082	\$46,039	\$73,279	\$58,789	\$70,704	\$53,363
2010	Nominal	\$32,568	\$42,143	\$63,832	\$53,054	\$70,560	\$48,743
	Real (\$2012)	\$34,153	\$44,194	\$66,939	\$55,636	\$73,994	\$51,116
2011	Nominal	\$32,058	\$42,752	\$66,299	\$53,572	\$70,578	\$49,461
	Real (\$2012)	\$32,688	\$43,592	\$67,602	\$54,625	\$71,966	\$50,433

2012	Nominal	\$32,460	\$45,230	\$67,099	\$54,713	\$70,963	\$50,895
	Real (\$2012)	\$32,460	\$45,230	\$67,099	\$54,713	\$70,963	\$50,895

Note: The "Year" is the year of the Census or ACS Survey. Income levels in the 1990 and 2000 Census are totals from the prior calendar year (i.e., 2000 Household Incomes are total income levels from calendar year 1999). The ACS asks respondents for their household income in the prior 12 months, and then inflation-adjusts each answer to the calendar year of the survey.

% Change from prior time period, Median HH Income (All Households, Nominal & Real \$2012), Decennial Census & Annual ACS Surveys

Census/ACS Year	Nominal/Real	Bronx	Brooklyn	Manhattan	Queens	Staten Island	NYC
1990	Nominal	--	--	--	--	--	--
	Real (\$2012)	--	--	--	--	--	--
2000	Nominal	25.8%	25.1%	45.8%	24.1%	25.5%	28.4%
	Real (\$2012)	-7.2%	-7.7%	7.6%	-8.4%	-7.4%	-5.3%
2005	Nominal	5.9%	16.2%	19.0%	13.3%	14.5%	13.4%
	Real (\$2012)	-11.9%	-3.3%	-1.0%	-5.7%	-4.7%	-5.6%
2006	Nominal	7.8%	8.2%	7.2%	6.4%	8.9%	7.0%
	Real (\$2012)	3.8%	4.3%	3.3%	2.6%	4.9%	3.1%
2007	Nominal	8.5%	2.5%	7.0%	3.9%	-2.4%	4.6%
	Real (\$2012)	5.5%	-0.3%	4.1%	1.0%	-5.1%	1.8%
2008	Nominal	2.6%	4.8%	7.5%	5.4%	10.3%	5.1%
	Real (\$2012)	-1.3%	0.8%	3.4%	1.4%	6.2%	1.2%
2009	Nominal	-6.1%	-0.5%	-0.5%	-1.6%	-10.3%	-2.1%
	Real (\$2012)	-6.5%	-0.9%	-0.9%	-2.1%	-10.7%	-2.5%
2010	Nominal	-1.0%	-2.4%	-7.1%	-3.7%	6.4%	-2.6%
	Real (\$2012)	-2.6%	-4.0%	-8.7%	-5.4%	4.7%	-4.2%
2011	Nominal	-1.6%	1.4%	3.9%	1.0%	0.0%	1.5%
	Real (\$2012)	-4.3%	-1.4%	1.0%	-1.8%	-2.7%	-1.3%
2012	Nominal	1.3%	5.8%	1.2%	2.1%	0.5%	2.9%
	Real (\$2012)	-0.7%	3.8%	-0.7%	0.2%	-1.4%	0.9%
% Change 1990*-2007	Nominal	55.7%	61.2%	99.0%	55.5%	52.7%	63.1%
	Real (\$2012)	-10.4%	-7.2%	14.5%	-10.5%	-12.1%	-6.2%
% Change 1990*-2012	Nominal	47.9%	76.1%	108.0%	60.0%	61.8%	70.7%
	Real (\$2012)	-23.5%	-8.9%	7.5%	-17.2%	-16.3%	-11.8%

*The 1990 Census reflects income levels from 1989

Median HH Income (All Renter Households, Nominal & Real \$2012), Decennial Census & Annual ACS Surveys

Census/ACS Year	Nominal/Real	Bronx	Brooklyn	Manhattan	Queens	Staten Island	City
1990	Nominal	\$18,957	\$20,845	\$27,446	\$27,507	\$26,969	\$23,829
	Real (\$2012)	\$36,664	\$40,315	\$53,082	\$53,200	\$52,160	\$46,087
2000	Nominal	\$23,108	\$25,880	\$39,657	\$34,252	\$32,281	\$30,481
	Real (\$2012)	\$32,976	\$36,932	\$56,593	\$48,879	\$46,067	\$43,498
2005	Nominal	\$23,739	\$30,008	\$45,498	\$37,277	\$30,566	\$33,119
	Real (\$2012)	\$28,191	\$35,635	\$54,030	\$44,268	\$36,298	\$39,330
2006	Nominal	\$25,979	\$29,775	\$47,923	\$40,582	\$32,705	\$35,051
	Real (\$2012)	\$29,733	\$34,077	\$54,847	\$46,446	\$37,430	\$40,115
2007	Nominal	\$28,024	\$32,728	\$51,279	\$41,822	\$35,149	\$37,562
	Real (\$2012)	\$31,191	\$36,427	\$57,074	\$46,549	\$39,121	\$41,807

2008	Nominal	\$28,562	\$34,554	\$53,833	\$45,087	\$37,124	\$39,421
	Real (\$2012)	\$30,598	\$37,017	\$57,670	\$48,301	\$39,770	\$42,231
2009	Nominal	\$27,159	\$33,268	\$54,417	\$44,040	\$33,548	\$38,437
	Real (\$2012)	\$28,967	\$35,482	\$58,039	\$46,971	\$35,781	\$40,995
2010	Nominal	\$27,079	\$33,804	\$52,209	\$41,556	\$32,074	\$37,982
	Real (\$2012)	\$28,397	\$35,449	\$54,750	\$43,579	\$33,635	\$39,831
2011	Nominal	\$26,553	\$34,184	\$53,533	\$41,492	\$38,284	\$37,891
	Real (\$2012)	\$27,075	\$34,856	\$54,585	\$42,308	\$39,037	\$38,636
2012	Nominal	\$26,848	\$36,540	\$57,435	\$42,756	\$40,512	\$40,209
	Real (\$2012)	\$26,848	\$36,540	\$57,435	\$42,756	\$40,512	\$40,209

Note: The "Year" is the year of the Census or ACS Survey. Income levels in the 1990 and 2000 Census are totals from the prior calendar year (i.e., 2000 Household Incomes are total income levels from calendar year 1999). The ACS asks respondents for their household income in the prior 12 months, and then inflation-adjusts each answer to the calendar year of the survey.

% Change from prior time period, Median HH Income (All Renter Households, Nominal & Real \$2012), Decennial Census & Annual ACS Surveys

Census/ACS Year	Nominal/Real	Bronx	Brooklyn	Manhattan	Queens	Staten Island	City
1990	Nominal	--	--	--	--	--	--
	Real (\$2012)	--	--	--	--	--	--
2000	Nominal	21.9%	24.2%	44.5%	24.5%	19.7%	27.9%
	Real (\$2012)	-10.1%	-8.4%	6.6%	-8.1%	-11.7%	-5.6%
2005	Nominal	2.7%	16.0%	14.7%	8.8%	-5.3%	8.7%
	Real (\$2012)	-14.5%	-3.5%	-4.5%	-9.4%	-21.2%	-9.6%
2006	Nominal	9.4%	-0.8%	5.3%	8.9%	7.0%	5.8%
	Real (\$2012)	5.5%	-4.4%	1.5%	4.9%	3.1%	2.0%
2007	Nominal	7.9%	9.9%	7.0%	3.1%	7.5%	7.2%
	Real (\$2012)	4.9%	6.9%	4.1%	0.2%	4.5%	4.2%
2008	Nominal	1.9%	5.6%	5.0%	7.8%	5.6%	4.9%
	Real (\$2012)	-1.9%	1.6%	1.0%	3.8%	1.7%	1.0%
2009	Nominal	-4.9%	-3.7%	1.1%	-2.3%	-9.6%	-2.5%
	Real (\$2012)	-5.3%	-4.1%	0.6%	-2.8%	-10.0%	-2.9%
2010	Nominal	-0.3%	1.6%	-4.1%	-5.6%	-4.4%	-1.2%
	Real (\$2012)	-2.0%	-0.1%	-5.7%	-7.2%	-6.0%	-2.8%
2011	Nominal	-1.9%	1.1%	2.5%	-0.2%	19.4%	-0.2%
	Real (\$2012)	-4.7%	-1.7%	-0.3%	-2.9%	16.1%	-3.0%
2012	Nominal	1.1%	6.9%	7.3%	3.0%	5.8%	6.1%
	Real (\$2012)	-0.8%	4.8%	5.2%	1.1%	3.8%	4.1%
% Change 1990*-2007	Nominal	47.8%	57.0%	86.8%	52.0%	30.3%	57.6%
	Real (\$2012)	-14.9%	-9.6%	7.5%	-12.5%	-25.0%	-9.3%
% Change 1990*-2012	Nominal	41.6%	75.3%	109.3%	55.4%	50.2%	68.7%
	Real (\$2012)	-26.8%	-9.4%	8.2%	-19.6%	-22.3%	-12.8%

*The 1990 Census reflects income levels from 1989

Median Household Income (All Households, Nominal & Real \$2012), HVS 1991-2011

HVS Year	Nominal/Real	Bronx	Brooklyn	Manhattan	Queens	Staten Island	City
1991	Nominal	\$18,000	\$20,000	\$27,000	\$30,000	\$41,000	\$24,750
	Real (\$2012)	\$32,827	\$36,475	\$49,241	\$54,712	\$74,773	\$45,138
1993	Nominal	\$16,560	\$20,000	\$28,900	\$28,000	\$42,600	\$24,000
	Real (\$2012)	\$27,886	\$33,678	\$48,665	\$47,150	\$71,735	\$40,414

1996	Nominal	\$20,000	\$24,000	\$35,000	\$35,000	\$42,800	\$29,600
	Real (\$2012)	\$31,145	\$37,374	\$54,504	\$54,504	\$66,651	\$46,095
1999	Nominal	\$22,000	\$28,800	\$40,000	\$38,000	\$50,000	\$33,000
	Real (\$2012)	\$32,010	\$41,904	\$58,200	\$55,290	\$72,750	\$48,015
2002	Nominal	\$26,000	\$33,800	\$48,400	\$44,000	\$53,000	\$39,000
	Real (\$2012)	\$35,100	\$45,631	\$65,341	\$59,401	\$71,551	\$52,651
2005	Nominal	\$27,500	\$35,000	\$50,000	\$45,000	\$60,000	\$40,000
	Real (\$2012)	\$33,917	\$43,167	\$61,667	\$55,500	\$74,000	\$49,334
2008	Nominal	\$28,000	\$40,000	\$62,200	\$50,000	\$60,200	\$45,000
	Real (\$2012)	\$31,164	\$44,521	\$69,230	\$55,651	\$67,004	\$50,086
2011	Nominal	\$30,000	\$42,000	\$69,000	\$52,000	\$61,000	\$48,040
	Real (\$2012)	\$31,460	\$44,044	\$72,359	\$54,531	\$63,969	\$50,378

Note: The "Year" is the year of the HVS Survey. Income levels are totals from the prior calendar year (i.e. 2011 Household Incomes are total income levels from calendar year 2010).

% Change from prior time period, Median Household Income (All Households, Nominal & Real \$2012), HVS 1991-2011

HVS Year	Nominal/Real	Bronx	Brooklyn	Manhattan	Queens	Staten Island	City
1991	Nominal	--	--	--	--	--	--
	Real (\$2012)	--	--	--	--	--	--
1993	Nominal	-8.0%	0.0%	7.0%	-6.7%	3.9%	-3.0%
	Real (\$2012)	-15.1%	-7.7%	-1.2%	-13.8%	-4.1%	-10.5%
1996	Nominal	20.8%	20.0%	21.1%	25.0%	0.5%	23.3%
	Real (\$2012)	11.7%	11.0%	12.0%	15.6%	-7.1%	14.1%
1999	Nominal	10.0%	20.0%	14.3%	8.6%	16.8%	11.5%
	Real (\$2012)	2.8%	12.1%	6.8%	1.4%	9.2%	4.2%
2002	Nominal	18.2%	17.4%	21.0%	15.8%	6.0%	18.2%
	Real (\$2012)	9.7%	8.9%	12.3%	7.4%	-1.6%	9.7%
2005	Nominal	5.8%	3.6%	3.3%	2.3%	13.2%	2.6%
	Real (\$2012)	-3.4%	-5.4%	-5.6%	-6.6%	3.4%	-6.3%
2008	Nominal	1.8%	14.3%	24.4%	11.1%	0.3%	12.5%
	Real (\$2012)	-8.1%	3.1%	12.3%	0.3%	-9.5%	1.5%
2011	Nominal	7.1%	5.0%	10.9%	4.0%	1.3%	6.8%
	Real (\$2012)	0.9%	-1.1%	4.5%	-2.0%	-4.5%	0.6%
% Change* 1991-2008	Nominal	55.6%	100.0%	130.4%	66.7%	46.8%	81.8%
	Real (\$2012)	-5.1%	22.1%	40.6%	1.7%	-10.4%	11.0%
% Change* 1991-2011	Nominal	66.7%	110.0%	155.6%	73.3%	48.8%	94.1%
	Real (\$2012)	-4.2%	20.8%	46.9%	-0.3%	-14.4%	11.6%

*The 1991 HVS reflects income data from 1990, the 2008 HVS reflects income data from 2007, and the 2011 HVS reflects income data from 2010.

Median Household Income (All Renter Households, Nominal & Real \$2012), HVS 1991-2011

HVS Year	Nominal/Real	Bronx	Brooklyn	Manhattan	Queens	Staten Island	City
1991	Nominal	\$15,000	\$17,624	\$23,500	\$25,000	\$30,000	\$20,000
	Real (\$2012)	\$27,356	\$32,142	\$42,858	\$45,594	\$54,712	\$36,475
1993	Nominal	\$13,908	\$16,704	\$24,020	\$23,400	\$25,000	\$20,000
	Real (\$2012)	\$23,420	\$28,128	\$40,448	\$39,404	\$42,098	\$33,678
1996	Nominal	\$16,253	\$20,000	\$30,000	\$28,650	\$28,000	\$23,892
	Real (\$2012)	\$25,310	\$31,145	\$46,718	\$44,616	\$43,603	\$37,206

1999	Nominal	\$17,472	\$23,200	\$34,140	\$30,000	\$32,000	\$26,000
	Real (\$2012)	\$25,422	\$33,756	\$49,674	\$43,650	\$46,560	\$37,830
2002	Nominal	\$22,000	\$29,000	\$40,000	\$35,650	\$32,000	\$31,000
	Real (\$2012)	\$29,700	\$39,150	\$54,001	\$48,128	\$43,201	\$41,850
2005	Nominal	\$23,000	\$30,000	\$41,527	\$36,000	\$34,200	\$32,000
	Real (\$2012)	\$28,367	\$37,000	\$51,217	\$44,400	\$42,180	\$39,467
2008	Nominal	\$23,200	\$34,000	\$51,000	\$40,100	\$40,000	\$36,200
	Real (\$2012)	\$25,822	\$37,843	\$56,764	\$44,632	\$44,521	\$40,291
2011	Nominal	\$25,200	\$35,000	\$57,780	\$42,450	\$35,000	\$38,500
	Real (\$2012)	\$26,427	\$36,704	\$60,592	\$44,516	\$36,704	\$40,374

Note: The "Year" is the year of the HVS Survey. Income levels are totals from the prior calendar year (i.e. 2011 Household Incomes are total income levels from calendar year 2010).

% Change from prior time period, Median Household Income (All Renter Households, Nominal & Real \$2012), HVS 1991-2011

HVS Year	Nominal/Real	Bronx	Brooklyn	Manhattan	Queens	Staten Island	City
1991	Nominal	--	--	--	--	--	--
	Real (\$2012)	--	--	--	--	--	--
1993	Nominal	-7.3%	-5.2%	2.2%	-6.4%	-16.7%	0.0%
	Real (\$2012)	-14.4%	-12.5%	-5.6%	-13.6%	-23.1%	-7.7%
1996	Nominal	16.9%	19.7%	24.9%	22.4%	12.0%	19.5%
	Real (\$2012)	8.1%	10.7%	15.5%	13.2%	3.6%	10.5%
1999	Nominal	7.5%	16.0%	13.8%	4.7%	14.3%	8.8%
	Real (\$2012)	0.4%	8.4%	6.3%	-2.2%	6.8%	1.7%
2002	Nominal	25.9%	25.0%	17.2%	18.8%	0.0%	19.2%
	Real (\$2012)	16.8%	16.0%	8.7%	10.3%	-7.2%	10.6%
2005	Nominal	4.5%	3.4%	3.8%	1.0%	6.9%	3.2%
	Real (\$2012)	-4.5%	-5.5%	-5.2%	-7.7%	-2.4%	-5.7%
2008	Nominal	0.9%	13.3%	22.8%	11.4%	17.0%	13.1%
	Real (\$2012)	-9.0%	2.3%	10.8%	0.5%	5.5%	2.1%
2011	Nominal	8.6%	2.9%	13.3%	5.9%	-12.5%	6.4%
	Real (\$2012)	2.3%	-3.0%	6.7%	-0.3%	-17.6%	0.2%
% Change* 1991-2008	Nominal	54.7%	92.9%	117.0%	60.4%	33.3%	81.0%
	Real (\$2012)	-5.6%	17.7%	32.4%	-2.1%	-18.6%	10.5%
% Change* 1991-2011	Nominal	68.0%	98.6%	145.9%	69.8%	16.7%	92.5%
	Real (\$2012)	-3.4%	14.2%	41.4%	-2.4%	-32.9%	10.7%

*The 1991 HVS reflects income data from 1990, the 2008 HVS reflects income data from 2007, and the 2011 HVS reflects income data from 2010.

Median Household Income (Rent Stabilized Households, Nominal & Real \$2012), HVS 1991-2011

HVS Year	Nominal/Real	Bronx	Brooklyn	Manhattan	Queens	Staten Island	City
1991	Nominal	\$16,000	\$19,000	\$27,095	\$25,000	--	\$22,000
	Real (\$2012)	\$29,180	\$34,651	\$49,414	\$45,594	--	\$40,122
1993	Nominal	\$14,981	\$17,480	\$29,350	\$22,700	--	\$20,944
	Real (\$2012)	\$25,227	\$29,435	\$49,423	\$38,225	--	\$35,268
1996	Nominal	\$16,600	\$21,000	\$35,000	\$28,500	--	\$25,350
	Real (\$2012)	\$25,851	\$32,703	\$54,504	\$44,382	--	\$39,477
1999	Nominal	\$18,000	\$23,600	\$37,954	\$30,000	--	\$27,000
	Real (\$2012)	\$26,190	\$34,338	\$55,223	\$43,650	--	\$39,285
2002	Nominal	\$22,797	\$28,660	\$42,000	\$38,400	--	\$32,000
	Real (\$2012)	\$30,776	\$38,691	\$56,701	\$51,841	--	\$43,201
2005	Nominal	\$24,000	\$30,000	\$42,500	\$34,200	--	\$32,000
	Real (\$2012)	\$29,600	\$37,000	\$52,417	\$42,180	--	\$39,467

2008	Nominal	\$25,900	\$34,420	\$50,000	\$40,000	--	\$36,000
	Real (\$2012)	\$28,827	\$38,310	\$55,651	\$44,521	--	\$40,069
2011	Nominal	\$26,400	\$35,500	\$50,000	\$40,928	--	\$37,000
	Real (\$2012)	\$27,685	\$37,228	\$52,434	\$42,920	--	\$38,801

Note: The "Year" is the year of the HVS Survey. Income levels are totals from the prior calendar year (i.e. 2011 Household Incomes are total income levels from calendar year 2010). The median household income for Staten Island is not reported because of the small sample size of rent stabilized households in that borough.

% Change from prior time period, Median Household Income (Rent Stabilized Households, Nominal & Real \$2012), HVS 1991-2011

HVS Year	Nominal/ Real	Bronx	Brooklyn	Manhattan	Queens	Staten Island	City
1991	Nominal	--	--	--	--	--	--
	Real (\$2012)	--	--	--	--	--	--
1993	Nominal	-6.4%	-8.0%	8.3%	-9.2%	--	-4.8%
	Real (\$2012)	-13.5%	-15.1%	0.0%	-16.2%	--	-12.1%
1996	Nominal	10.8%	20.1%	19.3%	25.6%	--	21.0%
	Real (\$2012)	2.5%	11.1%	10.3%	16.1%	--	11.9%
1999	Nominal	8.4%	12.4%	8.4%	5.3%	--	6.5%
	Real (\$2012)	1.3%	5.0%	1.3%	-1.6%	--	-0.5%
2002	Nominal	26.7%	21.4%	10.7%	28.0%	--	18.5%
	Real (\$2012)	17.5%	12.7%	2.7%	18.8%	--	10.0%
2005	Nominal	5.3%	4.7%	1.2%	-10.9%	--	0.0%
	Real (\$2012)	-3.8%	-4.4%	-7.6%	-18.6%	--	-8.6%
2008	Nominal	7.9%	14.7%	17.6%	17.0%	--	12.5%
	Real (\$2012)	-2.6%	3.5%	6.2%	5.5%	--	1.5%
2011	Nominal	1.9%	3.1%	0.0%	2.3%	--	2.8%
	Real (\$2012)	-4.0%	-2.8%	-5.8%	-3.6%	--	-3.2%
% Change* 1991-2008	Nominal	61.9%	81.2%	84.5%	60.0%	--	63.6%
	Real (\$2012)	-1.2%	10.6%	12.6%	-2.4%	--	-0.1%
% Change* 1991-2011	Nominal	65.0%	86.8%	84.5%	63.7%	--	68.2%
	Real (\$2012)	-5.1%	7.4%	6.1%	-5.9%	--	-3.3%

*The 1991 HVS reflects income data from 1990, the 2008 HVS reflects income data from 2007, and the 2011 HVS reflects income data from 2010.

Average Wages (by Place of Employment, Nominal & Real \$2012), Quarterly Census of Employment and Wages, 1990-2012

QCEW Year	Nominal/ Real	Bronx	Brooklyn	Manhattan	Queens	Staten Island	City
1990	Nominal	\$24,541	\$22,964	\$39,202	\$26,193	\$22,586	\$34,369
	Real (\$2012)	\$44,756	\$41,880	\$71,494	\$47,769	\$41,191	\$62,680
1991	Nominal	\$25,952	\$23,998	\$40,801	\$27,410	\$23,526	\$35,745
	Real (\$2012)	\$45,270	\$41,862	\$71,173	\$47,814	\$41,039	\$62,354
1992	Nominal	\$27,696	\$25,288	\$46,388	\$28,563	\$24,871	\$39,785
	Real (\$2012)	\$46,638	\$42,583	\$78,114	\$48,098	\$41,881	\$66,995
1993	Nominal	\$28,053	\$25,653	\$47,214	\$28,837	\$25,290	\$40,349
	Real (\$2012)	\$45,863	\$41,939	\$77,189	\$47,145	\$41,346	\$65,965
1994	Nominal	\$28,730	\$26,646	\$47,680	\$29,391	\$25,933	\$40,876
	Real (\$2012)	\$45,871	\$42,544	\$76,128	\$46,927	\$41,406	\$65,264
1995	Nominal	\$29,174	\$27,347	\$51,361	\$30,014	\$26,704	\$43,397
	Real (\$2012)	\$45,432	\$42,586	\$79,983	\$46,740	\$41,585	\$67,580
1996	Nominal	\$29,588	\$27,819	\$55,312	\$30,639	\$27,619	\$46,247
	Real (\$2012)	\$44,779	\$42,102	\$83,710	\$46,369	\$41,799	\$69,991

1997	Nominal	\$30,163	\$27,871	\$59,173	\$31,430	\$28,357	\$48,994
	Real (\$2012)	\$44,607	\$41,217	\$87,508	\$46,480	\$41,936	\$72,454
1998	Nominal	\$31,131	\$28,987	\$62,970	\$32,564	\$30,159	\$52,006
	Real (\$2012)	\$45,296	\$42,176	\$91,621	\$47,381	\$43,881	\$75,669
1999	Nominal	\$31,975	\$29,650	\$65,794	\$33,507	\$30,840	\$54,083
	Real (\$2012)	\$45,630	\$42,312	\$93,891	\$47,816	\$44,010	\$77,179
2000	Nominal	\$32,850	\$30,760	\$72,572	\$34,986	\$32,149	\$59,103
	Real (\$2012)	\$45,466	\$42,573	\$100,443	\$48,422	\$44,496	\$81,801
2001	Nominal	\$34,250	\$31,953	\$74,892	\$36,963	\$34,123	\$61,045
	Real (\$2012)	\$46,238	\$43,137	\$101,105	\$49,901	\$46,067	\$82,412
2002	Nominal	\$35,817	\$32,882	\$72,454	\$37,719	\$34,070	\$59,461
	Real (\$2012)	\$47,144	\$43,281	\$95,367	\$49,648	\$44,845	\$78,265
2003	Nominal	\$36,637	\$33,907	\$73,527	\$38,800	\$34,665	\$60,365
	Real (\$2012)	\$46,785	\$43,299	\$93,893	\$49,547	\$44,267	\$77,085
2004	Nominal	\$37,931	\$35,450	\$79,904	\$39,836	\$35,832	\$64,834
	Real (\$2012)	\$46,782	\$43,722	\$98,549	\$49,131	\$44,193	\$79,962
2005	Nominal	\$38,880	\$35,856	\$84,200	\$40,686	\$36,473	\$67,858
	Real (\$2012)	\$46,171	\$42,580	\$99,990	\$48,316	\$43,313	\$80,583
2006	Nominal	\$40,660	\$37,159	\$91,679	\$41,945	\$37,589	\$73,268
	Real (\$2012)	\$46,535	\$42,528	\$104,925	\$48,005	\$43,020	\$83,854
2007	Nominal	\$42,372	\$38,483	\$101,060	\$44,380	\$39,187	\$80,092
	Real (\$2012)	\$47,161	\$42,832	\$112,481	\$49,396	\$43,616	\$89,144
2008	Nominal	\$43,853	\$39,393	\$101,165	\$44,994	\$40,454	\$80,378
	Real (\$2012)	\$46,979	\$42,201	\$108,376	\$48,201	\$43,337	\$86,107
2009	Nominal	\$44,530	\$39,481	\$91,786	\$44,751	\$40,274	\$73,917
	Real (\$2012)	\$47,494	\$42,109	\$97,895	\$47,730	\$42,955	\$78,837
2010	Nominal	\$44,712	\$39,663	\$98,408	\$44,680	\$40,240	\$77,997
	Real (\$2012)	\$46,888	\$41,594	\$103,198	\$46,855	\$42,199	\$81,793
2011	Nominal	\$45,366	\$39,295	\$101,332	\$45,148	\$40,972	\$79,968
	Real (\$2012)	\$46,258	\$40,068	\$103,324	\$46,036	\$41,777	\$81,540
2012	Nominal	\$46,306	\$39,842	\$101,884	\$45,798	\$41,375	\$80,565
	Real (\$2012)	\$46,306	\$39,842	\$101,884	\$45,798	\$41,375	\$80,565

% Change from prior time period, Average Wages (by Place of Employment, Nominal & Real \$2012), Quarterly Census of Employment and Wages, 1990-2012

Year	Nominal/Real	Bronx	Brooklyn	Manhattan	Queens	SI	City
1990	Nominal	--	--	--	--	--	--
	Real (\$2012)	--	--	--	--	--	--
1991	Nominal	5.7%	4.5%	4.1%	4.6%	4.2%	4.0%
	Real (\$2012)	1.1%	0.0%	-0.4%	0.1%	-0.4%	-0.5%
1992	Nominal	6.7%	5.4%	13.7%	4.2%	5.7%	11.3%
	Real (\$2012)	3.0%	1.7%	9.8%	0.6%	2.1%	7.4%
1993	Nominal	1.3%	1.4%	1.8%	1.0%	1.7%	1.4%
	Real (\$2012)	-1.7%	-1.5%	-1.2%	-2.0%	-1.3%	-1.5%
1994	Nominal	2.4%	3.9%	1.0%	1.9%	2.5%	1.3%
	Real (\$2012)	0.0%	1.4%	-1.4%	-0.5%	0.1%	-1.1%
1995	Nominal	1.5%	2.6%	7.7%	2.1%	3.0%	6.2%
	Real (\$2012)	-1.0%	0.1%	5.1%	-0.4%	0.4%	3.5%
1996	Nominal	1.4%	1.7%	7.7%	2.1%	3.4%	6.6%
	Real (\$2012)	-1.4%	-1.1%	4.7%	-0.8%	0.5%	3.6%

1997	Nominal	1.9%	0.2%	7.0%	2.6%	2.7%	5.9%
	Real (\$2012)	-0.4%	-2.1%	4.5%	0.2%	0.3%	3.5%
1998	Nominal	3.2%	4.0%	6.4%	3.6%	6.4%	6.1%
	Real (\$2012)	1.5%	2.3%	4.7%	1.9%	4.6%	4.4%
1999	Nominal	2.7%	2.3%	4.5%	2.9%	2.3%	4.0%
	Real (\$2012)	0.7%	0.3%	2.5%	0.9%	0.3%	2.0%
2000	Nominal	2.7%	3.7%	10.3%	4.4%	4.2%	9.3%
	Real (\$2012)	-0.4%	0.6%	7.0%	1.3%	1.1%	6.0%
2001	Nominal	4.3%	3.9%	3.2%	5.7%	6.1%	3.3%
	Real (\$2012)	1.7%	1.3%	0.7%	3.1%	3.5%	0.7%
2002	Nominal	4.6%	2.9%	-3.3%	2.0%	-0.2%	-2.6%
	Real (\$2012)	2.0%	0.3%	-5.7%	-0.5%	-2.7%	-5.0%
2003	Nominal	2.3%	3.1%	1.5%	2.9%	1.7%	1.5%
	Real (\$2012)	-0.8%	0.0%	-1.5%	-0.2%	-1.3%	-1.5%
2004	Nominal	3.5%	4.6%	8.7%	2.7%	3.4%	7.4%
	Real (\$2012)	0.0%	1.0%	5.0%	-0.8%	-0.2%	3.7%
2005	Nominal	2.5%	1.1%	5.4%	2.1%	1.8%	4.7%
	Real (\$2012)	-1.3%	-2.6%	1.5%	-1.7%	-2.0%	0.8%
2006	Nominal	4.6%	3.6%	8.9%	3.1%	3.1%	8.0%
	Real (\$2012)	0.8%	-0.1%	4.9%	-0.6%	-0.7%	4.1%
2007	Nominal	4.2%	3.6%	10.2%	5.8%	4.3%	9.3%
	Real (\$2012)	1.3%	0.7%	7.2%	2.9%	1.4%	6.3%
2008	Nominal	3.5%	2.4%	0.1%	1.4%	3.2%	0.4%
	Real (\$2012)	-0.4%	-1.5%	-3.7%	-2.4%	-0.6%	-3.4%
2009	Nominal	1.5%	0.2%	-9.3%	-0.5%	-0.4%	-8.0%
	Real (\$2012)	1.1%	-0.2%	-9.7%	-1.0%	-0.9%	-8.4%
2010	Nominal	0.4%	0.5%	7.2%	-0.2%	-0.1%	5.5%
	Real (\$2012)	-1.3%	-1.2%	5.4%	-1.8%	-1.8%	3.7%
2011	Nominal	1.5%	-0.9%	3.0%	1.0%	1.8%	2.5%
	Real (\$2012)	-1.3%	-3.7%	0.1%	-1.7%	-1.0%	-0.3%
2012	Nominal	2.1%	1.4%	0.5%	1.4%	1.0%	0.7%
	Real (\$2012)	0.1%	-0.6%	-1.4%	-0.5%	-1.0%	-1.2%
% Change 1990-2007	Nominal	72.7%	67.6%	157.8%	69.4%	73.5%	133.0%
	Real (\$2012)	5.4%	2.3%	57.3%	3.4%	5.9%	42.2%
% Change 1990-2012	Nominal	88.7%	73.5%	159.9%	74.8%	83.2%	134.4%
	Real (\$2012)	3.5%	-4.9%	42.5%	-4.1%	0.4%	28.5%

Question 14: After the I&A Study presentation, Elyzabeth Gaumer from HPD testified about their most recent accomplishments and programs, including data on the 421-A and J-51 programs. Can the number of units currently in these programs be provided?

Per the NYC Dept. of Finance's FY 2014 "Annual Report on Tax Expenditures," almost 325,000 rental units are receiving a J-51 abatement or exemption, and more than 77,000 rental units are receiving a 421-a exemption. Due to the exemption, these units should all be rent stabilized, for at least the length of the abatement/exemption (many of the J-51 units would be rent stabilized regardless). See the table below for details by borough.

Number of Units in FY 2014 Receiving J-51 or 421-a Abatements/Exemptions

Abatement/ Exemption Type	Bronx	Brooklyn	Manhattan	Queens	Staten Island	City
J-51 Exemptions	37,581	18,708	21,787	4,792	406	83,274
J-51 Abatements	55,657	70,988	62,506	49,680	1,997	240,828
Total J-51	93,238	89,696	84,293	54,472	2,403	324,102
421-a Exemption	11,098	16,703	37,393	11,502	671	77,367
Total J-51 & 421-a	104,336	106,399	121,686	65,974	3,074	401,469

Buildings with Different Fuel and Utility Arrangements

The Board was also informed of the circumstances of buildings with different fuel and utility arrangements including buildings that are master-metered for electricity and that are heated with gas versus oil (see Table 8). Under some of the Board's Orders in the past, separate adjustments have been established for buildings in certain of these categories where there were indications of drastically different changes in costs in comparison to the generally prevailing fuel and utility arrangements. This year the Board did not make a distinction between guidelines for buildings with different fuel and utility arrangements under Order 46.

Table 8

Changes in Price Index of Operating Costs for Apartments in Buildings with Various Heating Arrangements, 2013-14, and Commensurate Rent Adjustment		
Index Type	2013-14 Price Index Change	One-Year Rent Adjustment Commensurate With O&M to Income Ratio of .658
All Dwelling Units	5.7%	3.75%
Pre 1947	6.2%	4.08%
Post 1946	5.2%	3.42%
Oil Used for Heating	5.6%	3.68%

Gas Used for Heating	6.2%	4.08%
Master Metered for Electricity	7.1%	4.67%

Note: The O&M to Income ratio is from the 2013 Income and Expense Study.
Source: RGB's 2014 Price Index of Operating Costs for Rent Stabilized Apartment Houses in New York City.

On April 29, 2014 the staff of the Rent Guidelines Board released a memo summarizing the major findings of the 2014 Rent Guidelines Board reports issued through the end of April. Below is the memo in its entirety:

2014 Mortgage Survey Report

- Average interest rates for new multifamily mortgages rose 0.53 percentage points to 4.89%.
- Average refinancing interest rates rose by 0.47 percentage points, to 4.91%.
- Vacancy and collection losses declined from 4.07% last year to 3.35% this year.
- Average maximum loan-to-value ratios rose from 71.3% last year to 72.7% this year.
- Average service fees for new loans fell to 0.54 points and rose for refinanced loans to 0.50 points.
- In 2013, 1,431 buildings containing rent stabilized units were sold citywide, up 26% from the prior year.

Changes in Average Interest Rates, Loan Volume, Points, Loan-to-Value Ratios, Debt Service Coverage, and Vacancy & Collection Losses

(Averages)	NF Interest Rate	RF Interest Rate	NF Loan Volume	RF Loan Volume	NF Points	RF Points	Max LTV Ratio	Debt Service Ratio	V&C Losses
2014 Cross-Sectional Data	4.89%	4.91%	61	46	0.54	0.50	72.70%	1.24	3.35%
2014 Longitudinal Data	4.83%	4.85%	68	51	0.48	0.52	72.50%	1.24	3.29%

NF=New Financing RF=Refinancing LTV=Loan-to-Value V&C=Vacancy & Collection

2014 Income and Affordability Study

- Results from the 2012 American Community Survey show that median renter income is \$40,209, median gross rent is \$1,196, and the median gross rent-to-income ratio is 32.2%.
- New York City's economy grew by 2.7% in 2013, compared to a 0.8% increase during 2012.
- The City gained 83,100 jobs in 2013, resulting in a 2.1% increase from 2012 in total employment levels.
- The unemployment rate fell in 2013, to an average of 8.7%, down from 9.3% in 2012.
- Inflation averaged 1.7% in the metro area in 2013, down from 2.0% in the prior year.
- Inflation-adjusted wages increased 1.2% during the most recent 12-month period, following a 4.4% decrease in the preceding 12 months.
- In 2013, an average of 49,408 people were staying in Dept. of Homeless Services shelters each night, up 14.1% from 2012.
- The number of non-payment filings decreased 1.1% in 2013, while those actually heard in Housing Court decreased 7.8%, and the number of evictions increased 0.4%.
- The number of cash assistance recipients rose by 0.6% in 2013, while those receiving SNAP (formerly known as Food Stamps) rose by 1.4%.
- 2008 HVS
 - ✓ RS median HH income: \$36,000
 - ✓ median gross rent-to-income ratio: 31.7%
 - ✓ median contract rent-to-income ratio: 28.5%
- 2011 HVS
 - ✓ RS median income: \$37,000
 - ✓ median gross rent-to-income ratio: 34.9%
 - ✓ median contract rent-to-income ratio: 31.9%

Summary Table of Statistics from the 2014 I&A Report

Statistic	2012	2013	Change
GCP	0.8%	2.7%	+1.9 pp
Unemployment Rate	9.3%	8.7%	-0.6 pp
Employment	3,884,000	3,967,100	+2.1%
Inflation	2.0%	1.7%	-0.3 pp
Inflation-Adjusted Wages	\$80,053	\$80,995	+1.2%
Homelessness	43,295	49,408	+14.1%
Non-Payment Filings	217,914	215,497	-1.1%
Non-Payment Calendared Cases	132,860	122,463	-7.8%
Evictions	28,743	28,849	+0.4%
Cash Assistance Recipients	353,930	356,018	+0.6%
SNAP (Food Stamps) Recipients	1,837,113	1,862,043	+1.4%

Notes: "pp" stands for percentage points. Statistics in red moved in a positive direction, and those in black in a negative direction.

2014 Price Index of Operating Costs and the 2014 I&E-Based PIOC

- Operating Costs (PIOC) for Rent Stabilized Apartment Buildings increased 5.7% this year.

2014 PIOC for Apartments

Component	Percent Change
Taxes	5.0%
Labor Costs	3.0%
Fuel Oil	7.8%
Utilities	8.4%
Contractor Services	3.9%
Administrative Costs	2.5%
Insurance Costs	9.3%
Parts and Supplies	3.1%
Replacement Costs	5.5%
All Costs	5.7%

- Costs in natural-gas heated buildings increased 6.2% and costs in fuel-oil heated buildings rose 5.6%.
- The 2014 PIOC for Hotels was 6.4%.
- The 2014 PIOC for Lofts was 5.7%.
- The “core” PIOC, which excludes the erratic changes in fuel oil prices, natural gas, and electricity costs, is useful for analyzing inflationary trends. The core rose by 4.7% this year.
- The PIOC for Apartments is projected to increase 1.7% next year.
- The 2014 I&E-Based PIOC was 5.2%, lower than the 2014 PIOC (5.7%)
- The **annualized** growth rate of the I&E-Based PIOC (5.4%) was closer to that of the I&E Longitudinal Expense Change (5.2%) than that of the PIOC (6.1%).

2014 Income and Expense Study

- Because income grew at a faster rate than expenses, net operating income (revenue remaining after operating expenses are paid) grew. This is the eighth consecutive year that net operating income has increased.
- From 2011 to 2012:
 - Rental income increased by 5.0%.
 - Total income rose by 5.3%.
 - Operating costs increased by 3.2%.
 - Net operating income (NOI) grew by 9.6%.
- The average rent, income, costs and NOI per unit in the cross-sectional section of the report are:
 - Rent: \$1,126
 - Income: \$1,277
 - Costs: \$841
 - NOI: \$436
- The proportion of distressed buildings fell from 7.0% in 2011 to 6.6% in 2012, its lowest level in 13 years.
- Audited cost-to-income ratio fell to 60.5% in 2012, a 1.3 percentage point decline.
- Audited cost-to-rent ratio fell to 68.6% in 2012, a 1.1 percentage point decline.
- In a point-to-point comparison, net operating income (NOI), adjusted for inflation, rose 31.5% Citywide from 1990 to 2012.

Adjustments for Units in the Category of Buildings Covered by Article 7-C of The Multiple Dwelling Law (Lofts)

Section 286 sub-division 7 of the Multiple Dwelling Law states that the Rent Guidelines Board “shall annually establish guidelines for rent adjustments for the category of buildings covered by this article.” In addition, the law specifically requires that the Board, “consider the necessity of a separate category for such buildings, and a separately determined guideline for rent adjustments for those units in which heat is not required to be provided by the owner, and may establish such separate category and guideline.”

In 1986, Abt Associates Inc. conducted an expenditure study of loft owners to construct weights for the Loft Board’s index of operating costs and to determine year-to-year price changes. In subsequent years, data from the PIOC for stabilized apartments was used to compute changes in costs and to update the loft expenditure weights. This is the

procedure used this year.

The increase in the Loft Index this year was 5.7%, the same increase seen in apartments. Although the increases in the components for these indices were similar, there were disparities in the importance that the components hold in each index. Insurance Costs rose 9.3% in both indices but this rise in costs carried more weight in the Loft Index, making up 17% of this index versus 7% for the Apartment Index. Counterbalancing the upward pressure of insurance costs in the Loft Index, the smaller increase in Utilities, 7.2% for lofts versus 8.4% for apartments (in addition to Utilities carrying more weight in the Apartment Index, 16% versus 8% in the Loft Index), put a downward pressure on the Loft Index. The disparities in the weights for the components that make up these two indices resulted in a Loft Index that was similar to the PIOC for Apartments.

This year’s guidelines for lofts are: 1.0% for a one-year lease and 2.75% for a two-year lease.

Table 9

Changes in the Price Index of Operating Costs for Lofts from 2013-2014	
	Loft O & M Price Index Change
All Buildings	5.7%

Source: 2014 Price Index of Operating Costs for Rent Stabilized Apartment Houses in New York City.

Special Guidelines for Vacancy Decontrolled Units Entering the Stabilized Stock

Pursuant to Section 26-513(b) of the New York City Administrative Code, as amended, the Rent Guidelines Board establishes a special guideline in order to aid the State Division of Housing and Community Renewal in determining fair market rents for housing accommodations that enter the stabilization system. This year, the Board set the guidelines at the greater of the following:

1. 30% above the Maximum Base Rent, or
2. The Fair Market Rent for existing housing as established by the United States Department of Housing and Urban Development (HUD) for the New York City Primary Metropolitan Statistical Area pursuant to Section 8(c) (1) of the United States Housing Act of 1937 (42 U.S.C. section 1437f [c] [1]) and 24 C.F.R. Part 888, with such Fair Market Rents to be adjusted based upon whether the tenant pays his or her own gas and/or electric charges as part of his or her rent as such gas and/or electric charges are accounted for by the New York City Housing Authority.

The Board concluded that for units formerly subject to rent control, either an increase to rent levels reflecting the Fair Market Rent guidelines established by the U.S. Department of Housing and Urban Development (HUD), or 30% above the maximum base rent was a desirable minimum increase. Notably, the HUD guidelines differentiate minimum rents on the basis of bedroom count.

INCREASE FOR UNITS RECEIVING PARTIAL TAX EXEMPTION PURSUANT TO SECTION 421 AND 423 OF THE REAL PROPERTY TAX LAW

The guideline percentages for 421-A and 423 buildings were set at the same levels as for leases in other categories of stabilized apartments.

This Order does not prohibit the inclusion of the lease provision for an annual or other periodic rent increase over the initial rent at an average rate of not more than 2.2 per cent per annum where the dwelling unit is receiving partial tax exemption pursuant to Section 421-A of the Real Property Tax Law. The cumulative but not compound charge of up to 2.2 per cent per annum as provided by Section 421-A or the rate provided by Section 423 is in addition to the amount permitted by this Order.

Vacancy Allowance

As of June 15, 1997, Vacancy Allowances are now determined by a formula set forth in the State Rent Regulation Reform Act of 1997 and in Chapter 97 of the Laws of 2011.

Sublet Allowance

The increase landlords are allowed to charge under Order #46 when a rent stabilized apartment is sublet by the primary tenant to another tenant on or after October 1, 2014 and on or before September 30, 2015 shall be 10%.

Votes

The votes of the Board on the adopted motion pertaining to the provisions of Order #46 were as follows:

	Yes	No	Abstentions
Guidelines for Apartment Order #46	5	4	-

Dated: June 24, 2014
Filed with the City Clerk: June 27, 2014

Rachel D. Godsil
Chair
NYC Rent Guidelines Board

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NEW YORK CITY RENT GUIDELINES BOARD

2014 Hotel Order #44

June 23, 2014

Order Number 44 - Hotels, Rooming Houses, Single Room Occupancy Buildings and Lodging Houses. Rent levels to be effective for leases commencing **October 1, 2014** through **September 30, 2015**.

NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY VESTED IN THE NEW YORK CITY RENT GUIDELINES BOARD BY THE RENT STABILIZATION LAW OF 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended, implemented by Resolution No. 276 of 1974 of the New York City Council and extended by Chapter 97 of the Laws of 2011, and in accordance with the requirements of Section 1043 of the New York City Charter, that the Rent Guidelines Board hereby **adopts** the following levels of fair rent increases over lawful rents charged and paid on **September 30, 2014**.

APPLICABILITY

This order shall apply to units in buildings subject to the Hotel Section of the Rent Stabilization Law (Sections 26-504(c) and 26-506 of the N.Y.C. Administrative Code), as amended, or the Emergency Tenant Protection Act of 1974 (L.1974, c. 576 §4[§5(a)(7)]). With respect to any tenant who has no lease or rental agreement, the level of rent increase established herein shall be effective as of one year from the date of the tenant's commencing occupancy, or as of one year from the date of the last rent adjustment charged to the tenant, or as of **October 1, 2014**, whichever is later. This anniversary date will also serve as the effective date for all subsequent Rent Guidelines Board Hotel Orders, unless the Board specifically provide otherwise in the Order. Where a lease or rental agreement is in effect, this Order shall govern the rent increase applicable on or after **October 1, 2014** upon expiration of such lease or rental agreement, but in no event prior to one year from the commencement date of the expiring lease, unless the parties have contracted to be bound by the effective date of this Order.

RENT GUIDELINES FOR HOTELS, ROOMING HOUSES, SINGLE ROOM OCCUPANCY BUILDINGS AND LODGING HOUSES

Pursuant to its mandate to promulgate rent adjustments for hotel units subject to the Rent Stabilization Law of 1969, as amended, (§26-510(e) of the N.Y.C Administrative Code) the Rent Guidelines Board hereby **adopts** the following rent adjustments:

The allowable level of rent adjustment over the lawful rent actually charged and paid on **September 30, 2014** shall be:

- 1) Residential Class A (apartment) hotels - **0%**
- 2) Lodging houses - **0%**
- 3) Rooming houses (Class B buildings containing less than 30 units) - **0%**
- 4) Class B hotels - **0%**
- 5) Single Room Occupancy buildings (MDL section 248 SRO's) - **0%**

NEW TENANCIES

No "**vacancy allowance**" is permitted under this order. Therefore, the rents charged for tenancies commencing on or after **October 1, 2014** and on or before **September 30, 2015** may not exceed the levels over rentals charged on **September 30, 2014** permitted under the applicable rent adjustment provided above.

ADDITIONAL CHARGES

It is expressly understood that the rents collectible under the terms of this Order are intended to compensate in full for all services provided without extra charge on the statutory date for the particular hotel dwelling unit or at the commencement of the tenancy if subsequent thereto. No additional charges may be made to a tenant for such services, however such charges may be called or identified.

STATEMENT OF BASIS AND PURPOSE

The Rent Guidelines Board is authorized to promulgate rent guidelines governing hotel units subject to the Rent Stabilization Law of 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended. The purpose of these guidelines is to implement the public policy set forth in Findings and Declaration of Emergency of the Rent Stabilization Law of 1969 (§26-501 of the N.Y.C. Administrative Code) and in the Legislative Finding contained in the Emergency Tenant Protection Act of 1974 (L.1974 c. 576, §4 [§2]).

Dated: June 23, 2014

Rachel D. Godsil
Chair
New York City Rent Guidelines Board

EXPLANATORY STATEMENT - HOTEL ORDER #44

Explanatory Statement and Findings of the Rent Guidelines Board In Relation to 2014-15 Lease Increase Allowances for Hotels Under the Jurisdiction of the Rent Stabilization Law

Explanatory Statement and Findings of the Rent Guidelines Board Concerning Increase Allowances for Hotel Units Under the Jurisdiction of the Rent Stabilization Law, Pursuant to Hotel Order Number 44, Effective October 1, 2014 through and including September 30, 2015.²¹

Pursuant to the authority vested in it by the Rent Stabilization Law of 1969 and the Emergency Tenant Protection Act of 1974, implemented by Resolution Number 276 of 1974 of the New York City Council, and extended by Chapter 97 of the Laws of 2011, it is the responsibility of the Rent Guidelines Board to establish guidelines for hotel increases. Hotel Order Number 44, adopted on June 23, 2014, applies to stabilized hotel units occupied by non-transient tenants.

Hotel Order Number 44 provides for an allowable increase of 0% over the lawful rent actually charged and paid on September 30, 2014 for rooming houses, lodging houses, Class B hotels, single room occupancy buildings, and Class A residential hotels. The Order does not limit rental levels for commercial space, non-rent stabilized residential units, or transient units in hotel stabilized buildings during the guideline period. The Order also provides that for any dwelling unit in a hotel stabilized building which is voluntarily vacated by the tenant thereof, the level of rent increase governing a new tenancy shall be the same as the guideline for rent increases set forth above.

SPECIAL NOTE

In the past the Board has adopted rent increases to the rent stabilized hotel universe. In recent years, when increases were granted, the Board adopted a proviso that was designed to deny owners from taking these increases under certain conditions. Since the Board voted a 0% increase for all classifications of rent stabilized hotels, this proviso is not included in Hotel Order 44. In event that increases are considered for subsequent Hotel Orders, at such time the current members of the Rent Guidelines Board urge future Boards to consider reinstating this proviso or some form thereof. Below is the proviso and explanatory language previously adopted in Hotel Order 41:

Rooming house, lodging house, Class B hotel, single room occupancy building, and Class A residential hotel owners shall not be entitled to any of the above rent adjustments, and shall receive a **0% percent adjustment** if permanent rent stabilized or rent controlled tenants paying no more than the legal

21 This Explanatory Statement explains the actions taken by the Board on individual points and reflects the general views of those voting in the majority. It is not meant to summarize all viewpoints expressed.

regulated rent, at the time that any rent increase in this Order would otherwise be authorized, constitute fewer than 85% of all units in a building that are used or occupied, or intended, arranged or designed to be used or occupied in whole or in part as the home, residence or sleeping place of one or more human beings.

The following outlines the Rent Guidelines Board's intent of the above proviso:

The Board's intention for the meaning of this proviso is that ALL dwelling units in the hotel, whether occupied, vacant, rented to tourists, transients, contract clients, students or other non-permanent tenants, or to permanent rent stabilized tenants, be counted in the denominator of the calculation. The only type of units in the hotel that may be excluded from the denominator are units that are used as stores or for similar business purposes such as a doctor's office. The numerator of the calculation is the number of units occupied by permanent rent stabilized or rent controlled tenants.

Here are two examples. One: a hotel has 100 units and 2 stores. 32 units are rented to permanent rent stabilized tenants, 10 are vacant and 58 are rented to transients and tourists. The calculation is as follows, the denominator is 100 and the numerator is 32. This calculation results in an occupancy percentage of LESS than 85% under the formula (32%) and an increase CANNOT be taken for the permanent stabilized tenants.

Two: a hotel has 150 units, 2 of which are used by a dentist and a doctor for their businesses, 8 are rented to tourists, 5 are vacant and 135 are occupied by permanent rent stabilized tenants. The denominator would be 148 and the numerator would be 135. This calculation results in an occupancy percentage of GREATER than 85% under the formula (91%) and an increase CAN be taken for the permanent stabilized tenants.

DEFINITIONS

For the purpose of determining the appropriate classification of a hotel stabilized unit, the Board has set its definitions as follows:

- Residential hotels are "apartment hotels" which are designated as Class A multiple dwellings on the Certificate of Occupancy.
- Rooming houses are Class B multiple dwellings having fewer than thirty sleeping rooms as defined in Section 4(13) of the multiple dwelling law.
- A single room occupancy building is a Class A multiple dwelling which is either used in whole or in part for single room occupancy or as a furnished room house, pursuant to Section 248 of the multiple dwelling law.
- A Class B hotel is a hotel, which carries a Class B Certificate of Occupancy and contains units subject to rent stabilization.
- Lodging houses are those buildings designated as lodging houses on the Certificate of Occupancy.

BACKGROUND

Public meetings of the Board were held on March 27, April 10 and 24, and May 1 and 29, 2014 following public notices. On May 5, the Board adopted proposed rent guidelines for hotels, apartments, and lofts.

Four public hearings were held on June 12, June 16, June 18, and June 19, 2014 to hear comments on the proposed rent adjustments for rent stabilized hotels and apartments. The hearings were held from 5:00 P.M. to 10:15 P.M. on June 12, 2:00 P.M. to 8:45 P.M. on June 16, 5:00 P.M. to 10:30 P.M. on June 18, and from 5:00 P.M. to 8:00 P.M. on June 19. The Board heard testimony from approximately 11 hotel tenants and tenant representatives, two hotel owners, and two public officials. In addition, the Board's office received approximately nine written statements from eight tenants and tenant representatives and one public official. On June 23, 2014, the guidelines set forth in Hotel Order Number 44 were adopted.

Selected Oral and Written Testimony from Tenants and Tenant Groups:

– "SROs are the housing of last resort for poor New Yorkers. They are the safety net at the bottom of the market that keeps thousands of people off the street and out of shelters. Unfortunately, this safety net is steadily fraying. Over 50,000 people go to bed each night without a home or shelter of their own, a figure topping even 2013's historically high level. SRO tenants are amongst New York City's poorest residents, and a rent increases for SROs would likely push more of these tenants out of their homes and into the shelter system."

– "Over the last several decades, tens of thousands of SRO units have been converted to other uses. Rents for the remaining units have increased dramatically while the cheapest units – those renting for less than the public assistance shelter allowance – have all but disappeared. The City has been left scrambling to find shelter for the 53,000 New Yorkers who do not have a place to stay each night."

– "As I appear before you in 2014, the conditions that warranted the 0% votes for SROs and hotels in 2012 and 2013 remain essentially unchanged: SRO tenants of limited means continue to struggle while buildings designated for residential use by rent-stabilized tenants are increasingly used for other, more profitable purposes by building owners. We hope that our testimony today will compel the Board to vote for a 0% rent increase for tenants of SROs and hotels again this year."

– "SROs are housing of last resort for low-income people who would otherwise be homeless. This includes many employed people as well as a disproportionate number of elderly and disabled people. Our tenants routinely report incomes as low as \$10,000 per year. With vacancy rates in apartments costing below \$800 at just 1.1% and homelessness already at a nightly average of 49,408 persons as of 2013 – a 14.1% increase over the previous year – the City cannot afford to increase rents on what is one of the last sources of truly affordable housing for low-income New Yorkers."

– "Websites like Airbnb serve as a platform for these illegal hotels, advertising SRO rooms as hostels for affordable prices, landlords stand to make double or even triple the regulated rent of an SRO that's been converted into illegal hotel rooms....All we ask is that you can't allow landlords to continue to get richer while we strive for the prosperity of our tenants."

– "SRO tenants live in substandard housing, often lacking private bathrooms and adequate cooking facilities. They are subjected to disruption of services caused by renovation of vacant SRO units, which will be converted to free market rentals. They should not pay a rent increase for such shabby treatment. No tenant should. Landlords claim they need rent increases to maintain their buildings. But over the years, even with substantial increases, the quality of maintenance has declined, with repairs shoddy to non-existent. Every increase brings rents closer to deregulation, enabling landlords to covert units to free market rentals....Take these factors into consideration and vote: NO to increases for SRO tenants; NO to increases for all other categories of tenants. Just VOTE NO."

Selected Oral and Written Testimony from Owners and Owner Groups:

– "As an SRO, we haven't received increases in quite some time. In hearing some of the other individuals talking about the SROS and the rents that they quote, in our case our range of rents are anywhere between \$600-\$700 a month. This includes all the operating expenses, like any other landlord, in addition to that 100% of the electricity, 100% of the cooking gas, and the furnishings for each one of the rooms and each one of the apartments."

– "We need some type of increase. We need some type of fair adjustment in order to be able to continue for another 20-something years offering the services that have been very much needed during the years that we have served the community."

– "In order for us to continue providing the housing, in order to be able to afford the work that needs to be done on these buildings that had moderate rehab 20, 23 years ago, we can't continue surviving with the low rents that we currently have."

– "SRO building owners deserve a rent increase....Over the last ten years, our building's expenses have gone through the roof. Our property's real estate taxes have increased 39%. There have been only three rent guidelines increases for SROs over those ten years. Getting a zero increase does not help maintain the building and does not help us maintain a quality building, as we do. Everything has been going up, real estate taxes, water/sewer, insurance, fuel and utility costs, and unfortunately there has been no 0% increases for those costs....What we ask for, on behalf of SRO building owners, is a modest increase, not 0%, to maintain our properties in good condition, and to provide affordable housing for our low-income tenants."

Selected Oral and Written Testimony from Public Officials:

– "I am grateful to the Board for its recognition that our shrinking pool of SRO units, housing among the most fragile populations, cannot bear further rent increases. Thank you for approving a rent freeze for those units."

– "The rent stabilization law requires that the RGB to consider cost of living increases for tenants, not merely owner cost increases, a mandate that has been disregarded for far too long. If the Board based its decision on these standards, and I strongly urge it to do so, it will impose a freeze on rents for all rent regulated apartments, as well as lofts, hotels, rooming houses, single room occupancy buildings, and lodging houses."

MATERIAL CONSIDERED BY THE BOARD

In addition to oral and written testimony presented at its public hearing, the Board's decision is based upon material gathered from the 2014 Price Index of Operating Costs, prepared by the staff of the Rent Guidelines Board, reports and testimony submitted by owner and tenant groups relating to the hotel sector, and reports submitted by public agencies. The Board heard and received written testimony from

invited guest speakers on May 1, 2014. Guest speakers representing hotel tenants included Clint Guthrie, from the Goddard-Riverside SRO Law Project, Brian Sullivan from the SRO Law Project at MFY Legal Services, and Larry Wood from the Goddard Riverside Community Center. There were no guest speakers representing hotel landlords at this meeting.

FINDINGS OF THE RENT GUIDELINES BOARD

Rent Guidelines Board Research

The Rent Guidelines Board based its determination on its consideration of the oral and written testimony noted above, as well as upon its consideration of statistical information prepared by the RGB staff set forth in these findings and the following reports:

1. *2014 Mortgage Survey Report*, March 2014 (An evaluation of recent underwriting practices, financial availability and terms, and lending criteria);
2. *2014 Income and Affordability Study*, April 2014 (Includes employment trends, housing court actions, changes in eligibility requirements and public benefit levels in New York City);
3. *2014 Price Index of Operating Costs*, April 2014 (Measures the price change for a market basket of goods and services which are used in the operation and maintenance of stabilized hotels);
4. *2014 Housing Supply Report*, May 2014 (Includes information on the conversion of Hotels to luxury apartments and transient use, new housing construction measured by certificates of occupancy in new buildings and units authorized by new building permits, tax abatement and exemption programs, and cooperative and condominium conversion and construction activities in New York City); and,
5. *Changes to the Rent Stabilized Housing Stock in NYC in 2013, May 2014* (A report quantifying all the events that lead to additions to and subtractions from the rent stabilized housing stock).

The five reports listed above may be found in their entirety on the RGB's website, www.nycrgb.org, and are also available at the RGB offices, 51 Chambers St., Suite 202, New York, NY upon request.

Price Index of Operating Costs for Rent Stabilized Hotel Units

The Hotel Price Index includes separate indices for each of three categories of rent stabilized hotels (due to their dissimilar operating cost profiles) and a general index for all stabilized Hotels. The three categories of hotels are: 1) "traditional" hotels — a multiple dwelling which has amenities such as a front desk, maid or linen services; 2) Rooming Houses — a multiple dwelling other than a hotel with thirty or fewer sleeping rooms; and 3) single room occupancy hotels (SROs) — a multiple dwelling in which one or two persons reside separately and independently of other occupants in a single room.

The Price Index for all stabilized Hotels rose 6.4% this year, a lower increase than the 7.4% rise in 2013. The Price Index for Hotels was 0.7 percentage points higher than the increase in costs measured in the Apartment Price Index. Disparities between the Hotel Index and the Apartment Index were seen in the Utilities and Tax components. The increase in Utilities for all types of Hotels was 13.0%, versus the 8.4% rise for apartment buildings. Furthermore Taxes for Hotels increased at a higher pace (6.4%) than the increase for apartments (5.0%).

As mentioned above, Utilities rose by the greatest proportion in 2013, followed by Insurance Costs, which rose 9.3%, but account for only 3.7% of costs in Hotels. Fuel Oil costs, which make up 18% of the PIOC for hotels, also rose significantly, rising 7.8%. More moderate increases were seen in the remaining components. Labor increased 3.6%, Contactor Services by 3.3% and Administrative Costs rose 2.4%. Parts and Supplies and Replacement Costs, which carry very little weight in the Hotel Index, rose 1.5% and 2.8%, respectively. See the table on this page for changes in costs and prices for all rent stabilized hotels from 2013-2014.

Among the different categories of Hotels, the index for "traditional" hotels increased 6.8%, Rooming Houses by 6.1% and SROs by 6.3%.

Percent Change in the Components of the Price Index of Operating Costs March 2013 to March 2014, By Hotel Type and All Hotels

Spec #	Item Description	Hotel	RH	SRO	All Hotels
101	TAXES, FEES, & PERMITS	7.2%	7.3%	5.2%	6.4%
205-206, 208-216	LABOR COSTS	3.9%	2.8%	3.0%	3.6%
301-303	FUEL	7.8%	7.2%	8.5%	7.8%
401-407, 409-410	UTILITIES	14.3%	5.8%	13.6%	13.0%
501-509, 511-516, 518	CONTRACTOR SERVICES	3.1%	3.9%	3.5%	3.3%
601-608	ADMINISTRATIVE COSTS	2.4%	2.6%	2.5%	2.4%
701	INSURANCE COSTS	9.3%	9.3%	9.3%	9.3%
801-816	PARTS AND SUPPLIES	0.8%	2.6%	2.6%	1.5%
901-904, 907-911	REPLACEMENT COSTS	2.2%	4.0%	4.1%	2.8%
	ALL ITEMS	6.8%	6.1%	6.3%	6.4%

Source: 2014 Price Index of Operating Costs

On April 29, 2014 the staff of the Rent Guidelines Board released a memo to Board members with information relating to the Price Index of Operating Costs (PIOC) presentation. Below is an excerpt from this memo:

Question 3: How many units of "hotel" housing are Traditional Hotels, versus SROS and Rooming Houses?

The 2013 DHCR database provides information about owner registrations of buildings. However, the DHCR database only provides data for "Hotels" and "Rooming Houses." Per the 2013 DCHR database, 61 buildings listed themselves as "Hotels." Of these, 30 are also registered as "Rooming Houses." Registered solely as "Rooming Houses" are 439 buildings.

Changes in Housing Affordability

Results from the 2011 Housing and Vacancy Survey were released in 2012, and showed that the vacancy rate for New York City is 3.12%. Approximately 45% of renter households in NYC are rent stabilized, with a vacancy rate of 2.63%. The survey also shows that the median household income in 2010 was \$37,000 for rent stabilized tenants, versus \$38,447 for all renters. The median gross rent for rent stabilized tenants was also lower than that of all renters, at \$1,160 versus \$1,204

for all renters. And rent stabilized tenants saw a median gross rent-to-income ratio of 34.9% in 2011, compared to 33.6% for all renters.²²

Looking at New York City's economy during 2013, it showed many strengths as compared with the preceding year. Positive indicators include growing employment levels, which rose for the fourth consecutive year, increasing 2.1% in 2013.²³ The unemployment rate also fell, declining by 0.6 percentage points, to 8.7%.²⁴ Gross City Product (GCP) also increased for the fourth consecutive year, rising in real terms by 2.7% in 2013.²⁵

22 2011 Housing and Vacancy Survey, US Census Bureau
 23 NYS Dept. of Labor; <http://www.labor.state.ny.us>; Data accessed March 2014. Data is revised annually and may not match data reported in prior years.

24 NYS Dept. of Labor; <http://www.labor.state.ny.us>; Data accessed March 2014. Data is revised annually and may not match data reported in prior years.

25 Data from the NYC Comptroller's Office as of March, 2014. GCP figures are adjusted annually by the New York City Comptroller's Office. The figures in this report are the latest available estimate from that office, based on inflation adjusted 2009 chained dollars.

In addition, inflation slowed slightly,²⁶ inflation-adjusted wages rose by 1.2% during the most recent 12-month period (the fourth quarter of 2012 through the third quarter of 2013),²⁷ and the number of non-payment filings in Housing Court fell by 1.1%, while “calendared” non-payment cases fell by 7.8%.²⁸

Negative indicators include a 0.4% increase in evictions,²⁹ despite the number of non-payment filings in Housing Court declining. In addition, cash assistance levels increased for the fifth consecutive year, increasing by 0.6% between 2012 and 2013. The number of Supplemental Nutrition Assistance Program (SNAP) recipients rose by 1.4% in 2013, increasing for the eleventh consecutive year.³⁰ Homelessness also rose over 2012 levels, increasing to an average of

more than 49,000 persons a night, a 14.1% increase.³¹

The most recent numbers, from the fourth quarter of 2013 (as compared to the fourth quarter of 2012), show that homeless levels were up 8.7%, and non-payment filings in levels up 2.1%, unemployment down 0.8 percentage points, SNAP recipients down 1.5%, and cash assistance levels down 2.8%. Fourth quarter GCP also rose, by 2.6% in real terms, and inflation was lower than that of the last quarter of 2012, rising by 1.3%, as compared to 1.9%. And while non-payment filings rose, the number of calendared court cases fell 9.5%.

Consumer Price Index

The Board reviewed the Consumer Price Index. The table that follows shows the percentage change for the NY-Northeastern NJ Metropolitan area since 2005.

26 US Bureau of Labor Statistics; <http://www.bls.gov>; Data accessed February, 2014.

27 NYS Dept. of Labor; <http://www.labor.state.ny.us>; Data accessed March 2014. Data is revised annually and may not match data reported in prior years.

28 Civil Court of the City of New York data.

29 NYC Department of Investigation, Bureau of Auditors data.

30 New York City Human Resources Administration. HRA Facts report: http://www.nyc.gov/html/hra/html/facts/hra_facts.shtml

31 Policy & Planning Office of the NYC Dept. of Homeless Services. Note that the NYC Department of Housing Preservation and Development, the NYC Department of Youth and Community Development, and the NYC Human Resources Administration also operate emergency shelters, which house approximately 5,000 persons per night.

Percentage Changes in the Consumer Price Index for the New York City - Northeastern New Jersey Metropolitan Area, 2006-2014 (For “All Urban Consumers”)									
	2006	2007	2008	2009	2010	2011	2012	2013	2014
1st Quarter Avg. ³²	3.4%	2.9%	3.7%	1.3%	2.1%	2.0%	2.7%	2.1%	1.4%
Yearly Avg.	3.8%	2.8%	3.9%	0.4%	1.7%	2.8%	2.0%	1.7%	-

Source: U.S. Bureau of Labor Statistics.

Effective Rates of Interest

The Board took into account current mortgage interest rates and the availability of financing and refinancing. It reviewed the staff’s 2014 *Mortgage Survey Report* of lending institutions. The table below gives the reported rate and points for the past ten years as reported by the *Mortgage Survey*.

2014 Mortgage Survey ³³ Average Interest Rates and Points for New and Refinanced Permanent Mortgage Loans 2005-2011										
New Financing of Permanent Mortgage Loans, Interest Rate and Points										
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Avg. Rates	5.5%	6.3%	6.3%	5.8%	6.5%	6.3%	5.8%	4.6%	4.4%	4.9%
Avg. Points	0.56	0.44	0.61	0.47	0.62	0.79	0.61	0.63	0.59	0.54
Refinancing of Permanent Mortgage Loans, Interest Rate and Points										
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2013
Avg. Rates	5.5%	6.3%	6.2%	5.8%	6.5%	6.3%	5.7%	4.7%	4.4%	4.9%
Avg. Points	0.56	0.44	0.61	0.44	0.62	0.83	0.61	0.63	0.40	0.50

Source: 2005–2014 *Annual Mortgage Surveys*, RGB.

Hotel Conversion

Conversion of single room occupancy (SRO) buildings also continued over the past year. SRO owners may convert SRO housing to other uses after obtaining a “Certificate of No Harassment” (CONH) from HPD. After seven consecutive years of decline, approved CONH applications rose for the second consecutive year, up 4.9% from 123 CONH in 2012 to 129 in 2013.³⁴

Efforts are also underway to ensure that SROs are used for permanent housing rather than as transient hotels. As of May 1, 2011, laws were newly passed strengthening the City’s ability to crack down on housing being used illegally for transient occupancy. Transient occupancy is now clearly defined as stays of less than 30 days, and between May of 2011 and April of 2012 1,820 violations (ranging from \$800 to \$2,000) were issued to illegal hotel operators (including private apartments, hostels, and SROs).³⁵ More than 3,000 violations have been issued since (including 844 between May 1, 2013 and April 30, 2014),³⁶ and in late 2012, the City Council strengthened this law even further, increasing fines to up to \$25,000 for repeat offenders.³⁷

32 1st Quarter Average refers to the change of the CPI average of the first three months of one year to the average of the first three months of the following year.

33 Institutions were asked to provide information on their “typical” loan to rent stabilized buildings. Data for each variable in any particular year and from year to year may be based upon responses from a different number of institutions.

34 NYC Department of Housing Preservation and Development.

35 “Dangerous Illegal Hotels in New York City After State Legislation Enhances Enforcement Abilities.” Mayor’s Office Press Release 157-12. April 27, 2012.

36 Office of the Criminal Justice Coordinator, Mayor’s Office of Special Enforcement. Inclusive of data through April 30, 2014.

37 “Illegal Hotel Fines Could Skyrocket,” *The Real Deal*. September 12, 2012.

In an effort to stop illegal hotel rentals, the NYS Attorney General (AG), at the end of May, 2014, announced a data sharing agreement with Airbnb, a company who facilitates short-term rentals in private residences. Airbnb will now provide the AG's office with anonymous information about their "hosts" rental activities and if the AG can identify illegal activity within one year from receipt of the data, Airbnb will provide the identity of the hosts. The Airbnb website will also begin informing hosts of the Multiple Dwelling Law that prohibits rentals of less than 30 days unless the permanent occupant is present.³⁸ According to an affidavit filed by the AG's office in April, 64% of the 19,500 listings for January 31 were for entire apartments, a violation of City laws.³⁹

OTHER RELEVANT INFORMATION

The NYS Division of Housing and Community Renewal released a memo to the Board dated May 28, 2014 in which they outline information from their registration database relating to Hotels/SROs/ Rooming Houses. The following is an excerpt from that memo (Page 4):

17. What is the total number of SRO/Hotel units registered with the DHCR in 2013? How many of these units are rent stabilized? How many are temporarily and permanently exempt? How many are registered as transient? How many as vacant?

Rent Stabilized Units	12,092
Vacant Units	2,044
Temporary Exempts Units	3,300
*of these 2,735 are Transient Units	
Permanent Exempt Units	356
Total Number of Units	17,792

18. What is the total number of SRO/Hotel units registered with the DHCR in each of the following years: 2009, 2010, 2011 and 2012?

- In 2009 the total number of units registered was 22,250
- In 2010 the total number of units registered was 22,587
- In 2011 the total number of units registered was 22,254
- In 2012 the total number of units registered was 21,473

19. What is the average and median rent for rent stabilized SRO/Hotel units in 2013?

- The average rent stabilized rent in buildings due to SRO/Hotel is \$2,288; the median rent is \$1,220.

20. When a hotel tenant files an overcharge complaint, does DHCR look at the number of units rented to permanent tenants per the RGB Order and how does DHCR calculate the number of units rented to permanent stabilized tenants?

- **Yes, where applicable. This requirement is not in every RGB Hotel Order. The onus is on the owner to prove the status of the subject units. A "permanent tenant" is defined in Fact Sheet #42 (Hotels, SROs and Rooming Houses) as an individual or his or her family member residing with such individual, who: (1) has continuously resided in the same building as a principal residence for a period of at least six months; or (2) who requests a lease of six months or more, which the owner must provide within 15 days; or (3) who is in occupancy pursuant to a lease of six months or more even if actual occupancy is less than six months.**

VOTE

The vote of the Rent Guidelines Board on the adopted motion pertaining to the provisions of Order Number 44 was as follows:

	Yes	No	Abstentions
Guidelines for Hotels	5	4	-

Dated: June 24, 2014

Filed with the City Clerk: June 27, 2014

Rachel D. Godsil
Chair
NYC Rent Guidelines Board

BIBLIOGRAPHY

The City of New York Rent Stabilization Law of 1969 Section 26 - 501 et, seq.
 Chapter 576 of the Laws of 1974 (The Emergency Tenant Protection Act).
 Resolution Number 276 of 1974 of the New York City Council.
 Chapter 203 of the Laws of 1977.
 Chapter 933 of the Laws of 1977 (Open Meetings Law).
 Local Laws of the City of New York for the year 1979, No. 25.
 Chapter 234 of the Laws of 1980.
 Chapter 383 of the Laws of 1981.

38 "Airbnb Will Hand Over Host Data to New York," NY Times, May 21, 2014.

39 "Two-thirds of NYC's Airbnb rentals are illegal sublets," NY Post. April 21, 2014.

- Local Laws of the City of New York for the Year 1982, No. 18.
- Chapter 403 of the Laws of 1983.
- Chapter 248 of the Laws of 1985.
- Chapter 45 of the New York City Charter.
- Chapter 65 of the Laws of 1987.
- Chapter 144 of the Laws of 1989.
- Chapter 167 of the Laws of 1991.
- Chapter 253 of the Laws of 1993.
- Rent Regulation Reform Act of 1997.
- Chapter 82 of the Laws of 2003.
- Chapter 97 of the Laws of 2011.
- RGB Staff, 2014 Price Index of Operating Costs.
- RGB Staff, 2014 Income and Affordability Study.
- RGB Staff, 2014 Mortgage Survey Report.
- RGB Staff, 2014 Housing Supply Report.
- RGB Staff, Changes to the Rent Stabilized Housing Stock in NYC in 2013.

Written submissions by tenants, tenant organizations, owners, and owner organizations.

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OFFICE OF COLLECTIVE BARGAINING

■ NOTICE

NOTICE OF REPRESENTATION PETITION

The New York City Office of Collective Bargaining has received the petition described below. The Board of Certification will conduct an investigation of this matter.

DATE: August 4, 2014 **DOCKET#:** RU-1585-14

FILED: Petition for Certification

DESCRIPTION: LEEBA seeks to be certified as the exclusive bargaining representative of the Inspectors (Highway and Sewers) bargaining unit, currently represented by LIUNA Local 1042 in Certification No. 10-77

TITLES: **Highways and Sewers Inspector (Title Code No. 31626)**
Associate Inspector (Highways and Sewers) (Title Code No. 31645)
Apprentice Inspector (Highways and Sewers) (Title Code No. 35007)
Service Inspector (DOT) (Title Code No. 33765)
Senior Service Inspector (DOT) (Title Code No. 33766)

PETITIONER: Law Enforcement Employees' Benevolent Association
27 Main Street
Catskills, NY 12414

EMPLOYER: The City of New York, Department of Transportation
55 Water Street
New York, NY 10041

BARGAINING REPRESENTATIVE:
 Laborers' International Union of North America,
 Local 1042 Pavers and Road Builders District Council
 136-225 37th Avenue, 5th Floor
 Flushing, NY 11354

☛ a14

HOUSING PRESERVATION AND DEVELOPMENT

■ NOTICE

**REQUEST FOR COMMENT
REGARDING AN APPLICATION FOR A
CERTIFICATION OF NO HARASSMENT**

Notice Date: August 11, 2014

To: Occupants, Former Occupants, and Other Interested Parties

Property: Address	Application #	Inquiry Period
2012 Broadway, Manhattan a/k/a 140 West 69 th Street	80/14	July 7, 2011 to Present
138 West 46 th Street, Manhattan	82/14	July 15, 2011 to Present
139 West 136 th Street, Manhattan	87/14	July 21, 2011 to Present
422 West 160 th Street, Manhattan	88/14	July 22, 2011 to Present
235 West 131 st Street, Manhattan	90/14	July 29, 2011 to Present
2062 Morris Avenue, Bronx	83/14	July 15, 2011 to Present
1057 Southern Boulevard, Bronx	84/14	July 15, 2011 to Present

928 St. Marks Avenue, Brooklyn	78/14	July 3, 2011 to Present
184 Hart Street, Brooklyn	79/14	July 3, 2011 to Present
152 Henry Street, Brooklyn	81/14	July 11, 2011 to Present
589 7 th Street, Brooklyn	85/14	July 17, 2011 to Present

Authority: SRO, Administrative Code §27-2093

Before the Department of Buildings can issue a permit for the alteration or demolition of a single room occupancy multiple dwelling, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038 by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment with an in-person statement, please call (212) 863-5277 or (212) 863-8211

a11-19

CHANGES IN PERSONNEL

COMMUNITY COLLEGE (KINGSBORO) FOR PERIOD ENDING 07/18/14						
TITLE						
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	
PALMERI MARIA	04802	\$30187.0000	INCREASE	NO	06/29/14	
PICKERING JAHSEE O	04625	\$186.6375	RESIGNED	YES	01/19/14	
POORE ANNAMARI C	04802	\$30187.0000	INCREASE	NO	06/29/14	
QUIRK WILLIAM T	04915	\$393.6800	APPOINTED	YES	07/06/14	
RASPOPIN ALEXANDE	04293	\$165.4425	APPOINTED	YES	06/15/14	
ROGERS FAITH D	10101	\$8.0000	APPOINTED	YES	06/24/14	
ROUSE NANCY R	04058	\$45347.0000	APPOINTED	YES	06/14/14	
SEAY KEVIN	10102	\$9.7200	APPOINTED	YES	06/22/14	
SHAFIQ IQRA	10101	\$8.0000	APPOINTED	YES	06/24/14	
SILIATI MARIE A	10102	\$9.7200	APPOINTED	YES	06/06/14	
SOWIZDRAL SAMANTHA M	10101	\$8.0000	APPOINTED	YES	06/22/14	
STOLL TRAVIS	10101	\$8.0000	APPOINTED	YES	06/20/14	
TORBIO STEPHANI A	10101	\$8.0000	APPOINTED	YES	06/19/14	
VALDERRAMA REANICA	10101	\$8.0000	APPOINTED	YES	06/19/14	
COMMUNITY COLLEGE (KINGSBORO) FOR PERIOD ENDING 07/18/14						
TITLE						
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	
VALERIO ADRIANA	10102	\$9.7200	APPOINTED	YES	07/01/14	
ZAMORA ABEL E	04625	\$140.6700	APPOINTED	YES	06/29/14	
ZIA SADAF	10101	\$8.0000	APPOINTED	YES	07/01/14	
COMMUNITY COLLEGE (MANHATTAN) FOR PERIOD ENDING 07/18/14						
TITLE						
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	
AGUILLAR ROSALBA	10102	\$9.8500	APPOINTED	YES	06/02/14	
ANDERSON KNIANGEL	04802	\$33036.0000	RETIRED	NO	06/22/14	
ANDRE LINZY S	10102	\$10.0000	APPOINTED	YES	07/01/14	
APONTE EDWIN	04294	\$201.7500	APPOINTED	YES	06/29/14	
APPLEBAUM NEIL A	04294	\$201.7500	APPOINTED	YES	06/29/14	
AYOUB TOUFIK	04294	\$210.4500	APPOINTED	YES	06/29/14	
BARUCH SAM S	04294	\$161.4000	APPOINTED	YES	06/29/14	
BENJAMIN JOSEPH	04294	\$161.4000	APPOINTED	YES	06/29/04	
BROOKS DIAMOND	04689	\$38.9100	APPOINTED	YES	07/01/14	
BURRIS TROY A	04294	\$168.5500	INCREASE	YES	06/29/14	
CALLEJA RAOUL E	04625	\$38.4000	APPOINTED	YES	06/18/14	
CHEN XIAODONG	10102	\$10.0000	APPOINTED	YES	03/10/14	
CONROY MATTHEW S	10102	\$15.0000	APPOINTED	YES	07/07/14	
COTTON HOPE	04294	\$162.1000	APPOINTED	YES	06/29/04	
COULIBALY GUEDIMON	04294	\$202.2600	APPOINTED	YES	06/29/04	
DECKINGER MARIA	04075	\$85356.0000	APPOINTED	YES	07/06/14	
DELGADO JANE L	04314	\$142140.0000	RESIGNED	YES	07/01/14	
DOSSAH TETE	10102	\$15.0000	APPOINTED	YES	05/27/14	
FAMILTON JOHANNES	04294	\$140.3000	APPOINTED	YES	06/29/14	
FOMBA VAKABA	04294	\$202.2600	APPOINTED	YES	06/29/14	
GHARTY CHRISTIA A	04294	\$161.4000	APPOINTED	YES	06/29/14	
HALL AMANDA	04294	\$201.7500	APPOINTED	YES	06/29/14	
HASAN SHAHADAT	04294	\$140.3000	APPOINTED	YES	06/29/04	
HAYNES CAROL C	04625	\$37.7500	APPOINTED	YES	06/18/14	
HUANG LAURA	04294	\$129.6800	APPOINTED	YES	06/29/04	
HUNG LILY	04097	\$98431.0000	RESIGNED	YES	07/01/14	
INKELIS ELLEN	04294	\$242.1000	APPOINTED	YES	06/29/04	

JACKSON DENZEL G	10102	\$13.0000	APPOINTED	YES	07/01/14	
JACOB KENNAN Q	10102	\$14.0000	APPOINTED	YES	07/01/14	
JARANDILLO HELEN	04294	\$201.7500	APPOINTED	YES	06/29/04	
JOHNSON CAROLINA H	04294	\$168.5500	APPOINTED	YES	06/29/14	
JOHNSON KATHERIN M	04294	\$162.1000	APPOINTED	YES	06/29/14	
KHALID KHALID S	10102	\$9.8500	APPOINTED	YES	06/23/14	
KIEFER GLBERT E	04294	\$129.6800	APPOINTED	YES	06/29/14	
KIM SOOMI	04294	\$129.6800	APPOINTED	YES	06/29/04	
KORBEL CSILLA B	04294	\$162.1000	APPOINTED	YES	06/29/14	
LEE JAE KI	04293	\$147.0600	APPOINTED	YES	06/29/14	
LEE SZE K	10102	\$11.2400	APPOINTED	YES	06/18/14	
COMMUNITY COLLEGE (MANHATTAN) FOR PERIOD ENDING 07/18/14						
TITLE						
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	
LIU YANLI	10102	\$15.0000	APPOINTED	YES	05/27/14	
MASUD MD E	10102	\$9.8500	APPOINTED	YES	06/04/14	
MELHEM AHMAD	04294	\$242.1000	APPOINTED	YES	06/29/04	
MYRTHIL RAYMOND	04293	\$261.8700	APPOINTED	YES	06/29/14	
OLBERICH REBECCA	04294	\$201.7500	APPOINTED	YES	06/29/04	
OSMAN HABIB	04688	\$38.9100	APPOINTED	YES	06/26/14	
OWENS KEVIN G	04915	\$393.6800	RETIRED	YES	07/01/14	
PETERS HALLE A	10102	\$11.0000	APPOINTED	YES	01/27/14	
QUIJANO GLORIA J	04861	\$29962.0000	RETIRED	YES	07/11/14	
RAFINSKI CHRISTOP M	04688	\$38.9100	APPOINTED	YES	06/26/14	
RANGLALL DAVENDRA	10102	\$10.0000	RESIGNED	YES	06/29/14	
RANGLALL DAVENDRA	04017	\$35576.0000	RESIGNED	YES	06/29/14	
RAYMOND STANLEY	10102	\$11.0000	APPOINTED	YES	02/17/14	
REYNAROMYCH ZENON	04293	\$174.5800	APPOINTED	YES	06/29/14	
SALDANA SAMANTHA	10102	\$15.0000	INCREASE	YES	07/01/14	
SARAVANAMUTHU KARUNEND V	04294	\$146.5600	APPOINTED	YES	06/29/14	
SIERRA ANNACELI	10102	\$11.0000	APPOINTED	YES	06/23/14	
WELZ GARY L	04294	\$161.4000	APPOINTED	YES	06/29/14	
COMMUNITY COLLEGE (HOSTOS) FOR PERIOD ENDING 07/18/14						
TITLE						
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	
ABDELRAHMAN NISRIN	04625	\$33.1800	APPOINTED	YES	07/01/14	
ABRAHAM HENRY C	04861	\$26516.0000	APPOINTED	YES	07/06/14	
ARVELO ANA M	10102	\$15.0000	APPOINTED	YES	07/01/14	
BUCHANAN JASON M	04687	\$44.1200	APPOINTED	YES	06/01/14	
CARSON JULIA B	04625	\$33.1800	APPOINTED	YES	07/01/14	
HOWARD JESSICA	04861	\$26516.0000	APPOINTED	YES	06/29/14	
JOHNSON KEVIN	04841	\$30557.0000	RESIGNED	NO	07/06/14	
MAGHRAK THEODOR M	04294	\$145.8900	APPOINTED	YES	06/29/14	
MARTINEZ RITA	04861	\$26516.0000	APPOINTED	YES	06/29/14	
OPALENIK NICHOLAS J	04888	\$23.0000	APPOINTED	YES	06/05/14	
RIVERA ALEAH	04861	\$26516.0000	APPOINTED	YES	07/06/14	
ROWE PATRICK D	04625	\$33.1800	APPOINTED	YES	07/01/14	
VARGAS DIANNE	04017	\$58893.0000	RESIGNED	YES	07/01/14	
COMMUNITY COLLEGE (LAGUARDIA) FOR PERIOD ENDING 07/18/14						
TITLE						
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	
ALEXANDER CHRISTOP W	04687	\$44.1200	APPOINTED	YES	06/19/14	
ALI LISA	04802	\$26714.0000	APPOINTED	YES	07/06/14	

ANGLERA	BIANCA	A	10102	\$9,7200	APPOINTED	YES	06/23/14
APONTE	JENNIFER		04099	\$44552.0000	INCREASE	YES	07/07/14
AVILES	TIFFANY	C	10102	\$10,0000	APPOINTED	YES	07/09/14
CABRAL	ELIZABET		10102	\$11,0000	APPOINTED	YES	07/07/14
COLON	LESLIE		10102	\$12,0000	APPOINTED	YES	07/01/14
COTTE	VIVIAN		10102	\$21,3400	APPOINTED	YES	07/07/14
CROFT	DAVID	F	04688	\$38,9100	APPOINTED	YES	07/01/14
CUNNINGHAM-FAUG	THERESA		04688	\$38,9100	APPOINTED	YES	06/19/14
CUZO	DIANA	M	10102	\$12,5000	APPOINTED	YES	07/01/14
D'AMELIO	DENNIS	M	04294	\$64,8400	APPOINTED	YES	03/01/14
DELLI VENNERRI	J	F	10102	\$15,0000	APPOINTED	YES	07/07/14
DRAGAN	RICHARD	V	04687	\$44,1200	APPOINTED	YES	06/19/14
EFFENDY	ADELA	G	04099	\$51195.0000	APPOINTED	YES	07/06/14
FORDE	CHRISTIN	B	04802	\$26714.0000	APPOINTED	YES	07/06/14
FRANK	MICHAEL		04293	\$87,2900	APPOINTED	YES	03/01/14
GREENE	ALICIA	D	04099	\$51195.0000	APPOINTED	YES	07/01/14
KHATUN	TANIA		10102	\$12,0000	APPOINTED	YES	07/02/14
KOPP	SUSAN	E	04605	\$87,9400	APPOINTED	YES	03/01/14
LUNCHEON	TREVAUGH	A	04802	\$31723.0000	RESIGNED	NO	07/01/14
MORI-VIGNOLA	PATRICIA	R	04099	\$64956.0000	INCREASE	YES	07/07/14
NUESI	BRIAN	F	10102	\$12,5000	APPOINTED	YES	07/01/14
OLAWOYIN	OLAKUNLE	L	04841	\$24622.0000	INCREASE	NO	07/10/14
ORIHUELA	KATHERIN	G	10102	\$9,7200	APPOINTED	YES	07/01/14
ROJAS PENA	CLAUDIO	R	04875	\$41175.0000	INCREASE	YES	07/07/14
SANCHIRICO	SUSAN	M	04686	\$53,3600	APPOINTED	YES	06/19/14
SWEENEY	DOLORES		04802	\$35878.0000	INCREASE	NO	07/06/14
URENA	JOEL	E	10102	\$10,0000	APPOINTED	YES	07/01/14
VANDENHEUVEL	SARA		10102	\$10,0000	APPOINTED	YES	07/03/14
WILSON	KAREN		12121	\$50542.0000	APPOINTED	YES	07/06/14
ZAMAN	RAQEBBAH		10102	\$15,0000	APPOINTED	YES	06/05/14

HUNTER COLLEGE HIGH SCHOOL
FOR PERIOD ENDING 07/18/14

TITLE							
NAME	NUM	SALARY	ACTION	PROV	EFF DATE		
LIM	LIZELLE	J	10102	\$14,0000	RESIGNED	YES	06/07/14
OGBUNUGAFOR	CANDICE		10102	\$12,0000	RESIGNED	YES	07/01/14
RYBICKI	KRISTEN	N	04617	\$154,9700	APPOINTED	YES	06/11/14

DEPARTMENT OF EDUCATION ADMIN
FOR PERIOD ENDING 07/18/14

TITLE							
NAME	NUM	SALARY	ACTION	PROV	EFF DATE		
ABDEL RAHMAN	ADEL		06219	\$55,8300	APPOINTED	YES	06/27/14
ACHTZIGER	MARY		06217	\$54,9400	APPOINTED	YES	06/27/14
ALEXANDER	ASHLEY		06217	\$51,1100	APPOINTED	YES	06/27/14
ANSON	EVA		54483	\$42383.0000	RESIGNED	NO	06/15/14
ARJUN	CHAMANLA		06786	\$18,9200	APPOINTED	YES	06/22/14
ARNOLD	ELKA	B	06217	\$54,8800	APPOINTED	YES	06/27/14
AVILA	MEGAN		06217	\$53,9100	APPOINTED	YES	06/27/14
BAIOUMY	BASENT	S	06219	\$50,9500	RESIGNED	YES	07/01/14
BANNER	JESSICA		06217	\$55,6900	APPOINTED	YES	06/27/14
BARTH	PAUL	S	12622	\$81405.0000	RETIRED	NO	06/30/14
BATTAGLIA	PHILIPPE		92610	\$250,9600	APPOINTED	YES	06/29/14
BEHM DAPONTE	ALISON		06217	\$51,1100	APPOINTED	YES	06/27/14
BIEDERMANN	ELISABET		92005	\$291,9700	RETIRED	NO	07/08/14
BIERBRYER	ESTHER	S	06217	\$51,1100	APPOINTED	YES	06/27/14
BLACK	IVAN		54511	\$44948.0000	RETIRED	YES	07/04/14
BLANK	WENDY		06217	\$56,8700	APPOINTED	YES	06/27/14
BROWN	CHANA		06217	\$54,9400	APPOINTED	YES	06/27/14
BURSTEIN	MICHAL		06217	\$55,9200	APPOINTED	YES	06/27/14
CHALKITIS	PETROS		06217	\$55,9200	APPOINTED	YES	06/27/14
CHOW	ELIZABET		56057	\$37072.0000	RESIGNED	YES	06/29/14
CLIFFORD	JUSTINE		06218	\$48,4000	APPOINTED	YES	06/27/14
COHEN	SARAH		06217	\$53,3300	APPOINTED	YES	06/27/14
COLLADO	ADAM		56057	\$37072.0000	RESIGNED	YES	06/29/14
COLON-PEREZ	MIRIAM		50910	\$52,7800	APPOINTED	YES	06/27/14
CORTEZ	MARISOL		06217	\$52,8700	APPOINTED	YES	06/27/14
COZZOLINO	MICHAEL	C	54511	\$44891.0000	RETIRED	YES	07/04/14
CRUZ	ELISAUL		56057	\$46000.0000	RESIGNED	YES	07/10/14
CUMAYAO	TERESITA	T	50910	\$58070.0000	RETIRED	YES	06/30/14
CURYO	GAIL	E	56057	\$39000.0000	RESIGNED	YES	07/01/14
DAVILA	SORNIEL	M	06786	\$18,9200	APPOINTED	YES	06/22/14
DECARO	BARBARA		5450E	\$36139.0000	RETIRED	YES	06/28/14
DEPROSPO	JUDITH		06217	\$52,2000	APPOINTED	YES	06/27/14
DILEO	KAREN	J	06217	\$53,3300	APPOINTED	YES	06/27/14
DIMILIA	VIRGINIA	B	50910	\$58070.0000	RETIRED	YES	06/30/14
DSOUZA	SIMONE		10026	\$128128.0000	RESIGNED	YES	06/29/14
DWYER	LORI	P	06217	\$54,8900	APPOINTED	YES	06/27/14
EBERT	MARY BET		06217	\$51,1800	APPOINTED	YES	06/27/14
EFRON	TINA	H	06217	\$59,8800	APPOINTED	YES	06/27/14
ENGSTROM	JEAN		50910	\$58070.0000	RETIRED	YES	06/30/14
FERRON	MICHAEL	A	56056	\$27351.0000	RESIGNED	YES	06/23/14
FINK	JANET		06217	\$55,2300	APPOINTED	YES	06/27/14
FISHMAN	RACHEL		06217	\$53,3300	APPOINTED	YES	06/27/14
GALENO	FREDERIC		91915	\$322,0700	RESIGNED	YES	06/22/14
GALLARO	GILDA	D	06217	\$56,2800	APPOINTED	YES	06/27/14
GALLO	RICHARD	J	10062	\$154314.0000	RETIRED	YES	06/27/14
GARCIA	ELSIE		56057	\$37072.0000	RETIRED	YES	07/01/14
GARGAGLIANO	ANN		54483	\$53061.0000	RETIRED	NO	06/30/14
GINESE	MARYJO		5124A	\$66,5600	APPOINTED	YES	06/27/14
GOLIO	TARA	D	06217	\$51,9900	APPOINTED	YES	06/27/14
GONZALEZ	CARLOS	A	06786	\$18,9200	APPOINTED	YES	06/22/14
GORENSTEIN	MAUREEN		50910	\$58070.0000	RETIRED	YES	07/01/14

DEPARTMENT OF EDUCATION ADMIN
FOR PERIOD ENDING 07/18/14

TITLE							
NAME	NUM	SALARY	ACTION	PROV	EFF DATE		
GREENBERG	LAUREN		06217	\$51,1100	APPOINTED	YES	06/27/14
GREENBERG	TAMMY		06217	\$56,5800	APPOINTED	YES	06/27/14
HAMER	LILLIAN	E	06217	\$55,9200	APPOINTED	YES	06/27/14

HAMILTON	CYNTHIA		50910	\$47,0100	APPOINTED	YES	06/27/14
HANN	JUDITH		06217	\$54,1900	APPOINTED	YES	06/27/14
HANNON	ELLEN	M	50910	\$51,5400	APPOINTED	YES	06/27/14
HARDT	BETH		06217	\$54,9400	APPOINTED	YES	06/27/14
HARNETT	REBEKAH		06217	\$54,9400	APPOINTED	YES	06/27/14
HARRIS	KRISTOPF	S	56058	\$65000.0000	INCREASE	YES	06/08/14
HARRIS	LAUREN	I	06217	\$54,9400	APPOINTED	YES	06/27/14
HERNANDEZ	JERRY		56057	\$46985.0000	RESIGNED	YES	06/27/14
HERTZBERG	ILANA		06217	\$56,8700	APPOINTED	YES	06/27/14
HINES BIGGS	MONICA		50910	\$56758.0000	RETIRED	YES	06/30/14
HOOGHUIS	MARYANNE		06217	\$55,8300	APPOINTED	YES	06/27/14
HOWE	DANA		06216	\$47,2800	APPOINTED	YES	06/27/14
HUTCHINSON	VAN		91915	\$322,0700	INCREASE	YES	06/01/14
JAKUBOWITZ	AMY	R	06217	\$53,9100	APPOINTED	YES	06/27/14
JANCZURA	KATARZYN		10062	\$75000.0000	RESIGNED	YES	07/08/14
JOHNSON	DANIELLE	M	06216	\$48,4000	APPOINTED	YES	06/27/14
KACAJ	ELVIRA		06219	\$52,2200	APPOINTED	YES	06/27/14
KANARICK	CHRISTIN	D	06217	\$54,9400	APPOINTED	YES	06/27/14
KATZ	RACHEL	L	06216	\$54,9400	APPOINTED	YES	06/27/14
KEITA	ABRAHAM		56057	\$39072.0000	RESIGNED	YES	06/30/14
KELLY	MARIA		56056	\$27351.0000	APPOINTED	YES	06/22/14
KEMRAJ	SERENA		06216	\$47,2800	APPOINTED	YES	06/27/14
KENNY	SABRINA		06217	\$55,9200	APPOINTED	YES	06/27/14
KHAYDATOV	YEFIM		06216	\$48,4000	APPOINTED	YES	06/27/14
KING	JANET		10032	\$104598.0000	RETIRED	YES	06/30/14
KNIGHT	HEATHER		06217	\$55,8300	APPOINTED	YES	06/27/14
KOPLIN	ANN		56057	\$37072.0000	RESIGNED	YES	05/01/14
KREMIN	JAMIE		06217	\$55,9200	APPOINTED	YES	06/27/14
KURIAN	ELIZABET		06217	\$54,1900	APPOINTED	YES	06/27/14
LAURETANO	MARILENA		06217	\$56,8700	APPOINTED	YES	06/27/14
LAWSON	SHERENA		06217	\$54,1900	APPOINTED	YES	06/27/14
LEONARD	COURTNEY	W	56058	\$65246.0000	RESIGNED	YES	07/04/14
LEVIN	SARA	G	06216	\$47,2800	APPOINTED	YES	06/27/14
LEVITSKY	FAINA		06217	\$53,9000	APPOINTED	YES	06/27/14
LEWIS	DAREE	M	10062	\$99741.0000	RESIGNED	YES	07/03/14
LEYTMAN	ENNA		06217	\$56,8700	APPOINTED	YES	06/27/14
LUSTIGER	ARIELLA		06216	\$47,2800	APPOINTED	YES	06/27/14
MAHARAJ	NADIA	S	10062	\$75000.0000	RESIGNED	YES	06/26/14
MAHON	ELIZABET	A	06217	\$54,1900	APPOINTED	YES	06/27/14
MANNINO	LISA	M	06216	\$47,2800	APPOINTED	YES	06/27/14
MAPP	NATARRA	D	06217	\$53,9100	APPOINTED	YES	06/27/14
MARCIANTE	DEBORAH		06219	\$58515.0000	RESIGNED	YES	06/11/14
MARTIN	MARGARET	A	50910	\$45,9400	APPOINTED	YES	06/27/14
MASUR	ELLA	R	06217	\$55,1800	APPOINTED	YES	06/27/14
MATUSZAK	EVA		06217	\$55,9200	APPOINTED	YES	06/27/14
MCDONALD	JUDITH	E	10124	\$49194.0000	APPOINTED	NO	06/22/14
MCFADDEN	CATHERIN		56073	\$52186.0000	RETIRED	YES	06/27/14
MCNAUGHTON	PATRICIA		06217	\$56,8700	APPOINTED	YES	06/27/14

DEPARTMENT OF EDUCATION ADMIN
FOR PERIOD ENDING 07/18/14

TITLE							
NAME	NUM	SALARY	ACTION	PROV	EFF DATE		
MCSORLEY	MATTHEW	P	56058	\$65000.0000	RESIGNED	YES	06/28/14
MEISLER	JODI		06217	\$55,9200	APPOINTED	YES	06/27/14
MENDEZ	CARRIE	A	06217	\$55,9200	APPOINTED	YES	06/27/14
MENDEZ	CRYSTAL		06217	\$55,9200	APPOINTED	YES	06/27/14
MILAN	GLORIA		10124	\$56911.0000	RETIRED	NO	07/01/14
MISCIOSCIA	PAMELA		06217	\$54,9400	APPOINTED	YES	06/27/14
MOCHE	DULCE		06217	\$56,8700	APPOINTED	YES	06/27/14
MORRIS	KYLE		56056	\$19536.0000	RESIGNED	YES	06/29/14
MUNSHI	SHAYON	F	13631	\$72310.0000	RESIGNED	YES	06/29/14
NATHAN MILO	YOCHVED		06216	\$52,9500	APPOINTED	YES	06/27/14
NG	COURTNEY		12634	\$65120.0000	RESIGNED	YES	06/29/14
NETTINGER	GRACE		06217	\$56,8700	APPOINTED	YES	06/27/14
OKEFFE	ANA	E	56058	\$52322.0000	RESIGNED	YES	06/27/14
ONUMERE	DORA	D	06217	\$55,9200	APPOINTED	YES	06/27/14
OSNOVICH	ALLA		06217	\$59,8800	APPOINTED	YES	06/27/14
PALLADINO	SUSAN	M	50910	\$58070.0000	RETIRED	YES	06/30/14
PENAHERRERA	PATRICIO		56058	\$52322.0000	RESIGNED	YES	07/01/14
PERALTA	MASON	B	13632	\$89393.0000	APPOINTED	YES	07/06/14
PERITZ	DIANE		06217	\$53,9100	APPOINTED	YES	06/27/14
PETERSON	CYNTHIA		544				

SPENCER	JOYCE	06217	\$62155.0000	RETIRED	YES	07/01/14
STAUFFER	MEREDITH S	06216	\$49.5100	APPOINTED	YES	06/27/14

DEPARTMENT OF EDUCATION ADMIN
FOR PERIOD ENDING 07/18/14

TITLE						
NAME		NUM	SALARY	ACTION	PROV	EFF DATE
STETSON	RISA	06217	\$55.8300	APPOINTED	YES	06/27/14
STRAUS	JULIANA	06217	\$51.1100	APPOINTED	YES	06/27/14
SUAREZ	ANGEL	56057	\$39000.0000	RESIGNED	YES	07/02/14
TAGHAP	EDITH B	54483	\$53154.0000	RETIRED	NO	06/14/14
TAIT	SAMONA J	10062	\$124000.0000	RESIGNED	YES	07/01/14
TAN	ALICE A	10062	\$115000.0000	RESIGNED	YES	07/01/14
TANTAMY	MAGDY	06219	\$56.8700	APPOINTED	YES	06/27/14
TAYLOR	SHERI	06217	\$54.5000	APPOINTED	YES	06/27/14
TORRES	DEBORAH	56057	\$37072.0000	APPOINTED	YES	06/27/14
TOSSMAN	MATTHEW	10062	\$95000.0000	RESIGNED	YES	07/01/14
TOTTEN	BERNARD F	56057	\$32237.0000	RESIGNED	YES	07/01/14
TRUDO	WENDY	06217	\$55.9200	APPOINTED	YES	06/27/14
TUMELTY	MARGARET	5124A	\$61.1800	APPOINTED	YES	06/27/14
TYSKA	JANINE M	06217	\$53.9100	APPOINTED	YES	06/27/14
VAN TASSELL	LISA A	06217	\$53.4600	APPOINTED	YES	06/27/14
VILLANUEVA	ARVI MAR S	06219	\$54.8900	APPOINTED	YES	06/27/14
WACHSTOCK	MIRA	06217	\$56.8700	APPOINTED	YES	06/27/14
WADE	DORIS	56057	\$38536.0000	RETIRED	YES	06/28/14
WAND	AVA	06217	\$55.1800	APPOINTED	YES	06/27/14
WEBER	GABRIELL	06217	\$53.9100	APPOINTED	YES	06/27/14
WEINBERG	DAVID	10062	\$115000.0000	RESIGNED	YES	07/01/14
WEISS	PAMELA	06216	\$47.2800	APPOINTED	YES	06/27/14
WHITEHEAD	DENISE	10252	\$44403.0000	RESIGNED	NO	06/29/14
WILLIAMS	MARQUIS	33761	\$40308.0000	RESIGNED	YES	06/29/14
WILLIAMS	MELISSA	06217	\$51.1100	APPOINTED	YES	06/27/14
WILSON	KERRI-AN	06216	\$50.0500	APPOINTED	YES	06/27/14
WOOD	JENNIFER M	06217	\$53.1700	APPOINTED	YES	06/27/14
YACONO	TINA M	56057	\$37072.0000	APPOINTED	YES	06/15/14
ZACCARIELLO	JENNIFER	06217	\$53.9100	APPOINTED	YES	06/27/14
ZELAYA	DAPHNE G	06216	\$47.2800	APPOINTED	YES	06/27/14

DEPARTMENT OF PROBATION
FOR PERIOD ENDING 07/18/14

TITLE						
NAME		NUM	SALARY	ACTION	PROV	EFF DATE
BENNETT-WELLS	LISA N	51810	\$38730.0000	APPOINTED	NO	07/06/14
DALLAGLIO	ALANA R	51810	\$38730.0000	APPOINTED	NO	07/06/14
DAVY	PAMELA G	51810	\$44540.0000	APPOINTED	NO	07/11/14
DUTCHER	JOHNNY L	51801	\$40000.0000	APPOINTED	YES	06/29/14
EXANTUS	STEVE	51263	\$22.0000	APPOINTED	YES	06/29/14
FORBES	TIKESHA A	51810	\$38730.0000	APPOINTED	NO	07/06/14
FRASER	ODETTA A	51263	\$22.0000	APPOINTED	YES	06/29/14
HINES	SHAZZIA A	51801	\$40000.0000	RESIGNED	YES	07/09/14
MCBETH-WADE	RHODESIA R	51810	\$38730.0000	APPOINTED	NO	07/06/14
MCFADDEN	AYESHA	51810	\$44540.0000	APPOINTED	NO	07/06/14
OFODILE	ROMANYS P	51810	\$38730.0000	APPOINTED	NO	07/06/14

DEPARTMENT OF PROBATION
FOR PERIOD ENDING 07/18/14

TITLE						
NAME		NUM	SALARY	ACTION	PROV	EFF DATE
SANDS	CHANA M	51810	\$44540.0000	APPOINTED	NO	07/06/14
SHAPIRO	LILLY J	95005	\$90000.0000	APPOINTED	YES	07/06/14
WEISS	DANIELLE A	51801	\$40000.0000	APPOINTED	YES	07/06/14

DEPARTMENT OF BUSINESS SERV.
FOR PERIOD ENDING 07/18/14

TITLE						
NAME		NUM	SALARY	ACTION	PROV	EFF DATE
ANSARI-SIDDIQUI	NAIMA	12626	\$65000.0000	APPOINTED	YES	06/22/14
EDWARDS	KIMBERLY M	1002C	\$33.9400	RESIGNED	YES	06/26/14
JOE	CHRISTOP A	1002C	\$50000.0000	RESIGNED	YES	06/27/14

HOUSING PRESERVATION & DVLPMNT
FOR PERIOD ENDING 07/18/14

TITLE						
NAME		NUM	SALARY	ACTION	PROV	EFF DATE
CHAPIN	SCOTT M	30085	\$77015.0000	RETIRED	NO	06/28/14
CRAWFORD	ASHLEY N	56057	\$32321.0000	APPOINTED	YES	07/06/14
DALESSI	JOHN P	10251	\$34000.0000	APPOINTED	NO	07/06/14
DE LA TORRE	BEATRIZ	95532	\$150000.0000	RESIGNED	YES	04/06/14
ELTON-RATLIFF	MARGOT H	56058	\$65000.0000	APPOINTED	YES	06/29/14
FEE	RACHEL E	95566	\$96491.0000	RESIGNED	YES	04/07/13
FIELDS	JOHN C	30087	\$105000.0000	RETIRED	YES	07/08/14
GARRAWAY	KEON K	22507	\$60000.0000	APPOINTED	YES	07/06/14
HARDY	KIMBERLY	95005	\$128554.0000	RESIGNED	YES	03/09/14
LEE	MOON WHA	95566	\$115114.0000	RETIRED	YES	02/01/14
LEVIN	NICOLE	10053	\$92658.0000	RETIRED	YES	05/01/14
LOSTOCCO	MICHAEL S	56058	\$55000.0000	INCREASE	YES	06/22/14
MORRIS	DEBORAH H	22122	\$80000.0000	APPOINTED	NO	06/19/14
OHANLON	TIMOTHY	83006	\$138635.0000	RETIRED	YES	10/19/12
PARR	EVELYN V	22507	\$65000.0000	APPOINTED	YES	07/06/14
PATEL	PRAKASH M	31622	\$47864.0000	RESIGNED	NO	05/10/08
ROJO	JAMIE L	56058	\$55452.0000	INCREASE	YES	06/22/14
RUIZ	VICENTE	31675	\$62670.0000	RETIRED	NO	06/28/14
SAMUEL	ANN MARY W	56058	\$55000.0000	INCREASE	YES	06/22/14
SEGURA	LIZALDA P	56058	\$45615.0000	RESIGNED	YES	07/01/14
TEMPEL	SARA E	1002A	\$75000.0000	INCREASE	YES	06/08/14
THUO	BEATRICE N	95005	\$105000.0000	INCREASE	YES	06/22/14
TROTMAN	CARLEMON E	31670	\$53434.0000	RETIRED	NO	06/27/14
TUNSTALL	YOLANDA	10124	\$72869.0000	INCREASE	NO	06/29/14
WILSON	BETTY	80122	\$62989.0000	RETIRED	NO	07/05/14

HOUSING PRESERVATION & DVLPMNT
FOR PERIOD ENDING 07/18/14

TITLE						
NAME		NUM	SALARY	ACTION	PROV	EFF DATE
ZATS	ZAKHAR M	31670	\$51936.0000	RETIRED	NO	07/01/14

DEPARTMENT OF BUILDINGS
FOR PERIOD ENDING 07/18/14

TITLE						
NAME		NUM	SALARY	ACTION	PROV	EFF DATE
ALEXIS	ANITA D	10234	\$12.3857	APPOINTED	YES	07/06/14
AMOA	LISA G	10004	\$99654.0000	INCREASE	YES	06/22/14
AVERA	QUADISHA T	10251	\$41900.0000	APPOINTED	YES	07/06/14
COOMANSINGH	DAYNA R	10251	\$36060.0000	APPOINTED	YES	07/06/14
COX	AMIN H	31623	\$55889.0000	RESIGNED	YES	07/04/14
DAVIS-DACIO	JO-SAR A	10232	\$20.5857	APPOINTED	YES	06/29/14
DUPASS	TYREICE C	31649	\$63005.0000	RESIGNED	YES	07/02/14
DUPASS	TYREICE C	31629	\$52969.0000	RESIGNED	NO	07/02/14
ENRIQUEZ	FRANCISC F	56057	\$37169.0000	RESIGNED	YES	07/03/14
GARCIA	MONICA A	10234	\$12.3857	APPOINTED	YES	07/06/14
LAMA	SAMDEN D	10234	\$12.3800	APPOINTED	YES	06/29/14
LANCASTER	MORGAN I	10234	\$12.3857	APPOINTED	YES	07/06/14
MAGEE	KELLY S	1002A	\$73700.0000	RESIGNED	YES	07/10/14
MANHERTZ	OMARI R	10234	\$12.3857	APPOINTED	YES	07/06/14
OWOLABI	ABIKE	10234	\$12.3800	APPOINTED	YES	07/06/14
OWONA	MBELE B	10234	\$12.3857	APPOINTED	YES	07/06/14
PATUR	RAVINDER R	12627	\$88649.0000	APPOINTED	YES	05/18/14
PETERSON	JACOB G	10234	\$12.3857	APPOINTED	YES	07/06/14
PLUCHINOTTA	ANA V	10234	\$12.3857	APPOINTED	YES	06/29/14
RANSHTTE	DONALD E	1002C	\$101754.0000	RESIGNED	YES	07/09/14
RIVERA	PIERRE	10232	\$20.5857	APPOINTED	YES	07/06/14
SALLOWS	GABRIELL M	10232	\$20.5857	APPOINTED	YES	06/29/14
STEINHOUSE	KURT M	30086	\$60000.0000	APPOINTED	YES	06/29/14
THOMPSON	TAMEKA L	10124	\$52660.0000	RESIGNED	NO	06/29/14
WILLIAMS	TREMAINE J	10234	\$12.3857	APPOINTED	YES	07/06/14
WONG	CHEONG F	10234	\$12.3857	APPOINTED	YES	06/29/14
WU	RICKY K	10234	\$8.1285	APPOINTED	YES	06/29/14

DEPT OF HEALTH/MENTAL HYGIENE
FOR PERIOD ENDING 07/18/14

TITLE						
NAME		NUM	SALARY	ACTION	PROV	EFF DATE
AARON	SAMANTHA A	21744	\$54080.0000	APPOINTED	YES	06/22/14
AFSHAR	NILLOUFAR	21744	\$73212.0000	INCREASE	YES	07/06/14
ANDRIEVSKAYA	LANA	21744	\$73212.0000	INCREASE	YES	06/22/14
ASHAI	AQSA J	1020B	\$13.5000	RESIGNED	YES	06/15/14
ASHER	GENEVIEV N	30087	\$61158.0000	RESIGNED	YES	07/11/14
AUGUSTIN	JESSICA K	10209	\$9.4100	APPOINTED	YES	07/03/14
AXLER-DIPERTE	GRACE L	21744	\$73212.0000	RESIGNED	YES	07/02/14
BARBIER	PAULA	51191	\$45585.0000	INCREASE	NO	07/06/14
BEVERS	ELYSE K	10209	\$12.9600	RESIGNED	YES	06/15/14
BOLDEWIJN	URLIEN F	5100B	\$29.2000	RESIGNED	YES	06/22/14
BONNER	OSCAR	52040	\$55574.0000	RETIRED	YES	07/01/14
BONNER	OSCAR	52020	\$37259.0000	RETIRED	YES	07/01/14
BORCK	CHRISTOP C	53859	\$122731.0000	APPOINTED	YES	07/01/14
BROWN	KATIE M	10124	\$51688.0000	RETIRED	NO	07/01/14
CAMPOS	ANALY	10209	\$9.2500	RESIGNED	YES	07/06/14
CHAMBERLIN	STEPHANI A	51181	\$73210.0000	APPOINTED	NO	02/16/14
CHANG	CHRISTIN C	12627	\$88649.0000	RESIGNED	YES	06/01/14
CHERNOV	CLAUDIA R	21744	\$30.0000	APPOINTED	YES	06/29/14
CLARILLO	MICHAEL	90510	\$28689.0000	RESIGNED	YES	06/13/14
COLLINS-BOWERS	TAMIRA	10095	\$63735.0000	INCREASE	YES	07/06/14
DABIC	STEFAN	10232	\$20.5900	APPOINTED	YES	06/27/14
DEANS	DANA E	21516	\$57129.0000	APPOINTED	YES	07/06/14
DIAKITE	MARY KAY	21744	\$81903.0000	INCREASE	YES	07/06/14
DRAPEY	YELENA	12627	\$72288.0000	RETIRED	NO	07/02/14
FELDER	RHODELL	81805	\$32901.0000	RETIRED	NO	06/29/14
FLORES	WILLIAM	90644	\$27065.0000	RESIGNED	YES	07/03/14
GARNETT	MATTHEW F	10209	\$11.3600	APPOINTED	YES	06/22/14
GEORGIEVSKAYA	ZHANNA	53859	\$122731.0000	APPOINTED	YES	07/01/14
GOGLIORMELLA	MARIA	51195	\$20.7000	RETIRED	NO	07/01/14
GRIFFIN	CHAELE A	10209	\$9.4100	APPOINTED	YES	07/06/14
GRIGGS	JASMINE N	70810	\$30260.0000	APPOINTED	NO	07/06/14
GURR	DANIELLE J	21744	\$54080.0000	APPOINTED	YES	06/22/14
GUTIERREZ	JAIME A	10069	\$68095.0000	APPOINTED	YES	06/29/14
HALLMAN	JAMES L	1002D	\$88000.0000	APPOINTED	YES	07/06/14
HARDY	KENDRA L	21849	\$69304.0000	INCREASE	YES	07/06/14
HENRY	SHLEECE M	70810	\$30260.0000	APPOINTED	NO	07/06/14
HENSELER	REBECCA A	10209	\$12.9600	APPOINTED	YES	07/08/14
HEREFORD	CARL R	70810	\$42458.0000	RETIRED	NO	07/10/14
HERNANDEZ-ROSAR	EDUARDO	5100C	\$69211.0000	RETIRED	NO	07/01/14
HOLZMAN	SALLIE J	52632	\$64424.0000	RETIRED	NO	07/01/14
JAIN	ISHAAN	10209	\$10.3600	APPOINTED	YES	07/08/14
JAIR	LILLIAN	12626	\$52162.0000	APPOINTED	NO	06/15/14
JOHNSON	DARYL E	10209	\$12.9600	APPOINTED	YES	07/01/14
KERNER	ROBIN B	10069	\$135000.0000	APPOINTED	YES	06/29/14
KERNIZAN	SABENA C	10209	\$10.3600	APPOINTED	YES	06/29/14
LATORTUE	TANYA	21744	\$63662.0000	APPOINTED	YES	06/22/14
LAUB	STEVEN	10124	\$46319.0000	RETIRED	NO	07/02/14
LAWRENCE	AMANDA R</					

LATE NOTICE

TAXI AND LIMOUSINE COMMISSION

NOTICE

Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? The Taxi and Limousine Commission is considering adding a rule which would require all licensed Street Hail Livery vehicles to display a decal informing prospective passengers that street hail pick-ups are not permitted in the "Hail Exclusionary Zone."

When and where is the Hearing? The Commission will hold a public hearing, at which the public and interested parties are invited to submit comments and testimony on the proposed rules, at 10:00 A.M. on September 18, 2014. This hearing will be held in the Commission's public hearing room at 33 Beaver St., New York, NY on the 19th Floor.

How do I comment on the proposed rules? Anyone can comment on the proposed rules by:

- Mail. You can mail written comments to the Taxi and Limousine Commission, Office of Legal Affairs, 33 Beaver Street - 22nd Floor, New York, NY 10004.
Fax. You can fax written comments to the Taxi and Limousine Commission, Office of Legal Affairs, at 212-676-1102.
Email. You can email written comments to tlcrules@tlc.nyc.gov
Website. You can submit comments to the Taxi and Limousine Commission through the NYC rules Web site at www.nyc.gov/nycrules.
By Speaking at the Hearings. Anyone who wants to comment on the proposed rule at the public hearings must sign up to speak. You can sign up before either hearing by calling 212-676-1135. You can also sign up in the hearing room before the session begins on September 18, 2014. You can speak for up to three minutes.

Is there a deadline to submit written comments? Yes, you must submit written comments by September 15, 2014.

Do you need assistance to participate in the Hearings? You must tell the Office of Legal Affairs if you need a reasonable accommodation of a disability at the Hearing. You must tell us if you need a sign language interpreter. You can tell us by mail at the address given above. You may also tell us by telephone at 212-676-1135. You must tell us by September 11, 2014.

Can I review the comments made on the proposed rules? A few days after the hearing, a transcript of the hearing and copies of the written comments will be available to the public at the Office of Legal Affairs.

What authorizes the Commission to make this rule? Sections 1043 and 2303 of the City Charter and section 19-503 of the City Administrative Code authorize the Commission to make this proposed rule. This proposed rule was not included in the Commission's regulatory agenda for this Fiscal Year because the need for it was not contemplated when the Commission published the agenda.

Where can I find the Commission's rules? The Commission's rules are in title 35 of the Rules of the City of New York.

What rules govern the rulemaking process? The Commission must meet the requirements of Section 1043 of the City Charter when creating or changing rules. This notice is made according to the requirements of Section 1043(b) of the City Charter.

STATEMENT OF BASIS AND PURPOSE OF RULES

The TLC is proposing a rule that would require Street Hail Livery vehicles (also known as Boro Taxis or green cabs) to display a mandatory "Hail Zone" decal on each of its rear doors. The decal will inform prospective passengers that these vehicles are not authorized to pick up passengers in Manhattan south of East 96th Street and south of West 110th Street or at the La Guardia or John F. Kennedy airports. (These areas are known as the Hail Exclusionary Zone.)

By educating the public by means of the decal regarding where Boro Taxis may not make pick-ups, the TLC expects to reduce both

prospective passengers' confusion and attempts by prospective passengers to hail Boro Taxis in the Hail Exclusionary Zone. The decal will also support drivers when they inform passengers that they may not pick them up in the Hail Exclusionary Zone. Passengers will know that they are not being refused service unfairly and that the driver is prohibited by law from picking them up.

The Commission believes that the cost incurred by the licensees for the decal will be minimal.

The Commission's authority for this rule change is found in section 2303 of the New York City Charter and section 19-503 of the Administrative Code of the City of New York.

New material is underlined.

[Material inside brackets indicates deleted material.]

(1) Marking Specifications for Street Hail Liveries

Table with 3 columns: INSCRIPTION*, LOCATION, and SIZE. It details the specifications for a 'Street Hail Livery Hail Zone Decal', including its location on the driver and passenger side rear doors and its size relative to the metered fare decal.

NEW YORK CITY LAW DEPARTMENT
100 CHURCH STREET
NEW YORK, NY 10007
212-356-4028

CERTIFICATION PURSUANT TO CHARTER §1043(d)

RULE TITLE: Street Hail Livery Decal
REFERENCE NUMBER: 2014 RG 065
RULEMAKING AGENCY: Taxi and Limousine Commission

I certify that this office has reviewed the above-referenced proposed rule as required by section 1043(d) of the New York City Charter, and that the above-referenced proposed rule:

- (i) is drafted so as to accomplish the purpose of the authorizing provisions of law;
(ii) is not in conflict with other applicable rules;
(iii) to the extent practicable and appropriate, is narrowly drawn to achieve its stated purpose; and
(iv) to the extent practicable and appropriate, contains a statement of basis and purpose that provides a clear explanation of the rule and the requirements imposed by the rule.

/s/ STEVEN GOULDEN
Acting Corporation Counsel

Date: August 8, 2014

NEW YORK CITY MAYOR'S OFFICE OF OPERATIONS
253 BROADWAY, 10th FLOOR
NEW YORK, NY 10007
212-788-1400

CERTIFICATION/ANALYSIS PURSUANT TO CHARTER SECTION 1043(d)

RULE TITLE: Street Hail Livery Decal
REFERENCE NUMBER: TLC-70
RULEMAKING AGENCY: TLC

I certify that this office has analyzed the proposed rule referenced above as required by Section 1043(d) of the New York City Charter, and that the proposed rule referenced above:

- (i) Is understandable and written in plain language for the discrete regulated community or communities;
(ii) Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and
(iii) Does not provide a cure period because it does not establish a violation, modification of a violation, or modification of the penalties associated with a violation.

/s/ Francisco X. Navarro
Mayor's Office of Operations

August 11, 2014
Date