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THE CITY RECORD

BILL DE BLASIO
Mayor

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOROUGH PRESIDENT - MANHATTAN

MEETING

The Manhattan Borough Board will meet Thursday, August 18, 2016, at 8:30 A.M., in the Office of the Manhattan Borough President, 1 Centre Street, 19th Floor South, New York, NY.



a11-18

BOROUGH PRESIDENT - QUEENS

MEETING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Borough President of Queens, Melinda Katz, on **Thursday, August 18, 2016** at 10:30 A.M., in the Borough President's Conference Room, located at 120-55 Queens Boulevard, Kew Gardens, NY 11424, on the following items:

CD Q11 - BSA #109-93 BZ

IN THE MATTER OF an application submitted by Rothkrug Rothkrug & Spector LLP on behalf of Barone Properties, Inc., pursuant to Sections 72-01 and 72-22 of the New York City Zoning Resolution, for an extension of term of a variance previously granted permitting the use of the basement and first floor of an existing mixed-use building as an eating and drinking establishment (UG6) and a waiver of the Board's Rules of Practice and Procedure within an R3-2 district, located at **189-11 Northern Boulevard**, Block 5365 Lot 5, Zoning Map 10d, Bayside, Borough of Queens.

CD Q05 - BSA #137-15 BZ

IN THE MATTER OF an application submitted by the Law Office of Jay Goldstein, PLLC on behalf of Congregation YGS, pursuant to Section 72-21 of the New York City Zoning Resolution, for a variance to permit the change of use of the existing Use Group 9 trade school to a Use Group 3 religious school within an M1-1 district, located at **74-10 88th Street**, Block 3816 Lot 93, Zoning Map14b, Glendale, Borough of Queens.

CD Q05 - BSA #2016-4147 BZ

IN THE MATTER OF an application submitted by Sheldon Lobel, PC on behalf of Pietro Alesci, pursuant to Section 72-21 of the New York City Zoning Resolution, for a variance to permit the development of a three-story three-family Use Group 2 residential building within an M1-1D district, located at **57-12 58th Place**, Block 2672 Lot 96, Zoning Map13c, Maspeth, Borough of Queens.

CD Q14 – ULURP #160033 ZMQ

IN THE MATTER OF an application filed by Gleitman Realty Associates, pursuant to Sections 197c and 201 of the NYC Charter, for an amendment of the Zoning Map no. 31a, by establishing within an existing R5 District a C1-3 district bounded by Heyson Road, Seagirt Boulevard, and Beach 13th Street, Borough of Queens, Community District 14, as shown on a diagram (for illustrative purposes only) dated May 23, 2016.

CD Q14 – ULURP #160351 ZMQ

IN THE MATTER OF an application filed by Gleitman Realty Associates, pursuant to Sections 197c and 201 of the NYC Charter for an amendment of the Zoning Map, Section no. 31a:

1. changing from an R4-1 District to an R5 District property bounded by a line 55 feet southeasterly of Highland Court, Watjean Court, Fernside Place, and Seagirt Boulevard; and
2. establishing within the proposed R5 District a C1-3 District bounded by a line 55 feet southeasterly of Highland Court, a line 100 feet northeasterly of Seagirt Boulevard, Fernside Place, and Seagirt Boulevard;

Borough of Queens, Queens Community District 14, as shown on a diagram (for illustrative purposes only) dated May 23, 2016.

NOTE: Individuals requesting Sign Language Interpreters should contact the Borough President's Office, (718) 286-2860, TDD users should call (718) 286-2656, no later than FIVE BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.

Accessibility questions: Jeong-ah Choi, (718) 286-2860, jchoi@queensbp.org, by: Wednesday, August 17, 2016, 5:00 P.M.



◀ a12-18

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 at Spector Hall, 22 Reade Street, New York, NY, on Wednesday, August 24, 2016 at 10:00 A.M.

BOROUGH OF BROOKLYN

No. 1

BROOKLYN COMMUNITY BOARD 10 TEXT AMENDMENT

CD 10

N 160377 ZRK

IN THE MATTER OF an application submitted by Community Board 10, Brooklyn, pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning Section 73-622 (Enlargements of single- and two-family detached and semi-detached residences), in Community District 10, Borough of Brooklyn.

Matter in underline is new, to be added;
Matter in ~~strikeout~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

* * *

**Article VII
ADMINISTRATION**

**Chapter 3
Special Permits by the Board of Standards and Appeals**

* * *

73-622

Enlargements of single- and two-family detached and semi-detached residences

The Board of Standards and Appeals may permit an #enlargement# of an existing #single-# or #two-family detached# or #semi-detached residence# within the following areas:

- (a) Community Districts ~~10~~, 11 and 15, in the Borough of Brooklyn; and
- (b) R2 Districts within the area bounded by Avenue I, Nostrand Avenue, Kings Highway, Avenue O and Ocean Avenue, Community District 14, in the Borough of Brooklyn.

BOROUGH OF MANHATTAN

Nos. 2-7

550 WASHINGTON STREET/ SPECIAL HUDSON RIVER PARK DISTRICT

No. 2

CD 2

N 160308 ZRM

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article VIII, Chapter 9 (Special Hudson River Park District) to establish the Special Hudson River Park District within Community District 2, Borough of Manhattan.

Matter in underline is new, to be added;
Matter in ~~strikeout~~ is old, to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

Article I: GENERAL PROVISIONS

Chapter 1 - Title, Establishment of Controls and Interpretation of Regulations

* * *

**11-122
Districts established**

* * *

Special Purpose Districts

* * *

Establishment of the Special Hillside Preservation District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 9, the #Special Hillside Preservation District# is hereby established.

Establishment of the Special Hudson River Park District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 9, the #Special Hudson River Park District# is hereby established.

Establishment of the Special Hudson Square District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 8, the #Special Hudson Square District# is hereby established.

* * *

Chapter 2 – Construction of Language and Definitions

**12-10
DEFINITIONS**

* * *

Special Hillside Preservation District

The “Special Hillside Preservation District” is a Special Purpose District mapped in Staten Island designated by the letters “HS” in which special regulations set forth in Article XI, Chapter 9, apply.

Special Hudson River Park District

The “Special Hudson River Park District” is a Special Purpose District designated by the letters “HRP” in which special regulations set forth in Article VIII, Chapter 9, apply.

Special Hudson Square District

The “Special Hudson Square District” is a Special Purpose District designated by the letters “HSQ” in which special regulations set forth in Article VIII, Chapter 8, apply.

* * *

Article VIII: SPECIAL PURPOSE DISTRICTS

Chapter 9: Special Hudson River Park District

89-00

GENERAL PURPOSES

The "Special Hudson River Park District" established in this Resolution is designed to promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following specific purposes:

- (a) to facilitate the repair and rehabilitation of piers, bulkheads and infrastructure within Hudson River Park, and to facilitate their maintenance and development, through the transfer of development rights within the Special Hudson River Park District;
- (b) to promote an appropriate range of uses that complements Hudson River Park and, to the extent housing is included, to serve residents of varied income levels; and
- (c) to promote the most desirable use of land and development in this area and thus to conserve the value of land and buildings and thereby protect the City's tax revenues.

89-01

General Provisions

The provisions of this Chapter shall apply within the #Special Hudson River Park District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

89-02

Definitions

For the purposes of this Section, matter in italics is defined in Section 12-10 (DEFINITIONS) or within this Section.

Granting site

Within the #Special Hudson River Park District#, the "granting site" is a #zoning lot#, within the area identified as "A1" on the map in the Appendix, upon which development is regulated by contract, lease, covenant, declaration or otherwise to assure compliance with the purposes of this Special District and from which floor area may be transferred.

Receiving site

Within the #Special Hudson River Park District#, the "receiving site" is a #zoning lot#, within the area identified as "A2" on the map in the Appendix, to which floor area of the #granting site# may be transferred.

89-03

District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Hudson River Park District# Plan. The District Plan includes the map, "Special Hudson River Park District" in the Appendix to this Chapter which is hereby incorporated and made part of this Resolution for the purpose of specifying locations where special regulations and requirements set forth in this Chapter apply.

89-10

USE AND BULK REGULATIONS

The #use# and #bulk# regulations applicable to the #receiving site# shall be modified as follows:

(a) C6-4 Districts

The #use# and #bulk# regulations of the C6-4 District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M1-5 District shall apply.

(b) C6-3 and M1-5 Districts

The #use# and #bulk# regulations of the C6-3 and M1-5 Districts shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-4 District shall apply.

However, on a #receiving site#, for any #development# or #enlargement# that is the subject of a special permit granted by the City Planning Commission pursuant to Section 89-21 (Transfer of Floor Area from Hudson River Park), the #use# and #bulk# regulations of the underlying C6-3, C6-4 or M1-5 District shall only apply to such approved #development# or #enlargement#.

89-20

SPECIAL PERMITS

89-21

Transfer of Floor Area from Hudson River Park

The City Planning Commission may permit a transfer of #floor area# from a #granting site# to a #receiving site#, may permit distribution of total allowable #floor area# of a #receiving site# without regard for

zoning district boundaries, may permit that such #receiving site# be treated as a single #zoning lot# for all purposes of this Resolution, and may modify #bulk# regulations for a #development#, #enlargement# or #conversion# located on such #receiving site#.

(a) Application requirements

All applications for a special permit pursuant to this Section shall include the following:

- (1) a survey of the #granting site# illustrating existing #buildings# to remain on the #granting site# and zoning calculations indicating the #floor area# on the #granting site# and within such #buildings#;
- (2) a survey of the #receiving site# and a site plan illustrating the proposed #development#, #enlargement# or #conversion# on such lot, and associated zoning calculations demonstrating compliance with the conditions and limitations set forth in this special permit;
- (3) drawings that illustrate any proposed #bulk# modifications for the proposed #development#, #enlargement# or #conversion# on the #receiving site#; and
- (5) a statement from the Hudson River Park Trust identifying improvements to be made to Hudson River Park, and indicating that the transfer of #floor area# pursuant to this Section, in combination with any other available funding, would be sufficient, according to the Trust's estimate, to complete such identified improvements.

(b) Conditions and limitations

All applications for a special permit pursuant to this Section shall comply with the following conditions:

- (1) the maximum #floor area# that may be transferred from the #granting site# shall be the maximum #floor area# permitted for the #granting site# under the applicable district regulations if it were undeveloped, less the #floor area# of all #buildings# on such #granting site#;
- (2) the increase in #floor area# on the #receiving site# allowed by the transfer of #floor area# to such #receiving site# shall in no event exceed 20 percent of the maximum #floor area# permitted on such #receiving site# by the underlying district;
- (3) the transfer, once completed, shall irrevocably reduce the amount of #floor area# that can be utilized by the #granting site# by the amount of #floor area# transferred;
- (4) the #granting site# and location of identified improvements to be made to the Hudson River Park in connection with the proposed transfer of #floor area# are located in the same Community District as the #receiving site#, or within one-half mile of the #receiving site#;
- (5) if the proposed #development#, #enlargement# or #conversion# on the #receiving site# includes #residential floor area#, it shall provide #affordable housing# in accordance with Section 23-90 (Inclusionary Housing);
- (6) the portion of the #receiving site# located over West Houston Street shall not generate #floor area#, and no #floor area# shall be located directly above West Houston Street; and
- (7) the height and setback requirements of the applicable district shall apply to the portions of the #receiving site# located on each side of the mapped #street lines# of West Houston Street.

(c) Findings

The Commission may grant the transfer of #floor area# and any associated #bulk# modifications, provided that:

- (1) such transfer of #floor area# will facilitate the repair, rehabilitation, maintenance and development of Hudson River Park, including its piers, bulkheads and infrastructure; and
- (2) the transfer of #floor area# will support the completion of improvements to Hudson River Park as identified in the statement submitted to the Commission by the Trust as part of this application; and

- (3) for the #receiving site#:
 - (i) the proposed configuration and design of #buildings#, including any associated structures and open areas, will result in a superior site plan, and such #buildings# and open areas will relate harmoniously with one another and with adjacent #buildings# and open areas;
 - (ii) the location and quantity of the proposed mix of #uses# will complement the site plan;
 - (iii) the proposed transfer of #floor area# and any modification to #bulk# regulations will not unduly increase the #bulk# of any #building# on the #receiving site# or unduly obstruct access of adequate light and air to the detriment of the occupants or users of #buildings# on the #block# or nearby #blocks#, or of people using the public #streets# and other public spaces;
 - (iv) such transferred #floor area# and any proposed modifications to #bulk# are appropriate in relation to the identified improvements to Hudson River Park; and
 - (v) any #affordable housing#, as defined in Section 23-90 (Inclusionary Housing), that is provided as part of the project will support the objectives of the Inclusionary Housing Program.

(d) Additional requirements

The City Planning Commission shall receive a copy of a transfer instrument legally sufficient in both form and content to effect such a transfer of #floor area#. Notices of the restriction upon further #development#, #enlargement# or #conversion# of the #granting site# and the #receiving site# shall be filed by the owners of the respective #zoning lots# in the Office of the Register of the City of New York (County of New York). Proof of recordation of the notices shall be submitted to the Chairperson of the City Planning Commission, in a form acceptable to the Chairperson.

Both the transfer instrument and the notices of restriction shall specify the total amount of #floor area# transferred and shall specify, by lot and block numbers, the #granting site# and the #receiving site# that are a party to such transfer.

On a #receiving site#, for any #development# or an #enlargement# that is the subject of a special permit granted by the Commission pursuant to Section 89-21 (Transfer of Floor Area from Hudson River Park), the Department of Buildings shall not:

- (1) issue a building permit until the Chairperson of the Commission has certified that the owner of the #receiving site# and the Hudson River Park Trust have jointly executed documents sufficient to facilitate a payment schedule associated with the transfer of #floor area#; or
- (2) issue a temporary certificate of occupancy until the Chairperson of the Commission has certified that the Hudson River Park Trust has submitted a letter to the Chairperson confirming that payment of all required funds has been made by the owner of such #receiving site# to the Hudson River Park Trust, and that all required funding tools and/or payments are in satisfactory compliance with the executed payment schedule.

The Commission may prescribe additional appropriate conditions and safeguards to improve the quality of the #development# or #enlargement# and minimize adverse effects on the character of the surrounding area.

APPENDIX

* * *

No. 3

CD 2 **C 160309 ZMM**
IN THE MATTER OF an application submitted by SJC 33 Owner 2015 LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12a:

- 1. changing from an M1-5 District to a C6-4 District property bounded by Clarkson Street, Washington Street, West Houston Street, and West Street;
- 2. changing from an M2-4 District to a C6-3 District property bounded by West Houston Street, Washington Street, a line 596 feet northerly of Spring Street, and West Street;
- 3. changing from an M2-4 District to an M1-5 District property bounded by a line 596 feet northerly of Spring Street, Washington Street, a line 415 feet northerly of Spring Street, and West Street; and
- 4. establishing a Special Hudson River Park District bounded by:
 - a. Clarkson Street, Washington Street, a line 415 feet northerly of Spring Street, and West Street; and
 - b. a line 57 feet northerly of the westerly prolongation of the northerly street line of Leroy Street, the U.S. Pierhead Line, a line 1118 feet southerly of the westerly prolongation of the northerly street line of Leroy Street, and the U.S. Bulkhead Line;

as shown on a diagram (for illustrative purposes only) dated May 9, 2016.

No. 4

CD 2 **C 160310 ZSM**

IN THE MATTER OF an application submitted by SJC 33 Owner 2015 LLC pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 127-21* of the Zoning Resolution to allow the distribution of 200,000 square feet of floor area from a granting site (A1*, Block 656, Lot 1) to a receiving site (A2*, Block 596, Lot 1), and to modify the height and setback requirements of Sections 23-60 (Height and Setback Regulations) and Section 43-40 (Height and Setback Regulations), the height factor requirements of 23-151 (Basic regulations for R6 through R9 Districts) and the rear yard requirements of Section 43-20 (Rear Yard Regulations), in connection with a proposed mixed use development, on property located at 550 Washington Street (Block 596, Lot 1), in C6-3**, C6-4** and M1-5** Districts, within the Special Hudson River Park District**.

*Note: Note: A zoning text amendment is proposed to create a Special Hudson River Park District under a concurrent related application (N 160308 ZRM).

**Note: The development site is proposed to be rezoned by changing M1-5 and M2-4 Districts to C6-3, C6-4 and M1-5 Districts, and by establishing a Special Hudson River Park District (HRP), under a concurrent related application C 160309 ZMM.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 5

CD 2 **C 160311 ZSM**

IN THE MATTER OF an application submitted by SJC 33 Owner 2015 LLC pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-45 and 13-451 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 236 spaces on portions of the ground floor and cellar of a proposed mixed use development (North Site), on property located at 550 Washington Street (Block 596, Lot 1), in C6-3**, C6-4** and M1-5** Districts, within the Special Hudson River Park District**.

**Note: the development site is proposed to be rezoned by changing M1-5 and M2-4 Districts to C6-3, C6-4 and M1-5 Districts, and by establishing a Special Hudson River Park District (HRP), under a concurrent related application C 160309 ZMM.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 6

CD 2 **C 160312 ZSM**

IN THE MATTER OF an application submitted by SJC 33 Owner 2015 LLC pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-45 and 13-451 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 372 spaces on portions of the ground floor and cellar of a proposed mixed use development (Center Site), on property located at 550 Washington Street (Block 596, Lot 1), in C6-3**, C6-4** and M1-5** Districts, within the Special Hudson River Park District**.

****Note:** the development site is proposed to be rezoned by changing M1-5 and M2-4 Districts to C6-3, C6-4 and M1-5 Districts, and by establishing a Special Hudson River Park District (HRP), under a concurrent related application C 160309 ZMM.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 7

CD 2 **C 160313 ZSM**
IN THE MATTER OF an application submitted by SJC 33 Owner 2015 LLC pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-45 and 13-451 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 164 spaces on portions of the ground floor and cellar of a proposed mixed use development (South Site), on property located at 550 Washington Street (Block 596, Lot 1), in C6-3**, C6-4** and M1-5** Districts, within the Special Hudson River Park District**.

****Note:** the development site is proposed to be rezoned by changing M1-5 and M2-4 Districts to C6-3, C6-4 and M1-5 Districts, and by establishing a Special Hudson River Park District (HRP), under a concurrent related application C 160309 ZMM.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271-0001.

NOTICE

On Wednesday, August 24, 2016, at 10:00 A.M., at Spector Hall, 22 Reade Street, New York, NY, in Manhattan, a joint public hearing is being held by the City Planning Commission and the Hudson River Park Conservancy in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications by the New York City Department of City Planning (DCP) and a private applicant, SJC 33 Owner 2015 LLC. DCP is proposing a zoning text amendment to establish the Special Hudson River Park District, which would comprise Pier 40 and the development site. SJC 33 Owner 2015 LLC owns the development site and is proposing a zoning map amendment, zoning special permits, authorizations, and a Chairperson's certification. The proposed actions would facilitate the redevelopment of St. John's Terminal Building, at 550 Washington Street and would result in a mix of residential and commercial uses, public open space and parking. Written comments on the DEIS are requested and will be received and considered by the Lead Agency until Tuesday, September 6, 2016.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 16DCP031M.

No. 8
1968 SECOND AVENUE REZONING

CD 11 **C 160194 ZMM**
IN THE MATTER OF an application submitted by 1968 Second Avenue Realty LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b, establishing within an existing R7A District a C1-5 District bounded by a line 100 feet easterly of Second Avenue, a line midway between East 101st Street and East 102nd Street, a line 155 feet easterly of Second Avenue, and East 101st Street, as shown on a diagram (for illustrative purposes only) dated May 9, 2016.

No. 9
1290 MADISON AVENUE

CD 8 **C 160213 ZSM**
IN THE MATTER OF an application submitted by Kayvan Hakim, Zimak Company pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the height requirements of Section 23-692 (Height limitations for narrow buildings or enlargements), the inner court requirements of Section 23-85 (Inner Court Regulations), the side yard requirements of Section 35-52 (Modification of Side Yard Requirements), and the street wall recess requirements of Section 99-052 (Recesses, balconies and dormers), to facilitate the enlargement of an existing 6-story and penthouse mixed-use building, on property located at 1290 Madison Avenue (Block 1503, Lot 56), in an R10/C1-5 District, within the Special Madison Avenue Preservation District, within the Expanded Carnegie Hall Historic District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271-0001.

BOROUGH OF QUEENS
Nos. 10 & 11
SEAGIRT BOULEVARD REZONINGS
No. 10

CD 14 **C 160033 ZMQ**
IN THE MATTER OF an application submitted by Gleitman Realty Associates pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 31a, establishing within an existing R5 District a C1-3 District bounded by Heyson Road, Seagirt Boulevard, and Beach 13th Street, as shown on a diagram (for illustrative purposes only) dated May 23, 2016.

No. 11

CD 14 **C 160351 ZMQ**
IN THE MATTER OF an application submitted by Gleitman Realty Associates pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 31a:

1. changing from an R4-1 District to an R5 District property bounded by a line 55 feet southeasterly of Highland Court, Watjean Court, Fernside Place, and Seagirt Boulevard; and
2. establishing within the proposed R5 District a C1-3 District bounded by a line 55 feet southeasterly of Highland Court, a line 100 feet northeasterly of Seagirt Boulevard, Fernside Place, and Seagirt Boulevard;

as shown on a diagram (for illustrative purposes only) dated May 23, 2016.

BOROUGH OF THE BRONX
No. 12
1175 GRAND CONCOURSE OFFICE SPACE

CD 5 **N 170027 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 1175 Grand Concourse (Block 2822, Lot 7501) (Administration for Children's Services offices).

YVETTE V. GRUEL, Calendar Officer
 City Planning Commission
 120 Broadway, 31st Floor, New York, NY 10271
 Telephone (212) 720-3370



a10-24

ENVIRONMENTAL CONTROL BOARD

■ MEETING

**OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS/
 ENVIRONMENTAL CONTROL BOARD**

The next meeting will take place on Thursday, August 25, 2016 at **100 Church Street, 12th Floor, Training Room #143**, New York, NY 10007, at 9:15 A.M., at the call of the Chairman.

a11-15

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 24, 2016. 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 SouthWest, New York, NY 10041, or by calling (212) 839-6550.

#1 IN THE MATTER OF a proposed revocable consent authorizing 120 Park Avenue Associates LLC to continue to maintain and use two flagpoles on the west sidewalk of Park Avenue, north of East 41st Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2016 to June 30, 2026 and

provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2016 to June 30, 2026 - \$0,00/annum

the maintenance of a security deposit in the sum of \$2,000 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.

#2 IN THE MATTER OF a modification of revocable consent authorizing 280 Henry LLC to construct, maintain and use an electrical snowmelt system in the west sidewalk of Henry Street, north of State Street, in the Borough of Brooklyn. The terms and conditions of the revocable consent agreement dated November 1, 2013, shall remain in full force and effect.

the maintenance of a security deposit in the sum of \$6,500 and the insurance shall be in the amount of Two Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#3 IN THE MATTER OF a proposed revocable consent authorizing Empire Realty Associates LLC to continue to maintain and use a force main, together with a manhole, and a sanitary sewer under and across Richmond Avenue and under and along Lander Avenue, in the Borough of Staten Island. The proposed revocable consent is for a term of ten years from July 1, 2016 to June 30, 2026, and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2016 to June 30, 2017 - \$5,380
 For the period July 1, 2017 to June 30, 2018 - \$5,518
 For the period July 1, 2018 to June 30, 2019 - \$5,656
 For the period July 1, 2019 to June 30, 2020 - \$5,794
 For the period July 1, 2020 to June 30, 2021 - \$5,932
 For the period July 1, 2021 to June 30, 2022 - \$6,070
 For the period July 1, 2022 to June 30, 2023 - \$6,208
 For the period July 1, 2023 to June 30, 2024 - \$6,346
 For the period July 1, 2024 to June 30, 2025 - \$6,484
 For the period July 1, 2025 to June 30, 2026 - \$6,622

the maintenance of a security deposit in the sum of \$6,650 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 Lindsay Park Housing Corp. to continue to maintain and use conduits under and across Boerum Street, west of Manhattan Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2016 to June 30, 2026, and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2016 to June 30, 2017 - \$6,010
 For the period July 1, 2017 to June 30, 2018 - \$6,164
 For the period July 1, 2018 to June 30, 2019 - \$6,318
 For the period July 1, 2019 to June 30, 2020 - \$6,472
 For the period July 1, 2020 to June 30, 2021 - \$6,626
 For the period July 1, 2021 to June 30, 2022 - \$6,780
 For the period July 1, 2022 to June 30, 2023 - \$6,934
 For the period July 1, 2023 to June 30, 2024 - \$7,088
 For the period July 1, 2024 to June 30, 2025 - \$7,242
 For the period July 1, 2025 to June 30, 2026 - \$7,396

the maintenance of a security deposit in the sum of \$7,400 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 Mirin Corporation to continue to maintain and use a stair, together with surrounding fence, on the west sidewalk of Bowery between Great Jones Street and East 4th Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2015 to June 30, 2025, and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2015 to June 30, 2016 - \$477
 For the period July 1, 2016 to June 30, 2017 - \$489
 For the period July 1, 2017 to June 30, 2018 - \$501

For the period July 1, 2018 to June 30, 2019 - \$513
 For the period July 1, 2019 to June 30, 2020 - \$525
 For the period July 1, 2020 to June 30, 2021 - \$537
 For the period July 1, 2021 to June 30, 2022 - \$549
 For the period July 1, 2022 to June 30, 2023 - \$561
 For the period July 1, 2023 to June 30, 2024 - \$573
 For the period July 1, 2024 to June 30, 2025 - \$585

the maintenance of a security deposit in the sum of \$2,300 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#6 IN THE MATTER OF a proposed revocable consent authorizing Pace University to continue to maintain and use two conduits under and across Spruce Street, east of Nassau Street and under and across Nassau Street, south of Spruce Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2016 to June 30, 2026, and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2016 to June 30, 2017 - \$4,890
 For the period July 1, 2017 to June 30, 2018 - \$5,015
 For the period July 1, 2018 to June 30, 2019 - \$5,140
 For the period July 1, 2019 to June 30, 2020 - \$5,265
 For the period July 1, 2020 to June 30, 2021 - \$5,390
 For the period July 1, 2021 to June 30, 2022 - \$5,515
 For the period July 1, 2022 to June 30, 2023 - \$5,640
 For the period July 1, 2023 to June 30, 2024 - \$5,765
 For the period July 1, 2024 to June 30, 2025 - \$5,890
 For the period July 1, 2025 to June 30, 2026 - \$6,015

the maintenance of a security deposit in the sum of \$6,100 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#7 IN THE MATTER OF a proposed revocable consent authorizing Saba Realty Partners LLC to continue to maintain and use a fenced-in area on the east sidewalk of Smith Street, south of Lorraine Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2016 to June 30, 2026, and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2016 to June 30, 2017 - \$1,890
 For the period July 1, 2017 to June 30, 2018 - \$1,938
 For the period July 1, 2018 to June 30, 2019 - \$1,986
 For the period July 1, 2019 to June 30, 2020 - \$2,034
 For the period July 1, 2020 to June 30, 2021 - \$2,082
 For the period July 1, 2021 to June 30, 2022 - \$2,130
 For the period July 1, 2022 to June 30, 2023 - \$2,178
 For the period July 1, 2023 to June 30, 2024 - \$2,226
 For the period July 1, 2024 to June 30, 2025 - \$2,274
 For the period July 1, 2025 to June 30, 2026 - \$2,322

the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#8 IN THE MATTER OF a proposed revocable consent authorizing Village View Housing Corporation to continue to maintain and use conduits and pipes under and across East 4th Street and East 3rd Street, east of First Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2016 to June 30, 2026, and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2016 to June 30, 2017 - \$25,352
 For the period July 1, 2017 to June 30, 2018 - \$26,001
 For the period July 1, 2018 to June 30, 2019 - \$26,650
 For the period July 1, 2019 to June 30, 2020 - \$27,299
 For the period July 1, 2020 to June 30, 2021 - \$27,948
 For the period July 1, 2021 to June 30, 2022 - \$28,597
 For the period July 1, 2022 to June 30, 2023 - \$29,246
 For the period July 1, 2023 to June 30, 2024 - \$29,895
 For the period July 1, 2024 to June 30, 2025 - \$30,544
 For the period July 1, 2025 to June 30, 2026 - \$31,193

the maintenance of a security deposit in the sum of \$31,200 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

a4-24

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

■ SALE

The City of New York, in partnership with PropertyRoom.com, posts vehicle and heavy machinery auctions online every week at: <http://www.propertyroom.com/s/7300>

All auctions are open to the general public, and registration is free.

Vehicles can be viewed in person by appointment at: KenBen Industries, 364 Maspeth Avenue, Brooklyn, NY 11211. Phone: (718) 802-0022

a28-o6

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/nydcas.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

j4-d30

HOUSING PRESERVATION AND DEVELOPMENT

■ PUBLIC HEARINGS

Pursuant to Article 15 of the General Municipal Law ("GML") and Section 1802(6)(j) of the Charter, notice is hereby given that the Department of Housing Preservation and Development ("HPD") of the City of New York ("City") has proposed the sale of certain real property in the Edgemere Urban Renewal Area ("Area") to Project Rebuild, Inc., the sponsor designated by HPD ("Sponsor"), for redevelopment in accordance with the First Amended Edgemere Urban Renewal Plan ("Plan") for the redevelopment of the Area.

The property to be sold is located in the Borough of Queens, City and State of New York, and known as:

Address	Block/Lot(s)
410 Beach 43 Street	15960/8
423 Beach 43 Street	15965/108
472 Beach 47 Street	15969/35
431 Beach 46 Street	15969/60

on the Tax Map of the City ("Disposition Area").

The proposed project is part of the City's Build-It-Back Program for Sandy recovery. Under the Build-It-Back Program, new homes are constructed to replace homes that were damaged or destroyed by Superstorm Sandy. In most cases, the new homes are constructed on the same property where the damaged or destroyed homes were located. However, where the storm-damaged homes are in an area where there is a higher risk of hazardous flooding, the new homes are constructed elsewhere. The families who had lived in the storm-

damaged homes then acquire and relocate to the newly constructed homes.

Under the proposed project, the City proposes to sell the Disposition Area to Project Rebuild, Inc., the designated sponsor, for the nominal price of one dollar per tax lot. The sponsor will then construct three one-family homes and one two-family home in the Disposition Area as replacement homes for four families whose current properties were damaged or destroyed by Sandy and are in a high risk area for flooding. When completed, the sponsor will convey the new homes to such families in exchange for their current storm-damaged property.

The City proposes to sell the Disposition Area to the sponsor at the nominal price of one dollar per tax lot pursuant to Section 507(2)(d) of the GML. The sponsor will then construct three one-family homes and one two-family home on the Disposition Area to provide five dwelling units.

The proposed Land Disposition Agreement and the Plan are available for public examination at the office of HPD, 100 Gold Street, Room 5-A4, New York, NY, during its regular hours on weekdays from 9:00 A.M. to 5:00 P.M.

PLEASE TAKE NOTICE that a public hearing will be held on September 14, 2016, at 1 Centre Street, Manhattan, Mezzanine at 10:00 A.M., or as soon thereafter as the matter may be reached on the calendar, at which time and place those wishing to be heard will be given an opportunity to be heard concerning the proposed sale of the Disposition Area pursuant to Section 507(2)(d) of the GML and Section 1802(6)(j) of the Charter.

Individuals requesting sign language interpreters should contact the Mayor's Office of Contract Services, Public Hearings Unit, 253 Broadway, Room 915, New York, NY 10007, (212) 788-7490, no later than seven (7) business days prior to the public hearing. TDD users should call Verizon relay services.

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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:

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.

Items are recovered, lost, abandoned property obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves.

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

j4-d30

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), in accordance with Section 3-16 of the Procurement Policy Board Rules of the City of New York (“PPB Rules”), 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. The process removes redundancy by capturing information about boards, filings, policies, and general service experience centrally. As a result, specific proposals for funding are 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.

The Client and Community Service Catalog, which lists all Prequalification service categories and the NYC Procurement Roadmap, which lists all RFPs to be managed by HHS Accelerator may be viewed 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 Office of the Mayor, is governed by an Executive Steering Committee of Agency Heads who represent the following NYC Agencies:

- Administration for Children’s Services (ACS)
- Department for the Aging (DFTA)
- Department of Consumer Affairs (DCA)
- 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

CITY UNIVERSITY

BOROUGH OF MANHATTAN COMMUNITY COLLEGE

■ SOLICITATION

Services (other than human services)

STUDENT RECRUITMENT ADVERTISING SPACE - Request for Qualifications - PIN#BMCC2017001 - Due 8-26-16 at 11:00 A.M.

The Borough of Manhattan Community College (BMCC) intends to purchase advertising space for student recruitment advertisements on Metropolitan Transportation Authority (MTA) subways and buses.

If you are authorized by the MTA to sell advertising space on MTA subways and buses and you wish to be considered to sell these services to BMCC, please submit an expression of interest by mail or email to the designated contact below no later than the date set forth below and include documentation from the MTA that verifies your authority to sell these services on behalf of the MTA.

Any purchase that results from this advertisement shall be governed by the terms and conditions of this advertisement (including without limitation, any attached specifications and any other terms and conditions attached hereto or incorporated herein by reference), the University’s standard Purchase Order Terms and Conditions, and the Standard Clauses for New York State Contracts which are incorporated herein by reference with the same effect as it is written. These documents are available for review upon request to the contact listed below.

Communication with the University with respect to this procurement initiated by or on behalf of an interested vendor through others may constitute an “impermissible contact” under State law, and could result in disqualification of that vendor.

No subcontracting is allowed.

The Procurement Lobbying Act (PLA) applies to this solicitation. The restricted period began with the publication of this ad.

Compliance Procurement Lobbying Act

Required Forms: Vendor shall complete, sign and submit the following forms if they are selected.

- a) “Offerer’s Affirmation of Understanding of and Agreement pursuant to State Finance Law § 139-j (3) and § 139-j (6) (b)”
- b) “Offerer’s Disclosure of Prior Non-Responsibility Determinations and Certification of Compliance with State Finance Law §139-j and §139-k”

Contact with CUNY:

Under the requirements of the PLA, all communications regarding advertised projects are to be channeled through the Designated Contact. Communication with respect to this procurement initiated by or on behalf of an interested vendor through others than the Designated Contact may constitute an “impermissible contact” under NYS law and could result in disqualification of that vendor.

Rules and regulations and more information on this law, please visit: <http://www.ogs.ny.gov/aboutogs/regulations/advisoryCouncil/Faq.htm> (Advisory Council FAQs)
<http://www.jcope.ny.gov/law/lob/lobbying2.html> (New York State Lobbying Act)
<http://www.jcope.ny.gov/law/lob/lobbying2.html> (New York State Lobbying Act)

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.

*City University, 199 Chambers Street, S712, New York, NY 10007.
Leonore Gonzalez-Santos (212) 220-8044; Fax: (212) 220-2365;
lgonzalez@bmcc.cuny.edu*

CITYWIDE ADMINISTRATIVE SERVICES**OFFICE OF CITYWIDE PROCUREMENT****■ SOLICITATION***Goods***SWEEPER, ELECTRIC HYBRID FOUR WHEEL, 5 C.Y. - DSNY**
- Other - PIN#857PS1700030 - Due 9-19-16 at 9:30 A.M.

A Pre-Solicitation Conference for the above mentioned commodity is scheduled for September 19, 2016 at 9:30 A.M., at 1 Centre Street, 18th Floor, New York, NY 10007.

The purpose of this conference is to review proposed specifications for the commodity listed above to ensure a good product and maximum competition. Please make every effort to attend this conference, your participation will assist us in revising the attached specifications so they can be issued as a part of final bid package.

A copy of the Pre-Solicitation package can be downloaded from The City Record Online site at www.nyc.gov/cityrecord. Enrollment is free. Please review the documents before you attend the conference. If you have questions regarding this conference, please contact Joe Vacirca at (212) 386-6330 or by email at jvacirca@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, New York, NY 10007. Joseph Vacirca (212) 669-8616; Fax: (212) 669-7581; jvacirca@dcas.nyc.gov

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K.O. FIRE CURTAIN (BRAND SPECIFIC) - Competitive Sealed Bids - PIN#8571600258 - Due 9-13-16 at 10:30 A.M.

A copy of the bid can be downloaded from The City Record Online site at www.nyc.gov/cityrecord. Enrollment is free. Vendors may also request the bid by contacting Vendor Relations via email at dcasdmssbids@dcas.nyc.gov, by telephone (212) 386-0044, or by fax at (212) 669-7585.

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. Erica De Jesus (212) 386-0435; Fax: (646) 500-7299; ejesus@dcas.nyc.gov

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■ AWARD*Goods***MISC. SOFTWARE CATALOG-MERIDIAN GLOBAL LMS-SOFTWARE-DPR-E** - Other - PIN#8571700001 - AMT: \$363,528.00 - TO: Dell Marketing LP, One Dell Way, Round Rock, TX 78682.

NYS OGS PT #65191

Suppliers wishing to be considered for a contract with the Office of General Services of New York State are advised to contact the Procurement Services Group, Corning Tower, Room 3711, Empire State Plaza, Albany, NY 12242 or by phone: (518) 474-6717.

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COMPTROLLER**■ INTENT TO AWARD***Services (other than human services)***TEAMMATE SOFTWARE** - Sole Source - Available only from a single source - PIN#015BIS026637 - Due 8-22-16 at 12:00 P.M.

The NYC Comptroller's Office intends to enter into a sole source

procurement in order to purchase Teammate Software Licenses from Wolters Kluwer Financial Services Inc. Any qualified vendor that wishes to express interest in providing such product and that believes that at present or in the future it can also provide this requirement, is invited to do so by submitting an expression of interest to the Purchasing Department, 1 Centre St, Room 701, NY, NY 10007, Attn: Bernarda Ramirez, DACCO, (212) 669-7302; bramire@comptroller.nyc.gov or Sherry Nisbett (212) 669-7384; swillia@comptroller.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.

Comptroller, 1 Centre Street, New York, NY 10007. Caroline Wisniewski (212) 669-8218; cwisnie@comptroller.nyc.gov

a10-16

CORRECTION**■ AWARD***Construction Related Services***ROOF REPLACEMENT AT ANNA M. KROSS CENTER (AMKC) RIKERS ISLAND-PHASE ONE** - Competitive Sealed Bids - PIN#072201538CPD - AMT: \$7,330,640.00 - TO: Sea Breeze General Construction, Inc., 24-30 47th Street, Astoria, NY 11103.

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*Services (other than human services)***AIR MONITORING AND BULK SAMPLING ANALYSIS** -

Competitive Sealed Bids - PIN#072201519EHS - AMT: \$555,200.00 - TO: KAM Consultants Corp., 35-40 36th Street, Long Island City, NY 11106.

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CENTRAL OFFICE OF PROCUREMENT**■ SOLICITATION***Construction Related Services***VCBC BARGE AND BULKHEAD REHABILITATION** -

Competitive Sealed Bids - PIN#072201704CPD - Due 9-22-16 at 11:00 A.M.

The New York City Department of Correction is seeking a qualified contractor to furnish all labor and material necessary and required for Barge and Bulkhead Rehabilitation, at Vernon C Bain Center (VCBC), located at 1 Halleck Street, Bronx, NY 10474. A Pre-Bid Conference is scheduled for September 7, 2016, at 10:00 A.M. Place: 1 Halleck Street, Bronx, NY 10474. If you need the bid package and drawings of the bid, please contact Jeanette Cheung, Contract Manager at (718) 546-0684 Carlo DiFava, DACCO, at (718) 546-0768. Drawings are not available online and shall be picked up in person. The cost of the bid documents and drawings is \$25.00 check or money order (non-refundable). Please send Clearance Form (3) days before the Pre-Bid Meeting.

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.

Correction, 75-20 Astoria Boulevard, Suite 160, East Elmhurst, NY 11370. Jeanette Cheung (718) 546-0684; Fax: (718) 278-6205; jeanette.cheung@doc.nyc.gov

Accessibility questions: Jeanette Cheung, (718) 546-0684, jeanette.cheung@doc.nyc.gov, by: Monday, August 22, 2016, 5:00 P.M.



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DESIGN AND CONSTRUCTION**AGENCY CHIEF CONTRACTING OFFICE****■ SOLICITATION***Construction / Construction Services*

LQ0122-R1, RICHMOND HILL LIBRARY RENOVATION - Sole Source - Available only from a single source - PIN# 8502016LQ0002P - Due 8-24-16 at 4:00 P.M.

The Department of Design and Construction intends to enter into a sole source contract with the Queens Borough Public Library for the above project. The contractor must have unique knowledge of the site, and must guarantee the assumption of all costs above the estimated cost of construction. Any firm which believes that it is also qualified to provide these services or would like to provide such services in the future is invited to indicate by letter.

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.

Design and Construction, 30-30 Thomson Avenue, 5th Floor, Long Island City, NY 11101. Steven Wong (718) 391-2550; wongs@ddc.nyc.gov

a11-17

96TH STREET BRANCH LIBRARY EXTERIOR RENOVATION - BOROUGH OF MANHATTAN - Competitive Sealed Bids - PIN# 85016B0133 - Due 9-13-16 at 2:00 P.M.

PROJECT NO.: LNCA0996S/DDC PIN: 8502016LN001C

Bid Document Deposit-\$35.00 per set-Company Check or Money Order Only-No Cash Accepted-Late Bids will not be accepted

There will be an Optional Pre-Bid Walk-Thru on Friday, August 26, 2016, at 10:00 A.M., at the 96th Street Branch Library, located at 112 East 96th Street, Manhattan, NY 10128

Special Experience Requirements

Bid documents are available at: <http://ddcbiddocuments.nyc.gov/inet/html/contrbid.asp>

Companies certified by the New York City Department of Small Business Services as Minority- or Women- Owned Business Enterprises ("M/WBE") are strongly encouraged to submit a bid. This procurement is subject to Minority-Owned and Women-Owned Business Enterprises (MWBE) participation goals as required by Local Law 1 of 2013. All respondents will be required to submit an MWBE Participation Plan with their response. For the MWBE goals, please visit our website at <http://ddcbiddocuments.nyc.gov/inet/html/contrbid.asp> see "Bid Opportunities". For a list of companies certified by the NYC Department of Small Business Services, please visit www.nyc.gov/buycertified. To find out how to become certified, visit www.nyc.gov/getcertified or call the DSBS certification helpline at (212) 513-6311.

This contract is subject to the Project Labor Agreement ("PLA") entered into between the City and the Building and Construction Trades Council of Greater New York ("BCTC") affiliated Local Unions. For further information, see Volume 2 of the Bid Documents.

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.

Design and Construction, 30-30 Thomson Avenue, First Floor, Long Island City, NY 11101. Brenda Barreiro (718) 391-1041; Fax: (718) 391-2615; barreib@ddc.nyc.gov

**a12****■ AWARD***Construction / Construction Services*

REQUIREMENTS CONTRACT FOR REI SERVICES FOR MICRO INFRASTRUCTURE PROJECTS, CITYWIDE -

Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# 8502016RQ0024P - AMT: \$5,000,000.00 - TO: Smartec Architecture and Engineering, P.C., 314 Burns Street, Forest Hills, NY 11375.

● REQUIREMENTS CONTRACT FOR REI SERVICES FOR LARGE INFRASTRUCTURE PROJECTS, CITYWIDE

- Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# 8502016RQ0017P - AMT: \$20,000,000.00 - TO: KS Engineers, P.C., 65 Broadway, Suite 401, New York, NY 10005.

a12**EDUCATION****CONTRACTS AND PURCHASING****■ SOLICITATION***Services (other than human services)*

WHOLE SCHOOL REFORM SERVICES - Request for Proposals - PIN# R1150040 - Due 9-22-16 at 1:00 P.M.

THIS SOLICITATION IS OPEN INDEFINITELY. HOWEVER, TO ENSURE THAT SERVICES ARE AVAILABLE FOR THE 2017-2018 SCHOOL YEAR, PROPOSALS MUST BE SUBMITTED NO LATER THAN THE DATE SPECIFIED ABOVE.

Pre-Proposal Conference: September 7, 2016 from 11:00 A.M. to 12:00 P.M. at St. Francis College, Founders Hall Auditorium, 180 Remsen Street, Brooklyn Heights, NY 11201.

The New York City Department of Education seeks proposals from organizations experienced in working with schools in need of whole school reform. The ultimate goal is for the program designs to function as transitional plans that ultimately lead to the ability of schools to continue reform efforts on their own.

Component A: Elementary School (Pre-K to 5)

Component B: Middle School (6 to 8)

Component C: High School (9 to 12)

The purpose of this MTAC is to solicit organizations that can support:

- Schools newly created to replace those that have been phased out or downsized due to under performance.
- Schools identified by the NYSED to be:
 - In need of improvement,
 - In need of corrective action,
 - In need of restructuring or designated as under registration review (SURR) and/or
 - Persistently lowest achieving (PLA) and requiring significant intervention.
- Schools implementing or seeking to implement new instructional and operational models.

Please note that ALL proposals are due at 65 Court Street, Room 1201, Brooklyn, NY 11201, Attn: Bid Unit/Vendor Resources. To download, go to <http://schools.nyc.gov/Offices/DCP/Vendor/Default.htm>. Scroll until you see "Open MTAC Procurements". If you cannot download, send an email to vendorhotline@schools.nyc.gov. Include your company's name, address, phone and fax numbers and email address.

Questions regarding this solicitation should be addressed to ISPSupport@schools.nyc.gov no later than September 8, 2016. Subsequent amendments and answers will be posted to <http://schools.nyc.gov/Offices/dcp>. Review this site periodically for important updates.

The New York City Department of Education (DOE) strives to give all businesses, including Minority and Women-Owned Business Enterprises (MWBEs), an equal opportunity to compete for DOE procurements. The DOE's mission is to provide equal access to procurement opportunities for all qualified vendors, including MWBEs, from all segments of the community. The DOE works to enhance the ability of MWBEs to compete for contracts. DOE is committed to ensuring that MWBEs fully participate in the procurement process.

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.

Education, 65 Court Street, Room 1201, Brooklyn, NY 11201. Vendor Hotline (718) 935-2300; vendorhotline@schools.nyc.gov



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HUMAN RESOURCES ADMINISTRATION

CONTRACTS

■ AWARD

Human Services/Client Services

ANTI-EVICTION LEGAL SERVICES AND ADVOCACY TO FAMILIES AND INDIVIDUALS - BP/City Council Discretionary - PIN# 09616L0044001 - AMT: \$211,000.00 - TO: Brooklyn Legal Services Corporation, 260 Broadway, Suite 2, Brooklyn, NY 11211. Term: 7/1/2015 - 6/30/2016

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PARKS AND RECREATION

■ 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 qualification 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 site work of up to \$3,000,000.00 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 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 joint 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 began the Certification process.

Application documents may also be obtained on-line at: <http://a856-internet.nyc.gov/nycvendoronline/home.asap.>; 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, Annex, Flushing Meadows-Corona Park, Flushing, NY 11368. Alicia H. Williams (718) 760-6925; Fax: (718) 760-6781; dmwbe.capital@parks.nyc.gov.

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REVENUE

■ SOLICITATION

Services (other than human services)

DEVELOPMENT, OPERATION AND MAINTENANCE OF A SNACK BAR AT THE JOHN STREET SERVICE BUILDING

- Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# M391-SB - Due 9-22-16 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation (“Parks”) is issuing, as of the date of this notice, a significant Request for Proposals (“RFP”) for the development, operation, and maintenance of a food service facility at the John Street Service Building on the East River Waterfront Esplanade, Manhattan.

All proposals submitted in response to this RFP must be submitted no later than Tuesday, September 22, 2016, at 3:00 P.M. There will be a recommended site visit on Thursday, August 25, 2016, at 11:00 A.M. We will be meeting in front of the John Street Service Building at the intersection of John Street and South Street on the East River Waterfront Esplanade in the South Street Seaport, Manhattan. If you are considering responding to this RFP, please make every effort to attend this recommended site visit.

Hard copies of the RFP can be obtained, at no cost, commencing on August 8, 2016, through September 22, 2016, between the hours of 9:00 A.M. and 5:00 P.M., excluding weekends and holidays, at the Revenue Division of the New York City Department of Parks and Recreation, which is located at 830 Fifth Avenue, Room 407, New York, NY 10065.

The RFP is also available for download, commencing on August 8, 2016 through September 22, 2016, on Parks’ website. To download the RFP, visit www.nyc.gov/parks/businessopportunities, click on the link for “Concessions Opportunities at Parks” and, after logging in, click on the “download” link that appears adjacent to the RFP’s description.

For more information or to request to receive a copy of the RFP by mail, prospective proposers may contact Lizbeth Sanchez, Project Manager, at (212) 360-1376 or at lizbeth.sanchez@parks.nyc.gov.

TELECOMMUNICATION DEVICE FOR THE DEAF (TDD)
(212) 504-4115

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, The Arsenal, Central Park, 830 Fifth Avenue, Room 407, New York, NY 10065. Lizbeth Sanchez (212) 360-1376; Fax: (212) 360-3434; lizbeth.sanchez@parks.nyc.gov

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SPECIAL MATERIALS

CITYWIDE ADMINISTRATIVE SERVICES

■ NOTICE

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 7765
FUEL OIL AND KEROSENE**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE		VENDOR	CHANGE (\$)	PRICE (\$) EFF. 8/8/2016
3687331	1.0	#2DULS		CITYWIDE BY TW SPRAGUE	-.0141 GAL.	1.4761 GAL.
3687331	2.0	#2DULS		P/U SPRAGUE	-.0141 GAL.	1.3714 GAL.
3687331	3.0	#2DULS	WINTERIZED	CITYWIDE BY TW SPRAGUE	-.0141 GAL.	1.6744 GAL.
3687331	4.0	#2DULS	WINTERIZED	P/U SPRAGUE	-.0141 GAL.	1.5696 GAL.
3687331	5.0	#1DULS		CITYWIDE BY TW SPRAGUE	-.0246 GAL.	1.8363 GAL.
3687331	6.0	#1DULS		P/U SPRAGUE	-.0246 GAL.	1.7315 GAL.
3687331	7.0	#2DULS	>=80%	CITYWIDE BY TW SPRAGUE	-.0141 GAL.	1.5039 GAL.
3687331	8.0	#2DULS	WINTERIZED	CITYWIDE BY TW SPRAGUE	-.0141 GAL.	1.7949 GAL.
3687331	9.0	B100	B100<=20%	CITYWIDE BY TW SPRAGUE	.0057 GAL.	2.2826 GAL.
3687331	10.0	#2DULS	>=80%	P/U SPRAGUE	-.0141 GAL.	1.3991 GAL.
3687331	11.0	#2DULS	WINTERIZED	P/U SPRAGUE	-.0141 GAL.	1.6901 GAL.
3687331	12.0	B100	B100 <=20%	P/U SPRAGUE	.0057 GAL.	2.1778 GAL.
3687331	13.0	#1DULS	>=80%	CITYWIDE BY TW SPRAGUE	-.0246 GAL.	1.8459 GAL.
3687331	14.0	B100	B100 <=20%	CITYWIDE BY TW SPRAGUE	.0057 GAL.	2.2915 GAL.
3687331	15.0	#1DULS	>=80%	P/U SPRAGUE	-.0246 GAL.	1.7411 GAL.
3687331	16.0	B100	B100 <=20%	P/U SPRAGUE	.0057 GAL.	2.1867 GAL.
3687331	17.0	#2DULS		BARGE MTF III & ST. SPRAGUE	-.0141 GAL.	1.4367 GAL.
3687192	1.0	JET		FLOYD BENNETT SPRAGUE	-.0269 GAL.	2.0394 GAL.
3587289	2.0	#4B5		MANHATTAN UNITED METRO	-.0232 GAL.	1.4744 GAL.
3587289	5.0	#4B5		BRONX UNITED METRO	-.0232 GAL.	1.4732 GAL.
3587289	8.0	#4B5		BROOKLYN UNITED METRO	-.0232 GAL.	1.4674 GAL.
3587289	11.0	#4B5		QUEENS UNITED METRO	-.0232 GAL.	1.4727 GAL.
3587289	14.0	#4B5		RICHMOND UNITED METRO	-.0232 GAL.	1.5581 GAL.
3687007	1.0	#2B5		MANHATTAN SPRAGUE	-.0131 GAL.	1.4322 GAL.
3687007	4.0	#2B5		BRONX SPRAGUE	-.0131 GAL.	1.4212 GAL.
3687007	7.0	#2B5		BROOKLYN SPRAGUE	-.0131 GAL.	1.4379 GAL.
3687007	10.0	#2B5		QUEENS SPRAGUE	-.0131 GAL.	1.4341 GAL.
3687007	13.0	#2B5		RICHMOND SPRAGUE	-.0131 GAL.	1.5985 GAL.
3687007	16.0	#2B10		CITY WIDE BY TW SPRAGUE	-.0121 GAL.	1.6152 GAL.
3687007	17.0	#2B20		CITY WIDE BY TW SPRAGUE	-.0101 GAL.	1.6860 GAL.

NOTE:

3687331	#2DULSB5	95% ITEM 7.0 & 5% ITEM 9.0		CITYWIDE BY TW SPRAGUE	-.0131 GAL.	1.5429 GAL.
3687331	#2DULSB10	90% ITEM 7.0 & 10% ITEM 9.0		CITYWIDE BY TW SPRAGUE	-.0121 GAL.	1.5818 GAL.
3687331	#2DULSB20	80% ITEM 7.0 & 20% ITEM 9.0		CITYWIDE BY TW SPRAGUE	-.0101 GAL.	1.6597 GAL.
3687331	#2DULSB5	95% ITEM 10.0 & 5% ITEM 12.0		P/U SPRAGUE	-.0131 GAL.	1.4381 GAL.
3687331	#2DULSB10	90% ITEM 10.0 & 10% ITEM 12.0		P/U SPRAGUE	-.0121 GAL.	1.4770 GAL.
3687331	#2DULSB20	80% ITEM 10.0 & 20% ITEM 12.0		P/U SPRAGUE	-.0101 GAL.	1.5549 GAL.
3687331	#1DULSB20	80% ITEM 13.0 & 20% ITEM 14.0		CITYWIDE BY TW SPRAGUE	-.0185 GAL.	1.9350 GAL.
3687331	#1DULSB20	80% ITEM 15.0 & 20% ITEM 16.0		P/U SPRAGUE	-.0185 GAL.	1.8302 GAL.

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 7766
FUEL OIL, PRIME AND START**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE		VENDOR	CHANGE (\$)	PRICE (\$) EFF. 8/8/2016
3487119	1.0	#2B5		MANHATTAN PACIFIC ENERGY	-.0205 GAL.	1.6192 GAL.

3487119	79.0	#2B5	BRONX & MANH CD 10	PACIFIC ENERGY	-.0205 GAL	1.6192 GAL
3487119	157.0	#2B5	BKLYN, QUEENS, SI	PACIFIC ENERGY	-.0205 GAL	1.6192 GAL

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 7767
FUEL OIL AND REPAIRS**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE		VENDOR	CHANGE (\$)	PRICE (\$) EFF. 8/8/2016
1600060	1.0	#2B5	CITY WIDE BY TW	PACIFIC ENERGY	-.0131 GAL	1.5175 GAL
1600060	2.0	#4B5	CITY WIDE BY TW	PACIFIC ENERGY	-.0232 GAL	1.5532 GAL

NOTE: CT1 857 20165461786, PO # 1600060

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 7768
GASOLINE**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE		VENDOR	CHANGE (\$)	PRICE (\$) EFF. 8/8/2016
3187093	2.0	PREM UL	CITY WIDE BY TW	SPRAGUE	.0023 GAL	1.5663 GAL
3187093	4.0	PREM UL	P/U	SPRAGUE	.0023 GAL	1.4872 GAL
3187093	1.0	REG UL	CITY WIDE BY TW	SPRAGUE	.0196 GAL	1.4508 GAL
3187093	3.0	REG UL	P/U	SPRAGUE	.0196 GAL	1.3747 GAL
3187093	6.0	E85	CITY WIDE BY DELIVERY	SPRAGUE	-.0405 GAL	1.4916 GAL

NOTE:

The National Oilheat Research Alliance (NORA) will resume full operations in 2015 with the fee expanding to #4 heating oil. This fee will apply to heating oil invoices only. The fee collections began January 1, 2015. All other terms and conditions of these awards remain the same. Please contact this office if you have any questions.

The Bio-Diesel Blender Tax Credit was reinstated for 2014. As of January 1, 2015, the Bio-Diesel Blender Tax Credit has been rescinded for \$1.00 per gallon on B100. Therefore, for deliveries after January 1, 2015, the contractor will be collecting additional fees which will be shown as a separate line item on the invoice. The additional fee for items will range from \$0.05 for B5 to \$0.20 for B20 per gallon, varying on the percentage of biodiesel to be used. Should the tax credit be extended, this additional fee will be discontinued and removed from the invoice.

Federal excise taxes are imposed on taxable fuels, (i.e., gasoline, kerosene, and diesel), when removed from a taxable fuel terminal. This fuel excise tax does not include Leaking Underground Storage Tank (LUST) tax. LUST tax applies to motor fuels for both diesel and gasoline invoices. Going forward, LUST Tax will appear as an additional fee at the rate of \$0.001 per gallon and will be shown as a separate line item on your invoice.

REMINDER FOR ALL AGENCIES:

Please send inspection copy of receiving report for all gasoline (E85, UL & PREM) delivered by tank wagon to OCP/Bureau of Quality Assurance (BQA), 1 Centre Street, 18th Floor, New York, NY 10007.

◀ a12

HOUSING PRESERVATION AND DEVELOPMENT

■ NOTICE

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

Notice Date: August 12, 2016

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
	167 East 115 th Street, Manhattan	112/16	July 11, 2013 to Present
	503 West 144 th Street, Manhattan	113/16	July 13, 2013 to Present
	134 West 120 th Street, Manhattan	115/16	July 19, 2013 to Present
	145 Hancock Street, Brooklyn	106/16	July 1, 2013 to Present
	593 Hancock Street, Brooklyn	107/16	July 1, 2013 to Present
	13 Dean Street, Brooklyn	109/16	July 7, 2013 to Present
	970 Park Place, Brooklyn	110/16	July 8, 2013 to Present
	154 Herkimer Street, Brooklyn	115/16	July 19, 2013 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 for an in-person statement, please call (212) 863-5277 or (212) 863-8211.

◀ a12-22

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

Notice Date: August 12, 2016

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
	406 West 52 nd Street, Manhattan a/k/a 771 9 th Avenue	111/16	July 11, 2001 to Present
	402 West 50 th Street, Manhattan	114/16	July 18, 2001 to Present

Authority: Special Clinton District, Zoning Resolution §96-110

Before the Department of Buildings can issue a permit for the alteration or demolition of a multiple dwelling in certain areas designated in the Zoning Resolution, 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 for an in-person statement, please call **(212) 863-5277 or (212) 863-8211**.

← a12-22

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

Notice Date: August 12, 2016

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
	295 North 7 th Street, Brooklyn	108/16	October 4, 2004 to Present

**Authority: Greenpoint-Williamsburg Anti-Harassment Area,
Zoning Resolution §§23-013, 93-90**

Before the Department of Buildings can issue a permit for the alteration or demolition of a multiple dwelling in certain areas designated in the Zoning Resolution, 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 for an in-person statement, please call **(212) 863-5277 or (212) 863-8211**.

← a12-22

RENT GUIDELINES BOARD

■ NOTICE

**2016 Apartment & Loft Order #48
June 27, 2016**

Order Number 48 - Apartments and Lofts, rent levels for leases commencing **October 1, 2016** through **September 30, 2017**.

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, and as implemented by Resolution No 276 of 1974 of the New York City Council, 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, 2016**. These rent adjustments will apply to rent stabilized apartments with leases commencing on or after **October 1, 2016** and through **September 30, 2017**. 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, 2016 and on or before September 30, 2017 :	0%
For a two -year renewal lease commencing on or after October 1, 2016 and on or before September 30, 2017 :	2%

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 the Rent Regulation Reform Act of 1997 and the Rent Act of 2015.

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, 2016 and on or before September 30, 2017 :	0%
For two -year increase periods commencing on or after October 1, 2016 and on or before September 30, 2017 :	2%

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, 2016** and on or before **September 30, 2017** 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, 2016** 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, 2016** 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, 2016** 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, 2016**, which become vacant after **September 30, 2016**, the special guideline shall be **33%** above the maximum base rent.

DECONTROLLED UNITS

The permissible increase for decontrolled units as referenced in Order 3a, which become decontrolled after **September 30, 2016**, shall be **33%** above the maximum base rent.

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 27, 2016

Hon. Kathleen A. Roberts (Ret.), Chair
New York City Rent Guidelines Board

EXPLANATORY STATEMENT - APARTMENT ORDER #48

Explanatory Statement and Findings of the Rent Guidelines Board In Relation to 2016-17 Lease Increase Allowances for Apartments and Lofts under the Jurisdiction of the Rent Stabilization Law¹

Summary of Order No. 48

The Rent Guidelines Board (RGB) by Order No. 48 has set the following maximum rent increases for leases subject to renewal on or after October 1, 2016 and on or before September 30, 2017 for apartments under its jurisdiction:

For a one-year renewal lease commencing on or after October 1, 2016 and on or before September 30, 2017: 0%

For a two-year renewal lease commencing on or after October 1, 2016 and on or before September 30, 2017: 2%

Vacancy Allowance

The vacancy allowance is now determined by a formula set forth in the State Rent Regulation Reform Act of 1997 and the Rent Act of 2015, 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, 2016 and on or before September 30, 2017 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, 2016 and on or before September 30, 2017. No vacancy allowance is included for lofts.

<u>1 Year</u>	<u>2 Years</u>
0%	2%*

**In the initial publication of the Explanatory Statement for Apartment and Loft Order 48 on June 30, 2016, the two-year lease renewal for lofts was incorrectly rendered as 0%. The two-year loft renewal has been corrected in this edition to the 2% that the Board promulgated on June 27.*

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. 48.

Special Guideline

Leases for units subject to rent control on September 30, 2016 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 New York 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 33% above the maximum base rent.

All rent adjustments lawfully implemented and maintained under previous apartment Orders and included in the base rent in effect on September 30, 2016 shall continue to be included in the base rent for the purpose of computing subsequent rents adjusted pursuant to this Order.

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.

Background of Order No. 48

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:

1. 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;
2. relevant data from the current and projected cost of living indices for the affected area;
3. 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. 48 was issued by the Board following **six** public meetings, **five** 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 **89** 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 21, 2016** deadline. All of the above listed documents were available for public inspection.

Open meetings of the Board were held following public notice on April 7, April 14, April 21, and May 26, 2016. On **May 3, 2016**, the Board adopted proposed rent guidelines for apartments, lofts, and hotels.

Public hearings were held on **June 9, June 13, June 16, June 20, and June 21, 2016**, 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 9 from **6:30 P.M. to 8:55 P.M.**, June 13 from **5:15 P.M. to 9:20 P.M.**, June 16 from **5:20 P.M. to 9:30 P.M.**, June 20 from **2:15 P.M. to 8:00 P.M.**, and June 21 from **5:15 P.M. to 8:45 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 235** apartment tenants and tenant representatives, **37** apartment owners and owner representatives, and **15** public officials. In addition, **7** speakers read into the record written testimony from various public officials. On **June 27, 2016**, the guidelines set forth in Order No. 48 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>
April 7, 2016:	Staff presentations 2016 Income and Expense Study 2016 Income and Affordability Study
April 14, 2016:	Staff presentations 2016 Price Index of Operating Costs 2016 Mortgage Survey Report
April 21, 2016:	Apartment Owners group testimony: Community Housing Improvement Program (CHIP)
1. Patrick Siconolfi	

2. Jimmy Silber Small Property Owners of New York (SPONY)
 3. Chris Athineos Small Property Owners of New York (SPONY)
 4. Alan Epstein Epstein Engineering
 5. Mark Balsam Redocs
 6. Josh Sarett ALC Environmental
 7. Mike Slattery Real Estate Board of New York (REBNY)
 8. Mary Ann Rothman New York Council of Cooperatives and Condominiums
 9. Jack Freund Rent Stabilization Association (RSA)
1. Barika Williams Apartment Tenants group testimony: Association for Neighborhood and Housing Development (ANHD)
 2. Tom Waters Community Service Society (CSS)
 3. Jenny Laurie Housing Court Answers
 4. Tim Collins Collins, Dobkins and Miller LLP
1. Brian J. Sullivan Hotel Tenants group testimony: SRO Law Project at MFY Legal Services, Inc.
 2. Dan Evans Goddard Riverside Law Project
 3. Larry Wood Goddard Riverside Law Project

May 26, 2016:

- Staff presentations
2016 Housing Supply Report
Changes to the Rent Stabilized Housing Stock in New York City in 2015
- NYC Department of Housing Preservation and Development (HPD)
1. Leila Borzog Chief of Staff
 2. Elyzabeth Gaumer Assistant Commissioner, Research and Evaluation
- NYC Furman Center
Data Manager & Research Analyst

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

Comments from tenants and tenant groups included:

“Rent-regulated tenants are concentrated in the lower 80 percent of the income distribution, and regulated apartments are still the largest source of housing for New York’s more than one million low-income households with incomes below twice the federal poverty threshold... Tenants remain in a dire situation, while this year’s Price Index of Operating Costs forecasts a decrease in operating costs, indicating that landlords are likely to see an increase in net operating income this year even without rent increases on lease renewals. This makes it easy to justify a rent freeze or rollback, even considering the good that the most recent guidelines have already done.”

“When we look at the landlords’ numbers, they are enjoying record profits at the obscene level of almost 40% of every rent dollar. Open the *2016 Income & Expense Study* to the first page and there’s a box at the top labeled “What’s New.” The answer: Net Operating Income is up for the tenth straight year. That’s only “new” because last year it had only gone up for the ninth straight year. Yet they plead poverty and demand even greater profits.”

“Yet another client who lives right here in Jamaica, who is originally from Bangladesh. He has seen his rent increase due to the preferential rent he was given and that lasted only the first year. When he received his next renewal lease his rent jumped an additional \$400. This gentleman is the only breadwinner with two children under 10 years of age, and he does not know where to turn or where to go. His new rent is absolutely unaffordable...According to a report by the Pratt Center for Community Development, immigrants have the highest rent burden in NYC, often paying more than a third of their income towards rent.”

“Rent regulated tenants not only need but deserve a rent roll back. Over the past several decades we have seen the loss of several hundred thousand units of rent regulated housing, quite often due to legally questionable actions by building owners. Such actions ranged from phony construction projects, harassment from management workers, overcharges, the refusal to register apartments and vacancy deregulation. The few stabilized units that remain are increasingly out of reach for most working people. In 2009 my wife and I were forced to leave our UWS rental after the building began operating as an illegal

2 Sources: Submissions by tenant groups and testimony by tenants.

hotel. We found a stabilized apartment in Washington Heights with a preferential rent higher than what we were being charged. When the RGB voted for a 0% increase last year, our rent still went up \$60.”

“Rent regulation law favors landlords: MCI’s in perpetuity, IAI improvements, vacancy bonuses, preferential rents that can jump to the legal rent at the next renewal rather than staying preferential throughout a tenant’s occupancy as used to be, high-rent decontrol... Last year, some balance was finally restored with a rent freeze. Landlord’s operating costs have gone down this past year. Another opportunity to strike a balance is before you. Rent-burdened tenants need relief. A rent rollback is called for.”

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

Comments from owners and owner groups included:

“I want to emphasize that small buildings are not captured in your expense study. Logically, small buildings cost more to maintain. We don’t have large scale buying power...I hope this Board considers the effect and the message it sends to small owners with low or no increases. It tells us we don’t appreciate what you do. It tells us we don’t care about the old pipes you change or the flying tiles from your roofs. Too bad. Just deal with it. I am here to tell you small owners are fed up and you risk losing the very dedicated, caring people possible the only ones who actually care about the housing stock and the tenants- our customers who live in those buildings.”

“It is a mystery why this Administration thinks that it can get affordable housing for free simply by enacting zero guidelines for stabilized apartments. We ask the RGB not to be gulled into complicity in a politically motivated scheme to get something for nothing-a scheme that tramples the right of property owners to conduct their business in a reasonable manner and which threatens the very constituency it seeks to assist. In light of the considerations above, we ask the RGB to enact rent guidelines this year that are in line with the long term average increase in operating costs of 4.5% and the core PIOC of 4.2%: 4% for a one-year lease and 7% for a two-year lease.”

“We are a small company that owns one 48-unit multifamily property. We are no longer able to provide the required services without any rent increase. All costs related to managing our building in New York City have risen. How will we meet these rising costs without an annual rent increase? Our only option is to decrease services or go out of business after 25 years.”

“The Price Index does not reflect actual changes in my operating expenses. While the cost of gas heat was about the same this winter as last, the boiler maintenance contract increased 6%; utilities, 5%; water and sewer fees, 2%; the super’s fee, 12%. I spent more than \$10,000 to replace the building’s extension’s roof and gutter and for repointing walls with leaks...I beg you to understand that historically low rent increases have way under-compensated owners like me with few apartments and a large share of regulated units. I ask that you consider a 4% increase for a 1-year lease and 7% for a 2-year lease.”

“As this board’s deliberations reveal, there is an overriding concern for the lack of affordable housing options for low- to moderate-income households (as defined by the mayor’s housing plan). CHIP shares this concern. However, we believe that rent stabilization was not intended to be an affordable housing program whereby the board discounts rent increases necessary to cover objectively determined cost increases because of concerns about tenant affordability and the rent burden.”

Selected Excerpts from Oral and Written Testimony from Public Officials⁴

Comments from public officials included:

“As the Majority Leader of the City Council, I am calling for a rent roll-back for tenants. NYC is facing an affordability crisis. We have a responsibility to ensure that families can afford to live in the city. For many years prior to 2014, tenants faced high yearly increases. At the same time, landlords in Queens received an average of \$430 per month after expenses for every rent stabilized apartment they own. It’s time to pass those savings back to renters. Tenants are getting squeezed. Almost half of all 221,000 evictions in 2015 came from rent stabilized apartments. We have a moral imperative to step up. We can’t leave hundreds of thousands of families on the edge of homelessness. If the RGB rolls back rents, we can keep families safe in their homes.”

“This is the year for a rent rollback, because landlord costs have gone down, even by the PIOC’s slanted measurement, which came out at negative 1.2%, while net operating income rose by 4.9%, the 10th straight annual increase. It is time to consider the needs of our tenants, and now is when landlords can afford to correct for years of high rent increases and subsequent burden on tenants.”

“I am here today to call for a rent freeze...The difficulties my

3 Sources: Submissions by owner groups and testimony by owners

4 Sources: Submissions by public officials.

constituents face paying rent takes on added significance when we consider that they cannot simply relocate to other NYC neighborhoods. Affordability is an issue across this city. The reality is that it does not have to be this way. The rent burden does not have to be so large a portion of incomes in order for landlords to realize reasonable profits.”

“There is no question that thousands of tenants continue to struggle to make ends meet. What is questionable is if landlords are suffering. The facts show that this year has been the best time in the last decade to be a landlord in NYC...In fact, every statistic, from rising net operating income to the number of preferential leases, points to a record-breaking year of performance for landlords. With landlords enjoying the benefits of a robust real estate market along with declining operational costs, I believe it is time for a rent rollback to ease the burden on tenants.”

“The RGB has historically looked to its PIOC, which gauges changes in the operating and maintenance costs of stabilized buildings for landlords, to determine an appropriate rent increase. The RGB found that the Index for all rent stabilized apartments decreased by 1.2%—meaning that the cost to operate rent stabilized buildings went down—while landlords’ incomes went up. According to the Board’s *Income & Expense Study*, rental income increased by 4.8% and landlords’ net operating incomes increased by 3.5%. This figure marks the tenth consecutive year that landlords’ net operating income has increased, and makes it decisively clear that landlords continue to enjoy significant margins of profitability and that they can afford—and will still profit—in the context of a rent rollback, just as they did during last year’s rent freeze.”

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. *2016 Income and Expense Study*, April 2016, (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);
2. *2016 Mortgage Survey Report*, April 2016, (An evaluation of recent underwriting practices, financial availability and terms, and lending criteria);
3. *2016 Income and Affordability Study*, April 2016, (Includes employment trends, housing court actions, changes in eligibility requirements and public benefit levels in New York City);
4. *2016 Price Index of Operating Costs*, April 2016, (Measures the price change for a market basket of goods and services which are used in the operation and maintenance of stabilized buildings);
5. *2016 Housing Supply Report*, May 2016, (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 2015*, May 2016, (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, One Centre Street, Suite 2210, New York, NY 10007 upon request.

2016 Price Index of Operating Costs For Rent Stabilized Apartment Houses in New York City

The 2016 Price Index of Operating Costs for rent stabilized apartment houses in New York City found a 1.2% decrease in costs for the period between March 2015 and March 2016.

This year, the PIOC for all rent stabilized apartment buildings decreased by 1.2%. Increases occurred in all PIOC components except Fuel and Utilities, which declined by 41.2% and 0.3%, respectively. The largest increase in any component was seen in Insurance Costs (8.2%), followed by Taxes (7.5%). More moderate increases occurred in Labor Costs (3.2%), Maintenance (2.8%), and Administrative Costs (2.7%). The growth in the Consumer Price Index (CPI) during this same time period was higher than the PIOC, rising 0.3%.⁵

5 The average CPI for All Urban Consumers, New York-Northeastern New Jersey for the year from March 2014 to February 2015 (260.1) compared to the average for the year from March 2015 to February 2016 (260.9) rose by 0.3%. 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.

See Table 1 for changes in costs and prices for all rent stabilized apartment buildings from 2015-16.

The “core” PIOC, which excludes changes in fuel oil, natural gas, and electricity costs used for heating buildings, is useful for analyzing long-term inflationary trends. The core PIOC rose by 4.2% this year and was higher than the overall PIOC due to the exclusion of the costs in the Fuel component, which declined 41.2%.

Table 1

2015-16 Percentage Changes in Components of the Price Index of Operating Costs for Rent Stabilized Apartment Houses in New York City ⁶			
Item	Expenditure Weights	2015-16 Percentage Δ	2015-16 Weighted Percentage Δ
Taxes	26.65%	7.49%	2.00%
Labor Costs	16.21%	3.18%	0.52%
Fuel Oil	11.98%	-41.15%	-4.93%
Utilities	10.87%	-0.30%	-0.03%
Maintenance	16.67%	2.78%	0.46%
Administrative Costs	12.72%	2.66%	0.34%
Insurance Costs	4.89%	8.22%	0.40%
All Items	100%	-	-1.25%

Source: 2016 Price Index of Operating Costs for Rent Stabilized Apartment Houses in New York City. Note: The Δ symbol means change.

On April 21, 2016 the staff of the Rent Guidelines Board released a memo to Board members with information relating to the Price Index of Operating Costs (PIOC) and the Income & Expense Fuel Component. The entire memo follows:

The Fuel component comprises 12% of the Price Index of Operating Costs (PIOC), but is historically one of the most volatile components in the survey, experiencing both large increases and decreases from year to year. Historically, various heating items in the PIOC were contained in two separate components of the PIOC, Fuel Oil and Utilities. The Fuel Oil component contained only the cost of #2, #4, and #6 fuel oil, while the Utilities component included steam and natural gas costs (used for heating) as well as other gas, electricity, water/sewer, and telephone costs (used for reasons other than heating). In 2015, a decision was made by staff to switch weighting in the PIOC to weights found in the annual *Income & Expense Studies (I&E)*, which rely on owner-reported expenses from Real Property Income and Expense (RPIE) statements. To correspond with the weights of the I&E, the PIOC now calculates a Fuel Component that includes not just the cost of fuel oil, but also gas and steam costs that are used for heating. This change allows us to more easily compare the cost changes found in the I&E with those found in the PIOC.

One challenge of comparing I&E and PIOC expenses is that generally speaking, the PIOC captures price changes, and the I&E captures cost changes (which take into account financial decisions by owners to reduce consumption or to switch to more economical alternatives, when possible). The PIOC and I&E also rely on different time periods, with the I&E based on a calendar year, and the PIOC based on an April-March year.

The one component of the PIOC that has traditionally been based on an estimate of consumption is Fuel. By gathering Heating Degree Days staff is able to estimate the effect of weather on consumption. Therefore, changes in the Fuel component are based not just on price changes, but also on weather relative to the prior year.

While the PIOC does attempt to compensate for consumption patterns by relying on weather data, there is no way to estimate how owners act in the real world. If owners do not use more heat when it’s colder, or less heat when it’s warmer, the PIOC will not capture this. In addition, while certain fuel items (like natural gas and steam) are purchased and used in the same month, fuel oil may be purchased months ahead of use, or owners may be locked into contracts that set the price either higher or lower than prevailing market rates. Fuel and utility bills may also be paid

6 Totals may not add due to weighting and rounding.

in a different calendar year than when they are consumed. And because different fuel items are priced differently, if the weight is not correctly distributed within the PIOC component, this can lead to errors in the overall price change.

To compare the cost of fuel between the I&E and the PIOC, staff calculated price and weather changes on a calendar year, as opposed to the traditional PIOC “year.” Note that both the figures from the PIOC and the &E compare the same items - fuel oil, natural gas, and steam used for heating (as per the PIOC methodology from 2015 forward), and PIOC prices are from the same time period as the I&E. However, the weights used within the component comprise three-quarters of one PIOC “year” and one-quarter of another, which is the only method available to align the weights due to the different time periods of the PIOC and the I&E.

As the table shows, in some years the POC overestimated cost changes as compared to the I&E, and in some years underestimated them. The estimated cost changes in both 2000 and 2011 were more than 20 percentage points higher in the PIOC than in the I&E. But in some years the PIOC was lower than reported I&E cost changes, such as 2001 when the PIOC was almost 14 percentage points lower than the I&E, and 2010, when it was eight percentage points lower. Over the 15-year period studied here (2000- 2014), the cumulative change in the Fuel component of the PIOC was 292.7% and was 228.6% in the I&E. In the years in which the PIOC showed increases in the cost of fuel (a total of nine years, ranging from cost increases of 0.8% through 70.5%), the PIOC showed a annualized average increase of 25.6% a year, and the I&E showed a an increase of 19.0% a year, a difference of 6.6 percentage points. In the years when the PIOC showed a decrease in fuel costs (a total of six years, ranging from cost decreases of -16.4% to -3.7%), the PIOC showed an annualized average decrease of 10.8% a year, and the I&E showed a decrease of 6.1% a year, a difference of 4.7 percentage points. Therefore, generally speaking, when comparing the PIOC to owner-reported data in the I&E, the PIOC both overestimates cost increases, as well as cost decreases. When looking at data from the years 2012-2014 (when a survey conducted by the Rent Guidelines Board showed a shift away from oil and towards natural gas), the cumulative increase in the PIOC was 3.1% and the cumulative increase in the I&E was 1.8%.

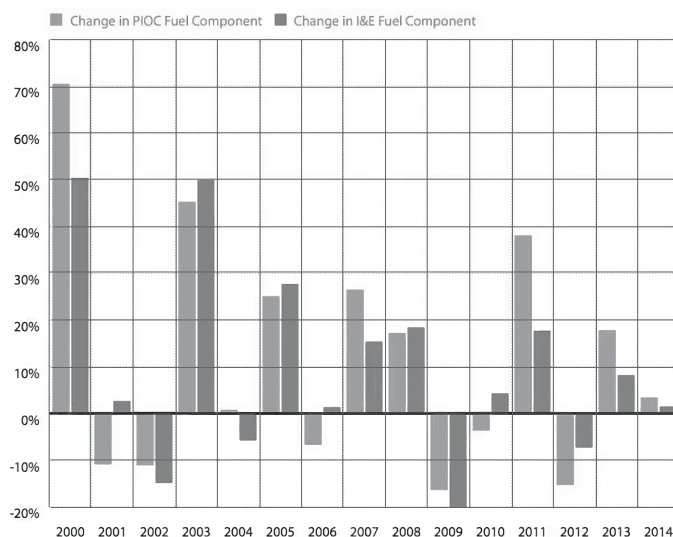
A table of the annual change in the Fuel component from each of the indices follows below, and a graph of this data is on the following page.

Table 1: Annual Change in Fuel Component

Year	PIOC Fuel Component	I&E Fuel Component	Difference
2000	70.5%	50.4%	20.1%
2001	-10.9%	2.7%	-13.6%
2002	-11.1%	-14.9%	3.8%
2003	45.3%	50.0%	-4.7%
2004	0.8%	-5.8%	6.6%
2005	25.1%	27.7%	-2.6%
2006	-6.7%	1.4%	-8.1%
2007	26.5%	15.4%	11.1%
2008	17.2%	18.4%	-1.2%
2009	-16.4%	-20.0%	3.6%
2010	-3.7%	4.3%	-8.0%
2011	38.1%	17.7%	20.4%
2012	-15.3%	-7.3%	-8.0%
2013	17.8%	8.2%	9.7%
2014	3.4%	1.5%	1.8%
Cumulative Change 2000-2014	292.7%	228.6%	64.1%

Source: 1999-2015 Price Index of Operating Costs and 2002-2016 Income & Expense Studies

Graph 1: Annual Change in Fuel Component



Source: 1999-2015 Price Index of Operating Costs and 2002-2016 Income & Expense Studies

Local Law 63/Income & Expense Review

The sample size for the Income and Expense (I&E) Study includes over 15,500 properties containing about 698,800 units. This is the 24th 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 2015 Real Property Income and Expense (RPIE) statements for the year 2014:

Table 2

2016 Income and Expense Study Average Monthly Operating and Maintenance Costs Per Unit			
	Pre '47	Post '46	All Stabilized
Total	\$907	\$1,047	\$946

Source: 2016 Income and Expense Study, from 2015 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 \$869, rather than \$946. As a result, the following relationship between operating costs and residential rental income was suggested by the Local Law 63 data:

Table 2(a)

2014 Operating Cost to Rent/Income Ratio Adjusted to 1992 Audit					
	O&M Costs ⁷	Rent	O&M to Rent Ratio	Income	O&M to Income Ratio
All stabilized	\$869	\$1,265	0.687	\$1,434	0.606

Source: 2016 Income and Expense Study, from 2015 Real Property Income and Expense filings for 2014, NYC Department of Finance.

Forecasts of Operating and Maintenance Price Increases for 2016-17

In order to decide upon the allowable rent increases for two-year leases, the RGB considers price changes for operating costs likely to occur

7 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 0.748. The unadjusted **O&M to Income** ratio would be 0.659.

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 2016-17 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 2015-16 and Projected 2016-17		
	Price Index 2015-16	Projected Price Index 2016-17
Taxes	7.5%	6.1%
Labor Costs	3.2%	2.5%
Fuel Oil	-41.2%	16.2%
Utilities	-0.3%	2.1%
Maintenance	2.8%	2.3%
Administrative Costs	2.7%	4.9%
Insurance Costs	8.2%	5.0%
Total (Weighted)	-1.2%	5.5%

Source: 2016 Price Index of Operating Costs for Rent Stabilized Apartment Houses in New York City, which includes the 2017 PIOC Projection.

Overall, the PIOC is expected to grow by 5.5% from 2016 to 2017. Costs are predicted to rise in each component, with the largest growth, of 16.2%, projected to be in Fuel Costs. Taxes, which is the component that carries the most weight in the Index, is projected to increase 6.1%. Other projected increases include Insurance (5.0%), Labor Costs (2.5%), Maintenance (2.3%), Administrative Costs (4.9%) and Utilities (2.1%). The table on the previous page shows predicted changes in PIOC components for 2017. The core PIOC is projected to rise 4.0%, 1.5 percentage points lower than the overall projected Apartment PIOC.

On June 8, 2016 the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2017 PIOC Projection. The memo is as follows:

Section 26-510 of the Rent Stabilization Law requires the Board to consider prevailing and projected operating and maintenance costs for buildings containing rent stabilized apartments. Projections for components of the Price Index of Operating Costs (PIOC) are performed to provide the Rent Guidelines Board with an estimate of how much costs are expected to change in the year following the current Price Index. One of these projected components is real estate taxes. Since the PIOC is released in the spring, usually in April, staff uses data from the NYC Department of Finance's tentative assessment roll to calculate this projection. At the April 14, 2016 presentation of the 2016 PIOC, members of the Board requested that the Tax component of the 2017 PIOC projection be recalculated using the 2016/17 final assessment roll. The final assessment roll was released on May 26.

The increase in Taxes in the projected 2017 PIOC was originally 6.1%. Using the final assessment roll, the change is now calculated as 7.7%. With the revision of the tax component, the overall PIOC is now projected to rise 5.9%, 0.4 percentage points higher than the initial calculated projection of 5.5%. In addition, the projected Core PIOC for 2017 also increased from what was originally reported, rising from 4.0% to 4.5%. Please note that all other projected changes in cost for the remaining six components are the same as reported in the original report. See table below for the projected change in 2017 PIOC and each individual component.

2017 PIOC Projection Using the 2016/17 Final Real Estate Tax Assessment Roll	
Taxes	7.7%
Labor Costs	2.5%
Fuel	16.2%
Utilities	2.1%

Maintenance	2.3%
Administrative Costs	4.9%
Insurance Costs	5.0%
All Projected Costs	5.9%

The PIOC report includes commensurate rent adjustments to help determine annual rent guidelines for rent stabilized apartments. This "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 PIOC includes several variations of this rent commensurate, but only the "traditional" commensurate formula used the PIOC projection to calculate one- and two-year lease renewal adjustments. Using the initial PIOC projection of 5.5%, this calculation resulted in a one-year renewal of -0.8% and a two-year renewal adjustment of 1%. Using the updated 5.9% PIOC projection, the two-year adjustment increased to 1.1%. The one-year lease renewal for the "traditional" commensurate is not impacted because the PIOC projection is not used to calculate the one-year adjustment. It remains at -0.8%.

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 owners' 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 owners' 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 1.2% decrease in the PIOC is -1.9% for a one-year lease and 0% 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 -4.0% for one-year leases and -2.0% 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 0.3% increase in the Consumer Price Index and the 1.2% decrease in the PIOC is -1.7% for a one-year lease and 0% 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 -2.0% for two-year leases.⁸

8 The following assumptions were used in the computation of the commensurates: (1) the required change in owner revenue is 66.0% of the 2016 PIOC decrease of -1.2%, or -0.8%. The 66.0% 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 34.0% times the latest 12-month increase in the CPI ending February 2015 (0.3%), or 0.1%; (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 2014 Housing and Vacancy Survey; (5) for the commensurate formulae, including a vacancy assumption, the 10.0% median increase in vacancy leases found in the rent stabilized apartments that reported a vacancy lease in the 2015 apartment registration file from the Division of Housing and Community Renewal was used; and (6) the collectability of these commensurate adjustments are assumed.

The “traditional” commensurate adjustment is the formula that has been in use since the inception of the Rent Guidelines Board. The “traditional” commensurate yields -0.8% for a one-year lease and 1.0% for a two-year lease. This reflects the decrease in operating costs of 1.2% found in the 2016 PIOC and the projection of a 5.5% increase next year.⁹

As a means of compensating for cost changes, this “traditional” commensurate rent adjustment has two major flaws. First, although the formula is supposed to keep owners’ 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 owners for O&M cost changes.

A second flaw of the “traditional” commensurate formula is that it does not consider the erosion of owners’ 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.¹⁰

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 owners’ income. The “Net Revenue” formula does not attempt to adjust NOI based on changes in interest rates or deflation of owner 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 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 (-1.2%). 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 (5.5%). 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 Study* 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 2016 *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.

9 The “traditional” commensurate adjustment for two-year lease renewals has been revised since the initial release of this report on April 14, 2016. In the initial report, the 2017 PIOC projection of 4.5%, which was used in calculating the “traditional” commensurate, was calculated incorrectly. The corrected projection is 5.5% and it is used to calculate the “traditional” commensurate in this report. This has resulted in raising the “traditional” commensurate two-year lease renewal from 0.7% to 1.0%. The one-year lease renewal for the “traditional” commensurate was not impacted by this revision because the PIOC projection is not used to calculate the one-year adjustment. It remains at -0.8%. The collectability of legally authorized adjustments is assumed.

10 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.

Table 4

2016 Mortgage Survey ¹¹ Average Interest Rates and Points for New and Refinanced Permanent Mortgage Loans 2008-2016									
New Financing of Permanent Mortgage Loans, Interest Rate and Points									
	2008	2009	2010	2011	2012	2013	2014	2015	2016
Avg. Rates	5.9%	6.5%	6.3%	5.8%	4.6%	4.4%	4.9%	4.3%	4.0%
Avg. Points	0.47	0.62	0.79	0.61	0.63	0.59	0.54	0.70	0.42
Refinancing of Permanent Mortgage Loans, Interest Rate and Points									
	2008	2009	2010	2011	2012	2013	2014	2015	2016
Avg. Rates	5.8%	6.5%	6.3%	5.7%	4.7%	4.4%	4.9%	-	-
Avg. Points	0.44	0.62	0.83	0.61	0.63	0.40	0.50	-	-

Source: 2008–2016 Annual *Mortgage Survey Reports*, RGB.
Note: As of the 2015 *Mortgage Survey Report*, respondents are no longer surveyed on refinancing rates and points.

On April 20, 2016 the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2016 Mortgage Survey Report. The memo follows:

At the April 14, 2016 meeting of the RGB, board members asked for additional data from the 2016 *Mortgage Survey Report*.

Per the request, the following is a calculation of:

1. the average sales price per unit of rent stabilized buildings; and
2. the median sales price, based on the average price per unit per building.

Each is analyzed both citywide and by borough, for 2014 and 2015, showing the change between the two years:

Average Sales Price - Per Total Units			
	Calendar Year		Change from
	2014	2015	2014 to 2015
Citywide	\$305,100	\$351,161	15%
Manhattan	\$442,488	\$485,663	10%
Brooklyn	\$217,822	\$271,313	25%
Bronx	\$118,186	\$148,954	26%
Queens	\$226,207	\$250,039	11%
Median Sales Price - Average Units Per Building			
	Calendar Year		Change from
	2014	2015	2014 to 2015
Citywide	\$175,000	\$222,333	27%
Manhattan	\$357,143	\$433,333	21%
Brooklyn	\$179,474	\$220,000	23%
Bronx	\$109,688	\$126,781	16%
Queens	\$172,734	\$216,667	25%

Source: NYC Department of Finance
Note: Staten Island buildings are excluded due to the small number of buildings sold.

11 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.

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 ¹² Accepted for Filing, 2007-2015									
	2007	2008	2009	2010	2011	2012	2013	2014	2015
New Construction	573	454	335	235	185	121	151	210	342
Conversion Non-Eviction	66	50	29	20	20	25	18	20	37
Conversion Eviction	16	18	13	4	9	3	0	0	1
Rehabilitation	8	4	1	0	2	11	21	37	59
Total	663	526	378	259	216	160	190	267	439
Subtotal:									
HPD Sponsored Plans	16	18	13	4	9	3	0	0	2

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

On June 3, 2016 the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2016 Housing Supply Report. The memo follows:

At the May 26, 2016, Income & Affordability Study (I&A) presentation, one question was asked for which an immediate answer could not be provided. This answer follows.

Question 1: Can you provide the number of tax lien sales historically?

Data below is based on reports of tax lien sales from the NYC Department of Finance for calendar years 2013-2015. Data is for multifamily buildings (3-family or higher, based on the provided building class), as well as for a smaller subset of buildings that could be identified as rent stabilized based on information provided by the NYS Division of Housing and Community Renewal. Data is also provided for the number of liens that solely involve a water and sewer debt.

Table 1: Total Number of Liens for Multi-Family Housing (3-Family or Greater)

Year	2013		2014		2015	
	Number of Liens	# of Liens with Water Debt Only	Number of Liens	# of Liens with Water Debt Only	Number of Liens	# of Liens with Water Debt Only
Bronx	271	142	318	102	211	82
Brooklyn	792	325	838	235	632	156
Manhattan	250	58	191	15	152	18

¹² 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.

Table 4: Class Two Property Tax Delinquencies (FY 1999-FY 2014)

Fiscal Year	Class Two Properties (Total)		Class Two Properties								
	Number of Parcels	Delinquency Amount (\$ millions*)	Walkups			Elevator			Residential Multi-Use		
			Number of Parcels	Delinquency Amount (\$ millions*)	Delinquency Rate	Number of Parcels	Delinquency Amount (\$ millions*)	Delinquency Rate	Number of Parcels	Delinquency Amount (\$ millions*)	Delinquency Rate
FY1999	23,704	77.8	11,441	43.2	7.4%	433	15.5	1.8%	2,416	5.6	6.2%
FY2000	26,130	79.9	11,528	38.9	6.3%	342	18.8	1.5%	2,609	5.7	6.0%
FY2001	23,590	79.3	9,719	35.7	5.6%	411	20.5	2.0%	2,144	5.3	5.3%
FY2002	19,978	76.6	7,841	32.1	4.7%	549	18.0	1.6%	1,704	4.5	4.4%

Queens	280	115	275	108	234	89
Staten Island	110	14	130	13	157	10
Citywide	1,703	654	1,752	473	1,386	355

Table 2: Total Number of Liens for Rent Stabilized Housing

Year	2013		2014		2015	
	Number of Liens	# of Liens with Water Debt Only	Number of Liens	# of Liens with Water Debt Only	Number of Liens	# of Liens with Water Debt Only
Bronx	29	9	19	3	6	2
Brooklyn	65	24	58	9	40	13
Manhattan	32	12	17	4	18	3
Queens	13	5	13	3	9	1
Staten Island	2	2	3	0	2	1
Citywide	141	52	110	19	75	20

Table 3: Total Number of Units* in Rent Stabilized Housing with Liens

Year	2013		2014		2015	
	Number of Units*	# of Units* with Water Debt Liens Only	Number of Units*	# of Units* with Water Debt Liens Only	Number of Units*	# of Units* with Water Debt Liens Only
Bronx	573	166	406	49	44	12
Brooklyn	665	178	637	74	441	139
Manhattan	712	278	346	50	375	75
Queens	272	90	142	64	64	16
Staten Island	46	46	54	0	32	24
Citywide	2,268	758	1,585	237	956	266

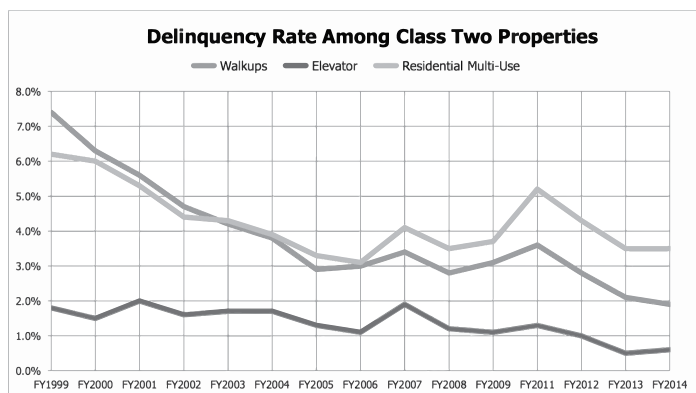
*Units provided are the total number of units in the building, regardless of rent stabilization status.

While not specifically asked for, a related statistic is the number of properties with a property tax delinquency. The NYC Department of Finance issues an annual report that provides the number of Class Two properties (walkup, elevator, and residential mixed use) that have outstanding property tax bills as of June 30th of each year. Data for Fiscal Years 1999 through 2014 follow in the table on the next page, as well as in graph form on the following page. Note that there is no way to isolate rent stabilized housing from this data.

FY2003	29,019	85.0	9,562	30.3	4.2%	540	19.5	1.7%	2,215	4.6	4.3%
FY2004	23,199	88.4	8,472	33.6	3.8%	386	25.6	1.7%	2,054	5.2	3.9%
FY2005	13,505	75.3	5,230	26.9	2.9%	330	20.6	1.3%	1,185	4.6	3.3%
FY2006	13,951	75.6	5,433	30.0	3.0%	476	18.1	1.1%	1,281	4.5	3.1%
FY2007	15,266	103.3	5,815	36.4	3.4%	615	32.9	1.9%	1,370	6.3	4.1%
FY2008	14,439	84.9	4,748	31.2	2.8%	882	21.1	1.2%	1,138	5.4	3.5%
FY2009	18,250	101.0	5,254	40.1	3.1%	1,676	19.9	1.1%	1,311	7.0	3.7%
FY2010	17,544	119.4	5,173	46.2	3.4%	674	27.8	1.4%	1,355	8.0	4.3%
FY2011	20,437	139.0	5,534	51.3	3.6%	1,458	26.6	1.3%	1,535	10.4	5.2%
FY2012	19,082	120.8	4,802	42.2	2.8%	783	21.7	1.0%	1,414	8.8	4.3%
FY2013	15,657	96.7	3,922	32.3	2.1%	294	12.3	0.5%	1,171	7.4	3.5%
FY2014	15,570	95.2	3,909	29.7	1.9%	431	14.3	0.6%	1,181	7.7	3.5%

*nominal
Source: FY2000-FY2015 Annual Property Tax Report, NYC Dept. of Finance

Graph 1: Class Two Property Tax Delinquency Rate (FY 1999- FY 2014)



Consumer Price Index

The Board reviewed the Consumer Price Index. Table 6 shows the percentage change for the NY-Northeastern NJ Metropolitan area since 2009.

Table 6

Percentage Changes in the Consumer Price Index for the New York City - Northeastern New Jersey Metropolitan Area, 2009-2016 (For "All Urban Consumers")								
	2009	2010	2011	2012	2013	2014	2015	2016
1st Quarter Avg. ¹³	0.8%	2.1%	2.3%	2.6%	1.9%	1.3%	-0.1%	0.7%
Yearly Avg.	0.4%	1.7%	2.8%	2.0%	1.7%	1.3%	0.1%	--

Source: U.S. Bureau of Labor Statistics.

Calculating of the Current Operating and Maintenance Expense to Rent Ratio

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

13 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.

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 2017			
Year ¹⁴	Average Monthly O & M Per d.u. ¹⁵	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)

14 The O&M and income data from 2008 to 2011 has been revised from that reported in previous explanatory statements to reflect actual, rather than estimated, expense and income data.

15 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.

2010	\$790 (\$726)	\$1,171	.67 (.62)
2011	\$812 (\$746)	\$1,208	.68 (.63)
2012	\$841 (\$772)	\$1,277	.66 (.60)
2013	\$884 (\$812)	\$1,337	.66 (.61)
2014	\$946 (\$869)	\$1,434	.66 (.61)
2015 ¹⁶	\$951 (\$873)	\$1,487	.64 (.59)
2016 ¹⁷	\$939 (\$863)	\$1,518	.62 (.57)
2017 ¹⁸	\$995 (\$914)	\$1,543	.64 (.59)
Source: RGB Income and Expense Studies, 1989-2016, Price Index of Operating Costs 2015 - 2016, RGB Rent Index for 2015 - 2017.			

On April 20, 2016 the staff of the Rent Guidelines Board released two memos to Board members with additional

16 Estimated expense figure includes 2014 expense updated by the PIOC for the period from 3/1/14 through 2/28/15 (0.5%). Income includes the income 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)).

information concerning the 2016 Income & Expense Study.

The first memo follows:

At the April 7, 2016 meeting of the RGB, board members asked for additional data from the 2016 Income and Expense Study.

The following is a compilation of the change in average rent and net operating income (NOI), by Community District, for each two-year period analyzed in the longitudinal data, between 2005 and 2014, the earliest and latest years for which this data is available:

- 17 Estimated expense figure includes 2015 expense estimate updated by the PIOC for the period from 3/1/15 through 2/28/16 (-1.2%). Income includes the income estimate for 2015 updated by staff estimate based upon renewal guidelines and choice of lease terms for a period from 3/1/15 through 2/28/16 (2.06% - i.e., the 10/1/14 to 9/30/15 rent projection (2.39%) times (.583), plus the 10/1/15 to 9/30/16 rent projection (1.60%) times (.417)).
- 18 Estimated expense figure includes 2016 expense estimate updated by the revised staff 2017 PIOC projection (released on June 8, 2016) for the period from 3/1/16 through 2/28/17 (5.9%). Income includes the income estimate for 2016 updated by staff estimate based upon renewal guidelines and choice of lease terms for a period from 3/1/16 through 2/28/17 (1.68% - i.e., the 10/1/15 to 9/30/16 rent projection (1.60%) times (.583), plus the 10/1/16 to 9/30/17 rent projection (1.78%) times (.417)).

Longitudinal Income Expense Study, Change in Rent by Community District, 2005-2014

		Average Rent % Change								
CD	NEIGHBORHOOD	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Manhattan										
101	Financial District	-	-	-	-	-	-	-	-	-
102	Greenwich Village	6.3%	8.8%	7.7%	-0.2%	0.0%	9.3%	6.3%	5.5%	6.3%
103	Lower East Side/Chinatown	8.0%	8.3%	6.1%	-0.5%	-0.6%	7.6%	6.6%	5.5%	6.8%
104	Chelsea/Clinton	7.1%	11.5%	3.6%	-0.4%	-4.8%	13.5%	7.7%	5.2%	5.9%
105	Midtown	5.7%	7.9%	9.1%	0.1%	1.5%	6.0%	5.3%	6.4%	2.4%
106	Stuyvesant Town/Turtle Bay	6.5%	7.9%	6.7%	-2.2%	-2.4%	7.6%	9.5%	2.2%	5.6%
107	Upper West Side	6.7%	6.8%	7.0%	1.3%	0.7%	7.8%	6.3%	5.3%	4.8%
108	Upper East Side	6.5%	6.9%	5.0%	-2.4%	-1.2%	8.6%	5.9%	4.9%	3.7%
109	Morningside Hts./Hamilton Hts.	6.1%	7.2%	6.6%	-0.8%	0.9%	10.8%	5.2%	5.0%	7.2%
110	Central Harlem	7.2%	7.4%	0.1%	0.3%	2.8%	4.6%	9.5%	4.7%	5.6%
111	East Harlem	6.7%	7.0%	6.4%	-2.5%	1.1%	5.9%	6.2%	5.1%	7.4%
112	Washington Hts./Inwood	5.6%	5.4%	5.4%	1.2%	0.3%	8.6%	4.9%	4.5%	4.0%
Bronx										
201	Mott Haven/Port Morris	3.7%	5.5%	11.2%	3.3%	2.6%	4.0%	2.6%	9.3%	5.7%
202	Hunts Point/Longwood	5.6%	4.4%	4.8%	5.3%	3.2%	4.0%	3.8%	5.9%	5.7%
203	Morrisania/Melrose/Claremont	4.6%	5.0%	7.9%	5.9%	3.9%	1.7%	5.9%	5.0%	3.8%
204	Highbridge/S. Concourse	4.2%	3.3%	6.3%	6.4%	0.5%	2.3%	3.9%	4.7%	4.8%
205	University Heights/Fordham	3.3%	4.5%	4.8%	5.0%	2.0%	2.9%	3.5%	4.2%	6.1%
206	E. Tremont/Belmont	3.5%	5.0%	6.8%	3.5%	4.1%	4.3%	2.0%	4.7%	5.2%
207	Kingsbridge Hts./Mosholu/Norwood	2.6%	6.1%	5.0%	4.3%	1.9%	3.4%	4.3%	4.2%	4.4%
208	Riverdale/Kingsbridge	5.2%	6.0%	5.7%	2.8%	1.8%	4.1%	3.9%	2.0%	4.1%
209	Soundview/Parkchester	1.6%	6.3%	6.0%	4.9%	-0.4%	2.5%	3.6%	5.2%	5.5%
210	Throgs Neck/Co-op City	4.2%	6.1%	5.8%	2.0%	2.0%	4.5%	4.8%	4.1%	4.0%
211	Pelham Parkway	3.3%	7.3%	4.4%	2.9%	2.6%	0.7%	3.6%	3.9%	3.6%
212	Williamsbridge/Baychester	6.3%	5.5%	4.2%	1.8%	-3.7%	3.5%	4.8%	2.8%	5.6%
Brooklyn										
301	Williamsburg/Greenpoint	5.7%	9.3%	8.8%	4.0%	1.6%	9.1%	5.4%	6.2%	6.2%
302	Brooklyn Hts./Fort Greene	4.5%	6.9%	7.2%	2.1%	2.0%	6.1%	5.9%	5.1%	5.6%
303	Bedford Stuyvesant	0.9%	6.0%	9.4%	2.7%	3.6%	4.6%	3.3%	3.2%	5.5%
304	Bushwick	-	-	-	3.0%	-0.9%	-	-	-	-
305	East New York/Starett City	-	6.3%	8.0%	3.1%	2.9%	2.8%	6.2%	1.7%	4.9%

306	Park Slope/Carroll Gardens	9.1%	5.0%	7.2%	1.9%	0.3%	6.2%	6.2%	4.4%	5.5%
307	Sunset Park	26.5%	5.6%	-3.8%	2.7%	2.7%	3.9%	3.5%	4.0%	5.6%
308	North Crown Hts./Prospect Hts.	5.7%	6.3%	6.0%	5.4%	2.0%	6.3%	6.4%	5.6%	7.1%
309	South Crown Hts.	5.7%	8.2%	3.9%	3.9%	3.1%	6.2%	4.8%	6.2%	4.5%
310	Bay Ridge	5.3%	6.0%	5.6%	2.4%	1.8%	3.1%	4.9%	3.1%	4.3%
311	Bensonhurst	4.6%	4.8%	4.0%	2.5%	4.1%	4.8%	3.8%	3.2%	4.5%
312	Borough Park	6.2%	5.8%	3.7%	3.0%	2.3%	4.8%	3.5%	4.1%	4.6%
313	Coney Island	3.8%	2.6%	5.6%	1.3%	4.3%	5.8%	4.1%	4.0%	2.7%
314	Flatbush	6.9%	7.1%	3.5%	3.0%	3.2%	4.4%	3.9%	5.0%	5.5%
315	Sheepshead Bay/Gravesend	4.5%	5.4%	3.3%	4.5%	3.3%	4.4%	5.6%	3.6%	2.9%
316	Brownsville/Ocean Hill	3.1%	3.1%	1.3%	8.1%	2.5%	-0.7%	12.1%	4.1%	6.9%
317	East Flatbush	4.2%	6.8%	6.4%	3.2%	4.4%	5.0%	3.3%	5.3%	4.3%
318	Flatlands/Canarsie	-	-	-	1.4%	-1.1%	2.1%	2.5%	6.2%	-

Longitudinal Income Expense Study, Change in Rent by Community District, 2005-2014

CD	NEIGHBORHOOD	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Queens										
401	Astoria	6.8%	8.3%	6.0%	1.5%	2.8%	4.9%	4.8%	5.8%	5.0%
402	Sunnyside/Woodside	6.8%	7.6%	6.5%	3.4%	1.3%	6.2%	5.0%	4.8%	4.3%
403	Jackson Hts.	4.3%	7.2%	6.4%	3.1%	2.0%	6.3%	5.5%	3.5%	5.7%
404	Elmhurst/Corona	4.7%	6.1%	4.6%	2.9%	2.1%	3.2%	4.5%	3.4%	3.2%
405	Middle Village/Ridgewood		5.2%	3.3%	2.2%	-3.9%	5.8%	4.1%	3.7%	6.5%
406	Forest Hills/Rego Park	4.5%	5.5%	3.6%	3.4%	0.7%	4.3%	3.0%	4.3%	4.0%
407	Flushing/Whitestone	5.3%	4.9%	4.6%	3.1%	1.1%	4.7%	2.6%	3.8%	3.2%
408	Hillcrest/Fresh Meadows	5.4%	2.9%	4.4%	3.2%	2.1%	5.1%	2.5%	3.3%	4.5%
409	Kew Gardens/Woodhaven	5.2%	4.2%	5.8%	2.5%	1.2%	2.4%	3.3%	3.1%	4.4%
410	Howard Beach/S. Ozone Park	-	-	-	-	-	-	-	-	-
411	Bayside/Little Neck	-	-0.2%	-	2.6%	-	6.9%	-	-	4.1%
412	Jamaica	1.2%	8.4%	6.1%	5.5%	4.3%	2.4%	3.8%	2.2%	7.4%
413	Bellerose/Rosedale	-	-	-	-	-	-	-	-	-
414	Rockaways	-	-	-	4.6%	-	3.9%	0.5%	1.8%	8.5%
Staten Island										
501	North Shore	4.3%	0.9%	2.5%	1.7%	3.2%	0.5%	3.9%	1.7%	3.8%
502	Mid-Island	-	-	-	-	-	-	-	-	-
503	South Shore	-	-	-	-	-	-	-	-	-

Source: NYC Dept. of Finance, RPIE Filings, Longitudinal Data.

Note: Community Districts with too few buildings in a given year of analysis are excluded.

Longitudinal Income Expense Study, Change in NOi by Community District, 2005-2014

Average NOi % Change										
CD	NEIGHBORHOOD	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Manhattan										
101	Financial District	-	-	-	-	-	-	-	-	-
102	Greenwich Village	8.7%	13.0%	6.1%	-3.7%	-6.3%	16.7%	6.6%	6.7%	4.1%
103	Lower East Side/Chinatown	13.6%	8.3%	3.4%	-2.9%	1.1%	10.0%	6.4%	5.6%	7.2%
104	Chelsea/Clinton	8.6%	15.5%	3.0%	-1.7%	-7.2%	19.1%	7.7%	5.0%	5.2%
105	Midtown	9.4%	9.1%	11.1%	-10.1%	4.2%	7.7%	6.7%	1.9%	5.0%
106	Stuyvesant Town/Turtle Bay	7.9%	10.9%	6.1%	-6.2%	-3.5%	8.2%	9.1%	0.9%	6.1%
107	Upper West Side	9.7%	10.3%	7.3%	0.6%	-2.6%	9.7%	6.8%	4.4%	6.3%
108	Upper East Side	10.3%	10.8%	2.8%	-10.1%	-6.5%	15.6%	5.4%	5.2%	2.9%
109	Morningside Hts./Hamilton Hts.	-1.9%	7.5%	23.0%	15.5%	7.3%	21.2%	5.4%	-3.2%	9.2%
110	Central Harlem	11.8%	14.4%	11.9%	31.1%	10.9%	15.7%	9.9%	4.6%	-1.5%
111	East Harlem	2.1%	9.3%	16.5%	-8.8%	-0.9%	0.6%	4.8%	0.2%	13.6%
112	Washington Hts./Inwood	7.5%	6.5%	-5.0%	25.2%	1.9%	9.0%	5.6%	-0.3%	4.4%
Bronx										
201	Mott Haven/Port Morris	-6.3%	5.4%	33.1%	26.4%	48.6%	14.0%	4.1%	15.3%	2.0%
202	Hunts Point/Longwood	39.3%	-14.4%	1.2%	88.8%	3.7%	-0.6%	7.8%	11.7%	21.3%

203	Morrisania/Melrose/Claremont	55.1%	-10.2%	23.1%	63.8%	42.6%	1.7%	5.6%	9.1%	2.4%
204	Highbridge/S. Concourse	6.3%	1.2%	4.2%	60.6%	9.6%	-5.0%	4.0%	3.8%	5.2%
205	University Heights/Fordham	4.0%	-0.7%	-1.5%	47.8%	8.9%	-7.2%	3.1%	4.6%	4.0%
206	E.Tremont/Belmont	30.0%	-3.4%	14.6%	54.5%	22.0%	-5.7%	3.1%	19.9%	9.5%
207	Kingsbridge Hts./Mosholu/Norwood	12.3%	8.3%	0.6%	25.1%	8.4%	-8.0%	4.1%	2.4%	2.0%
208	Riverdale/Kingsbridge	1.4%	4.9%	9.3%	12.8%	8.8%	-3.6%	4.9%	0.3%	-0.6%
209	Soundview/Parkchester	-3.2%	11.0%	8.9%	24.2%	5.9%	-8.1%	3.5%	7.2%	6.3%
210	Throgs Neck/Co-op City	11.9%	25.4%	-3.9%	8.8%	-3.8%	4.7%	5.1%	-2.2%	6.7%
211	Pelham Parkway	-4.4%	21.0%	3.9%	17.6%	4.3%	-7.0%	3.4%	-4.0%	0.8%
212	Williamsbridge/Baychester	20.9%	-4.2%	9.0%	15.2%	-4.5%	-8.4%	4.7%	-1.5%	4.4%
Brooklyn										
301	Williamsburg/Greenpoint	15.0%	13.5%	-2.6%	9.5%	19.2%	15.6%	5.7%	10.5%	5.6%
302	Brooklyn Hts./Fort Greene	3.3%	7.7%	3.4%	1.6%	6.7%	9.2%	6.1%	4.5%	4.2%
303	Bedford Stuyvesant	-17.6%	50.0%	41.1%	37.1%	53.2%	8.5%	2.4%	1.6%	3.7%
304	Bushwick	-	-	-	32.6%	59.9%	-13.3%	-	-	-
305	East New York/Starett City	-	-4.4%	3.8%	47.1%	82.6%	-2.3%	4.2%	3.1%	7.5%
306	Park Slope/Carroll Gardens	12.0%	6.6%	3.8%	1.6%	2.3%	11.3%	5.9%	0.6%	7.8%
307	Sunset Park	6.5%	7.9%	-3.3%	29.4%	15.8%	2.1%	4.4%	1.8%	11.8%
308	North Crown Hts./Prospect Hts.	7.3%	9.7%	-3.0%	31.9%	11.7%	13.3%	7.0%	5.9%	8.9%
309	South Crown Hts.	14.1%	17.2%	-2.6%	22.2%	13.9%	13.3%	4.5%	7.6%	2.6%
310	Bay Ridge	7.3%	5.0%	5.7%	8.1%	8.5%	2.2%	4.4%	-0.3%	3.3%
311	Bensonhurst	2.0%	8.5%	3.3%	9.3%	20.5%	8.0%	3.8%	4.6%	-0.3%
312	Borough Park	13.2%	4.9%	-2.0%	28.6%	11.2%	5.0%	3.6%	5.6%	3.4%
313	Coney Island	10.2%	7.6%	5.2%	9.7%	5.1%	6.6%	2.7%	6.0%	8.7%
314	Flatbush	10.1%	8.6%	12.7%	14.7%	7.0%	8.3%	4.1%	2.9%	2.3%
315	Sheepshead Bay/Gravesend	8.2%	6.7%	7.2%	20.9%	12.1%	6.0%	5.5%	0.0%	3.7%
316	Brownsville/Ocean Hill	11.2%	-6.9%	1.9%	58.8%	15.8%	-3.9%	11.3%	-3.1%	8.9%
317	East Flatbush	13.1%	14.5%	19.0%	24.6%	8.3%	14.1%	3.2%	9.8%	2.5%
318	Flatlands/Canarsie	-	-	-	1.6%	0.7%	-4.7%	2.0%	6.4%	-

Longitudinal Income Expense Study, Change in NOI by Community District, 2005-2014

CD	NEIGHBORHOOD	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Queens										
401	Astoria	12.7%	10.8%	3.8%	5.4%	11.4%	3.0%	4.9%	7.3%	4.8%
402	Sunnyside/Woodside	7.1%	15.4%	5.3%	8.9%	10.6%	10.2%	5.3%	5.0%	4.6%
403	Jackson Hts.	-8.6%	17.1%	15.4%	4.4%	15.2%	9.3%	5.1%	0.5%	8.9%
404	Elmhurst/Corona	4.5%	14.2%	3.1%	18.5%	1.8%	4.6%	3.8%	-3.1%	0.5%
405	Middle Village/Ridgewood		5.1%	3.2%	-5.7%	9.8%	8.7%	3.6%	1.7%	6.3%
406	Forest Hills/Rego Park	2.1%	12.9%	-1.4%	9.0%	-2.2%	2.9%	3.7%	8.8%	0.6%
407	Flushing/Whitestone	3.2%	7.7%	3.6%	8.4%	-1.7%	5.5%	2.8%	-0.3%	4.0%
408	Hillcrest/Fresh Meadows	27.5%	0.0%	5.0%	0.3%	4.4%	6.4%	3.2%	1.4%	-1.7%
409	Kew Gardens/Woodhaven	13.0%	-2.3%	-0.4%	6.3%	14.1%	-1.7%	3.6%	-0.8%	0.3%
410	Howard Beach/S. Ozone Park	-	-	-	-	-	20.9%	-	-	-
411	Bayside/Little Neck	-	1.0%	-	10.8%	-	7.3%	-	-	-2.8%
412	Jamaica	-11.1%	30.7%	5.6%	28.9%	5.4%	0.0%	3.5%	-9.9%	17.2%
413	Bellerose/Rosedale	-	-	-	-	-	12.0%	-	-	-
414	Rockaways	-	-	-	25.4%		10.1%	0.3%	1.4%	13.4%
Staten Island										
501	North Shore	3.5%	-5.1%	-7.4%	10.3%	30.8%	-9.5%	4.3%	-4.6%	4.5%
502	Mid-Island	-	-	-	-	-	-	-	-	-
503	South Shore	-	-	-	-	-	-	-	-	-

Source: NYC Dept. of Finance, RPIE Filings.

Note: Community Districts with too few buildings in a given year of analysis are excluded.

On April 20, 2016 the staff of the Rent Guidelines Board released two memos to Board members with additional information concerning the 2016 Income & Expense Study. The second memo follows:

At the April 7, 2016 meeting of the RGB, board members asked for additional data from the 2016 Income and Expense Study.

The following are cost-to-income ratios, by community district, for 2013 and 2014, as well as the change between the two years. It is derived

from Longitudinal Data filed by owners in both 2013 and 2014. The ratios represent the share of income an average rent stabilized building owner spends on expenses each year. The difference represents the change from 2013 to 2014. A decline in the ratio means an owner is spending less of their income on expenses, compared to the prior year. Conversely, an increase in the ratio means a higher proportion is spent.

For instance, if one looks at Community District 206, E. Tremont/Belmont, in the Bronx (highlighted in green on the following table), an average owner spent 0.735 (73.5%) of every dollar earned in income in 2014 on expenses. This represented a 0.013 (1.3 percentage) point decline from 2013, when 0.748 (74.8%) of each dollar earned went towards expenses.

Cost-to-Income Ratios, 2013 & 2014				
CD	NEIGHBORHOOD	2013	2014	Difference
Manhattan				
101	Financial District	-	-	-
102	Greenwich Village	0.560	0.565	0.005
103	Lower East Side/Chinatown	0.632	0.628	-0.003
104	Chelsea/Clinton	0.592	0.593	0.001
105	Midtown	0.614	0.612	-0.002
106	Stuyvesant Town/Turtle Bay	0.601	0.599	-0.002
107	Upper West Side	0.628	0.626	-0.003
108	Upper East Side	0.596	0.602	0.005
109	Morningside Hts./Hamilton Hts.	0.736	0.730	-0.006
110	Central Harlem	0.683	0.709	0.026
111	East Harlem	0.711	0.698	-0.013
112	Washington Hts./Inwood	0.730	0.732	0.002
Bronx				
201	Mott Haven/Port Morris	0.734	0.743	0.009
202	Hunts Point/Longwood	0.756	0.729	-0.028
203	Morrisania/Melrose/Claremont	0.770	0.771	0.002
204	Highbridge/S. Concourse	0.740	0.737	-0.003
205	University Heights/Fordham	0.766	0.768	0.002
206	E. Tremont/Belmont	0.748	0.735	-0.013
207	Kingsbridge Hts./Mosholu/Norwood	0.746	0.751	0.005
208	Riverdale/Kingsbridge	0.694	0.709	0.015
209	Soundview/Parkchester	0.760	0.759	-0.001
210	Throgs Neck/Co-op City	0.727	0.721	-0.007
211	Pelham Parkway	0.734	0.742	0.008
212	Williamsbridge/Baychester	0.739	0.741	0.002
Brooklyn				
301	Williamsburg/Greenpoint	0.623	0.624	0.001
302	Brooklyn Hts./Fort Greene	0.608	0.612	0.004
303	Bedford Stuyvesant	0.709	0.714	0.005
304	Bushwick	-	-	-
305	East New York/Starett City	0.698	0.688	-0.010
306	Park Slope/Carroll Gardens	0.595	0.585	-0.010
307	Sunset Park	0.694	0.677	-0.017
308	North Crown Hts./Prospect Hts.	0.661	0.656	-0.006
309	South Crown Hts.	0.645	0.652	0.006
310	Bay Ridge	0.661	0.663	0.002
311	Bensonhurst	0.645	0.659	0.014
312	Borough Park	0.652	0.656	0.005
313	Coney Island	0.633	0.616	-0.017

CD	NEIGHBORHOOD	2013	2014	Difference
314	Flatbush	0.663	0.673	0.010
315	Sheepshead Bay/Gravesend	0.661	0.658	-0.002
316	Brownsville/Ocean Hill	0.674	0.665	-0.010

317	East Flatbush	0.675	0.681	0.006
318	Flatlands/Canarsie	-	-	-
Queens				
401	Astoria	0.654	0.654	0.000
402	Sunnyside/Woodside	0.619	0.618	0.000
403	Jackson Hts.	0.667	0.657	-0.010
404	Elmhurst/Corona	0.649	0.660	0.010
405	Middle Village/Ridgewood	0.662	0.662	0.000
406	Forest Hills/Rego Park	0.653	0.664	0.011
407	Flushing/Whitestone	0.682	0.681	-0.001
408	Hillcrest/Fresh Meadows	0.684	0.700	0.016
409	Kew Gardens/Woodhaven	0.668	0.681	0.013
410	Howard Beach/S. Ozone Park	-	-	-
411	Bayside/Little Neck	0.629	0.655	0.026
412	Jamaica	0.716	0.691	-0.026
413	Bellerose/Rosedale	-	-	-
414	Rockaways	0.751	0.740	-0.012
Staten Island				
501	North Shore	0.680	0.680	-0.001
502	Mid-Island	-	-	-
503	South Shore	-	-	-

Source: NYC Dept. of Finance, RPIE Filings, Longitudinal Data.
Note: Community Districts with too few buildings in a given year of analysis are excluded.

Changes in Housing Affordability

Looking at New York City's economy during 2015, it showed many strengths as compared with the preceding year. Positive indicators include growing employment levels, which rose for the sixth consecutive year, increasing 2.9% in 2015. The unemployment rate also fell, declining by 1.5 percentage points, to 5.7%. Gross City Product (GCP) also increased for the sixth consecutive year, rising in real terms by 3.4% in 2015. In addition, inflation- adjusted wages rose by 1.6% during the most recent 12-month period (the fourth quarter of 2014 through the third quarter of 2015), and inflation slowed to just 0.1%. The number of non-payment filings in Housing Court fell by 2.4%, "calendared" cases fell 12.5%, and evictions fell by 18.1%. In addition, Supplemental Nutrition Assistance Program (SNAP) caseloads fell for second consecutive year, by 3.2%

Negative indicators include the seventh consecutive year of increase in homeless levels, which rose to an average of more than 57,000 persons a night, an increase of 5.6% over 2014 levels. Public assistance caseloads also rose, by 5.7% over 2014 levels.

The most recent numbers, from the fourth quarter of 2015 (as compared to the fourth quarter of 2014), show that homeless levels were up 2.1%, cash assistance levels were up 5.7%, and the number of filings in housing court were up 7.1%.¹⁹

However, most fourth quarter indicators were positive, with employment levels up 2.2%, the unemployment rate down 1.3 percentage points, the number of calendared cases in Housing Court down 17.1%, and SNAP recipients down 2.8%. Fourth quarter GCP also rose, by 2.1% in real terms, and inflation was lower than that of the last quarter of 2014, rising by 0.6%, as compared to 0.8% in the fourth quarter of 2014.

On April 20, 2016 the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2016 Income & Affordability Study. The memo follows:

At the April 7, 2016 *Income & Affordability Study (I&A)* presentation, four questions were asked for which an immediate answer could not be provided. Answers to all outstanding questions follow.

19 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.

Question 1: Do you know the number of non-payment filings for rent stabilized tenants? Is it possible to provide the number of evictions for cases that are not calendared? Can the proportion of evictions to filings (versus evictions to calendared cases) be provided?

A representative from the Civil Court of the City of New York (Housing Court) confirms that while a petitioner is required to state whether the premises is "rent regulated" or not, this information is not captured in their database and therefore cannot be provided.

They are also not able to provide the number of evictions for cases that are not calendared. Eviction data is obtained from the NYC Dept. of Investigation and non-payment filings data is from Housing Court. However, Housing Court is able to provide data on the number of filings that resulted in a "failure to answer." In 2015, 203,119 non-payment filings were made against New York City tenants. A total of 37,607 of these non-payment filings resulted in a "failure to answer," a proportion of 18.5%. Note that not all of the "failure of answer" judgments lead to an eviction. A total of 111,409 of the non-payment filings were calendared, a proportion of 54.8%.

As reported in the 2016 *Income and Affordability Study*, the proportion of evictions (21,988) to non-payment calendared cases in 2015 was 19.7%. The proportion of evictions to non-payment filings was 10.8%. Note that we are not provided with a reason for the eviction.

Question 2: can the Department of Homeless Services provide the number of people in shelter who previously vacated a rent stabilized apartment?

A representative from the Dept. of Homeless Services confirms that they do not request this information from clients entering shelter.

Question 3: Can the household income of rent stabilized tenants be correlated to employment figures?

The only source of rent stabilized income data is the triennial NYC *Housing and Vacancy Survey*. The most recent income figures from that survey are from 2013. Employment figures reported in annual *Income and Affordability Studies* constitute those employed in New York City, regardless of where the person lives. These two data sets are presented below from 2001-2013. Also reported is the number of New York City residents employed during those years, regardless of where their job is located.

Year	Rent Stabilized Household income (HVS)	Jobs in NYC	# of NYC Employed Residents
2001	\$32,000	3,687,900	3,459,200
2002		3,579,600	3,405,600
2003		3,529,300	3,376,000
2004	\$32,000	3,547,500	3,478,200
2005		3,600,600	3,581,700
2006		3,664,700	3,626,600

2007	\$36,000	3,742,000	3,664,300
2008		3,791,900	3,705,500
2009		3,691,200	3,591,500
2010	\$38,172	3,709,300	3,573,600
2011		3,796,200	3,602,700
2012		3,881,600	3,655,900
2013	\$40,600	3,974,900	3,728,100

Question 4: can employment figures be broken out by whether the employee is working full-time or part-time?

That information is not provided as part of Current Employment Statistics survey, which is the source of employment data in the *I&A Study*. However, as part of this survey employers are asked for the average number of hours their employees are working per week. Between 2014 and 2015 there was no change in the average number of hours worked per week for NYC employees (34.3 hours). Between 2007 (the first year data is available for) and 2015, average weekly hours have ranged from a high of 35.5 in 2008 to a low of 34.3 in both 2014 and 2015. Note that the average hourly wage in these years fell only once, in 2009, and rose by the second greatest proportion in 2015, rising 3.1%.

On June 3, 2016 the staff of the Rent Guidelines Board released a memo about rent stabilized HVS sub-borough figures. The memo follows:

Following a presentation by Stephanie Rosoff, of the NYU Furman Center, at the May 26, 2016 meeting of the Board, additional data was requested regarding a historical count of rent stabilized units at the sub-borough (roughly Community District) level. Following is data from triennial Housing and Vacancy Surveys (HVS) from 1993-2014 that provides an estimate of the number of rent stabilized units per sub-borough.

Analyzing data at the sub-borough level is always challenging because of the small number of units that are actually surveyed in any given year. In addition, as each decennial Census is released, the sample used to survey for the HVS is updated, making comparisons between certain years problematic. Furthermore, we cannot identify through the HVS why a unit has either left or entered rent stabilization, and the addition or subtraction of just a single development can have a disproportionate effect on the estimate of the number of units in the sub-borough as a whole.

The spreadsheets following provide both the total number of rent stabilized units in the given years, as well as the proportion of units within each sub-borough that are rent stabilized. Those neighborhoods that were identified as "gentrifying" by the Furman Center are highlighted in yellow.

All data should be interpreted with caution given the small sample sizes involved. Sub-boroughs with especially small sample sizes were omitted from the data, but are included in borough-wide figures.

Number of Occupied Rent Stabilized Units (Neighborhoods Identified by Furman Center as "Gentrifying" Highlighted in Yellow)

Bronx		1993	1996	1999	2002	2005	2008	2011	2014
1	Mott Haven/Hunts Point	13,318	12,849	12,249	17,604	16,740	17,623	18,608	19,251
2	Morrisania/East Tremont	14,932	15,247	17,278	20,774	22,178	21,511	21,487	22,778
3	Highbridge/S. Concourse	23,350	25,877	25,527	31,696	30,895	31,977	36,640	35,175
4	University Heights/ Fordham	20,488	19,365	21,774	33,675	33,763	35,530	30,658	31,562
5	Kingsbridge Heights/Mosholu	31,351	35,278	34,272	34,991	36,567	34,314	37,584	41,589
6	Riverdale/Kingsbridge	26,329	28,780	25,866	23,966	25,153	19,807	19,303	18,028
7	Soundview/Parkchester	18,138	17,533	19,808	15,561	20,487	22,087	21,188	22,816
8	Throgs Neck/Co-op City	3,825	3,465	4,024	3,279	--	4,279	6,848	6,253
9	Pelham Parkway	16,192	15,751	15,712	13,968	15,888	14,605	17,320	17,220
10	Williamsbridge/Baychester	9,415	10,005	10,417	9,325	12,492	13,403	12,950	13,860
	Total Bronx	177,338	184,150	186,928	204,839	217,048	215,137	222,586	228,534

Brooklyn		1993	1996	1999	2002	2005	2008	2011	2014
1	Williamsburg/Greenpoint	18,818	19,829	22,377	19,815	22,678	20,318	22,562	22,433
2	Brooklyn Heights/Fort Greene	9,240	9,994	10,867	12,235	12,555	11,979	10,678	10,083

3	Bedford Stuyvesant	6,164	5,580	6,419	7,297	7,962	7,580	13,286	19,158
4	Bushwick	15,468	15,606	16,469	13,262	11,949	11,496	12,175	12,651
5	East New York/Starrett City	3,761	3,523	3,527	6,867	5,978	7,085	7,215	5,923
6	Park Slope/Carroll Gardens	14,055	16,968	19,813	9,932	7,999	10,983	10,458	9,339
7	Sunset Park	13,625	14,457	15,376	10,697	11,929	11,262	14,712	14,987
8	North Crown Heights/ Prospect Heights	17,562	16,927	18,335	19,377	20,536	18,650	19,685	21,627
9	South Crown Heights	21,568	23,904	23,943	26,113	26,568	27,234	29,483	30,547
10	Bay Ridge	14,910	17,148	12,466	14,790	15,106	13,314	17,160	17,736
11	Bensonhurst	18,767	20,038	19,635	18,124	19,297	19,448	21,223	20,265
12	Borough Park	8,765	9,699	8,644	15,039	15,865	16,138	13,609	16,101
13	Coney Island	13,033	13,906	12,934	13,347	10,191	12,340	14,471	12,212
14	Flatbush	32,474	35,312	35,306	32,855	33,815	35,999	31,292	30,807
15	Sheepshead Bay/Gravesend	18,152	17,368	17,722	18,163	20,400	17,881	16,753	15,304
16	Brownsville/Ocean Hill	8,310	8,352	7,622	7,995	9,635	9,437	12,762	14,836
17	East Flatbush	15,469	13,503	13,897	16,658	14,537	15,968	16,771	17,119
18	Flatlands/Canarsie	4,600	5,352	4,943	-*	3,109	-*	4,272	4,428
	Total Brooklyn	254,743	267,466	270,294	265,208	270,110	269,905	288,569	295,557

* Number too low to report accurately

Number of Occupied Rent Stabilized Units (Neighborhoods Identified by Furman Center as "Gentrifying" Highlighted in Yellow)

Manhattan		1993	1996	1999	2002	2005	2008	2011	2014
1	Greenwich Village/Financial District	25,404	28,275	28,760	23,476	20,261	22,797	15,996	18,884
2	Lower East Side/Chinatown	29,732	29,131	24,026	31,966	26,790	22,244	28,461	28,696
3	Chelsea/Clinton/Midtown	33,815	34,815	33,061	29,285	32,745	28,368	25,368	27,878
4	Stuyvesant Town/Turtle-Bay	49,568	49,243	43,962	36,892	35,122	28,067	22,853	25,908
5	Upper West Side	51,553	57,639	52,538	43,178	45,722	37,116	25,601	31,931
6	Upper East Side	61,875	65,288	59,500	46,015	43,141	38,032	33,371	36,348
7	Morningside Heights/Hamilton Heights	18,419	20,386	22,338	28,510	25,123	26,408	20,000	21,761
8	Central Harlem	18,256	17,550	20,893	22,693	27,526	22,922	22,811	23,492
9	East Harlem	12,006	11,561	11,324	10,911	13,524	14,075	13,181	15,421
10	Washington Heights/Inwood	54,682	54,467	58,194	55,649	54,795	51,988	52,505	53,587
	Total Manhattan	355,310	368,355	354,595	328,574	324,749	292,017	260,148	283,907

Queens		1993	1996	1999	2002	2005	2008	2011	2014
1	Astoria	22,645	23,084	25,092	31,046	31,636	31,827	31,547	31,811
2	Sunnyside/Woodside	16,222	17,121	17,799	20,765	23,405	23,888	20,820	20,937
3	Jackson Heights	12,935	15,386	15,325	14,010	12,917	17,145	17,926	18,745
4	Elmhurst/Corona	18,474	18,046	19,263	18,953	18,481	19,986	19,808	19,137
5	Middle Village/Ridgewood	9,954	13,051	12,409	9,337	9,169	11,509	12,892	14,286
6	Rego Park/Forest Hills	28,570	28,695	28,562	19,090	23,188	20,006	16,908	17,936
7	Flushing/Whitestone	25,141	23,777	28,269	18,761	22,672	23,196	20,090	23,427
8	Hillcrest/Fresh Meadows	13,944	14,787	17,551	18,970	18,795	15,709	13,897	13,582
9	Kew Gardens/Woodhaven	9,912	9,192	9,346	9,166	8,749	7,574	8,923	7,658
10	South Ozone Park/Howard Beach	--*	--*	--*	-*	--*	--*	--*	--*
11	Bayside/Little Neck	3,977	3,790	4,805	-*	--*	--*	--*	--*
12	Jamaica	10,336	9,891	8,593	8,339	10,246	11,258	10,226	9,751
13	Bellerose/Rosedale	4,157	2,465	3,061	-*	4,250	3,546	--*	--*
14	Rockaways	5,579	5,113	7,608	4,947	8,113	7,192	3,973	7,110
	Total Queens	182,180	184,398	198,244	181,068	195,351	196,304	182,213	189,343

Staten Island		1993	1996	1999	2002	2005	2008	2011	2014
1	North Shore	6,200	5,643	7,186	5,795	5,483	5,320	5,165	7,371
2	Mid-Island	--*	--*	--*	-*	--*	--*	--*	--*
3	South Shore	--*	--*	--*	-*	--*	--*	--*	--*
	Total Staten Island	9,455	5,643	10,526	8,705	8,397	8,372	7,354	10,756

* Number too low to report accurately

Proportion of Occupied Rent Stabilized Units (Neighborhoods Identified by Furman Center as “Gentrifying” Highlighted in Yellow)

Bronx		1993	1996	1999	2002	2005	2008	2011	2014
1	Mott Haven/Hunts Point	36.2%	36.6%	36.4%	44.7%	40.5%	39.7%	42.0%	44.1%
2	Morrisania/East Tremont	40.3%	43.0%	46.6%	50.9%	50.1%	50.8%	46.8%	47.6%
3	Highbridge/ S. Concourse	71.2%	76.0%	78.6%	80.1%	79.0%	77.3%	82.1%	84.1%
4	University Heights/ Fordham	60.9%	62.1%	63.0%	82.0%	81.1%	81.5%	75.9%	79.3%
5	Kingsbridge Heights/Mosholu	83.6%	88.6%	88.0%	87.6%	88.8%	84.9%	91.2%	91.5%
6	Riverdale/Kingsbridge	86.2%	81.2%	77.4%	71.4%	77.6%	61.4%	68.3%	69.9%
7	Soundview/Parkchester	39.1%	37.8%	42.3%	31.4%	43.0%	44.5%	46.1%	45.8%
8	Throgs Neck/Co-op City	29.0%	22.9%	27.1%	21.5%	--*	26.3%	34.7%	34.7%
9	Pelham Parkway	54.4%	54.1%	54.2%	52.2%	53.1%	50.2%	49.9%	55.4%
10	Williamsbridge/Baychester	34.1%	38.0%	39.0%	28.3%	37.2%	39.4%	42.9%	37.6%
	Total Bronx	54.5%	56.2%	57.1%	57.1%	59.0%	57.6%	59.3%	60.1%

Brooklyn		1993	1996	1999	2002	2005	2008	2011	2014
1	Williamsburg/Greenpoint	51.6%	52.5%	54.7%	46.6%	52.6%	45.1%	49.9%	46.9%
2	Brooklyn Heights/Fort Greene	28.2%	31.3%	35.5%	38.3%	39.2%	33.5%	29.6%	30.6%
3	Bedford Stuyvesant	18.4%	17.9%	21.4%	20.1%	23.0%	20.5%	32.5%	46.4%
4	Bushwick	51.0%	49.4%	54.9%	41.2%	37.2%	35.5%	31.2%	33.5%
5	East New York/Starrett City	11.4%	11.4%	10.8%	19.1%	16.4%	19.8%	18.4%	15.6%
6	Park Slope/ Carroll Gardens	43.6%	49.1%	55.9%	32.3%	25.7%	32.6%	31.0%	31.2%
7	Sunset Park	47.5%	48.4%	48.8%	34.0%	38.0%	32.2%	44.4%	47.6%
8	North Crown Heights/Prospect Heights	49.6%	50.5%	53.9%	51.9%	52.6%	47.6%	49.7%	51.7%
9	South Crown Heights	67.3%	70.6%	69.6%	76.6%	80.1%	73.4%	78.3%	77.6%
10	Bay Ridge	47.4%	52.2%	45.3%	48.9%	47.2%	39.3%	50.8%	54.6%
11	Bensonhurst	43.2%	46.2%	47.8%	39.8%	43.6%	45.2%	44.8%	42.0%
12	Borough Park	30.9%	35.1%	31.9%	43.6%	49.1%	46.5%	42.6%	46.4%
13	Coney Island	42.6%	41.5%	42.2%	42.8%	33.3%	36.7%	41.7%	38.7%
14	Flatbush	79.0%	83.1%	82.9%	74.6%	77.6%	82.5%	74.7%	73.9%
15	Sheepshead Bay/Gravesend	48.4%	50.7%	53.3%	53.0%	55.5%	49.4%	51.1%	50.1%
16	Brownsville/Ocean Hill	26.9%	30.2%	26.7%	23.9%	30.8%	28.1%	32.8%	41.6%
17	East Flatbush	50.9%	46.7%	48.2%	49.4%	45.1%	46.9%	52.7%	50.9%
18	Flatlands/Canarsie	16.0%	20.5%	17.4%	-*	12.2%	--*	12.1%	13.5%
	Total Brooklyn	42.7%	45.2%	46.0%	42.3%	43.5%	41.6%	42.9%	44.7%

* Number too low to report accurately

Proportion of Occupied Rent Stabilized Units (Neighborhoods Identified by Furman Center as “Gentrifying” Highlighted in Yellow)

Manhattan		1993	1996	1999	2002	2005	2008	2011	2014
1	Greenwich Village/ Financial District	54.4%	63.6%	61.3%	50.2%	43.4%	44.0%	28.4%	32.4%
2	Lower East Side/Chinatown	51.6%	52.2%	52.6%	54.5%	44.7%	35.4%	45.5%	47.4%
3	Chelsea/Clinton/Midtown	61.5%	66.9%	63.8%	58.3%	58.0%	47.7%	39.6%	43.8%
4	Stuyvesant Town/Turtle-Bay	74.9%	77.0%	71.6%	61.8%	58.3%	46.4%	37.5%	44.0%
5	Upper West Side	60.9%	67.2%	62.9%	55.9%	61.4%	52.0%	37.4%	45.2%
6	Upper East Side	71.5%	75.9%	66.3%	57.8%	54.7%	47.6%	43.8%	48.7%
7	Morningside Heights/ Hamilton Heights	47.8%	52.9%	57.2%	63.8%	59.0%	58.9%	55.4%	60.0%
8	Central Harlem	46.5%	50.9%	56.9%	61.4%	67.6%	51.9%	54.5%	54.4%
9	East Harlem	31.8%	33.3%	30.4%	29.5%	34.3%	33.9%	32.1%	35.8%
10	Washington Heights/Inwood	76.7%	83.3%	83.7%	83.5%	85.4%	83.4%	82.6%	85.1%
	Total Manhattan	60.9%	65.6%	63.1%	58.9%	57.6%	50.5%	45.6%	49.6%

Queens		1993	1996	1999	2002	2005	2008	2011	2014
1	Astoria	40.0%	40.6%	43.4%	51.9%	50.8%	49.8%	50.6%	50.4%
2	Sunnyside/Woodside	53.2%	58.5%	61.6%	60.1%	64.8%	62.2%	55.4%	56.1%
3	Jackson Heights	42.2%	47.2%	46.1%	41.1%	37.8%	50.6%	47.8%	51.0%
4	Elmhurst/Corona	61.8%	60.2%	56.5%	59.5%	52.9%	55.9%	54.4%	51.1%

5	Middle Village/Ridgewood	32.5%	38.2%	35.1%	26.0%	26.8%	33.2%	36.3%	39.7%
6	Rego Park/Forest Hills	75.1%	73.2%	74.8%	64.1%	79.3%	71.6%	67.5%	73.1%
7	Flushing/Whitestone	53.7%	51.0%	58.4%	41.2%	51.3%	50.2%	42.1%	48.2%
8	Hillcrest/Fresh Meadows	47.6%	47.5%	49.1%	65.7%	68.3%	56.9%	48.6%	45.4%
9	Kew Gardens/Woodhaven	42.4%	39.3%	40.5%	34.4%	34.2%	29.1%	35.8%	32.5%
10	South Ozone Park/Howard Beach	--*	--*	--*	--*	--*	--*	--*	--*
11	Bayside/Little Neck	32.1%	32.2%	34.0%	--*	--*	--*	--*	--*
12	Jamaica	27.9%	36.1%	35.2%	28.3%	35.6%	33.5%	34.1%	30.1%
13	Bellerose/Rosedale	21.0%	15.8%	19.5%	--*	23.4%	25.8%	--*	--*
14	Rockaways	24.6%	22.7%	33.0%	22.5%	39.3%	33.1%	17.8%	27.4%
	Total Queens	43.4%	44.7%	46.8%	42.8%	46.3%	45.7%	42.2%	43.3%

Staten Island		1993	1996	1999	2002	2005	2008	2011	2014
1	North Shore	24.0%	21.2%	26.4%	24.2%	23.3%	21.8%	21.2%	24.9%
2	Mid-Island	--*	--*	--*	--*	--*	--*	--*	--*
3	South Shore	--*	--*	--*	--*	--*	--*	--*	--*
	Total Staten Island	18.6%	10.7%	19.8%	15.4%	15.9%	16.0%	13.8%	18.6%

* Number too low to report accurately

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 48.

Table 8

Changes in Price Index of Operating Costs for Apartments in Buildings with Various Heating Arrangements, 2015-16, and Commensurate Rent Adjustment		
Index Type	2015-16 Price Index Change	One-Year Rent Adjustment Commensurate With O&M to Income Ratio of .659
All Dwelling Units	-1.2%	-0.79%
Pre 1947	-2.2%	-1.45%
Post 1946	0.2%	0.13%
Oil Used for Heating	-2.8%	-1.85%
Gas Used for Heating	0.5%	0.33%

Note: The O&M to Income ratio is from the 2016 *Income and Expense Study*. Source: RGB's 2016 Price Index of Operating Costs for Rent Stabilized Apartment Houses in New York City.

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 decrease in the Loft Index this year was 0.3%, 0.7 percentage

points lower than the 0.4% increase in 2015. Increases in costs were seen in seven of the eight components that make up this index. Insurance Costs witnessed the highest rise, increasing 8.2%, followed by increases in Taxes of 7.5%. More moderate increases were seen in Utilities (1.6%) and Maintenance (2.7%). Labor Costs increased by 3.7%, Administrative Costs-Legal by 2.4%, and Administrative Costs-Other by 3.3%. These increases were offset by a decline in the Fuel component of 46.3%.

This year's guidelines for lofts are: 0% for a one-year lease and 2% for a two-year lease.

Table 9

Changes in the Price Index of Operating Costs for Lofts from 2015-2016	
	Loft O & M Price Index Change
All Buildings	-0.3%

Source: 2016 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 33% above the Maximum Base Rent.

The Board concluded that for units formerly subject to rent control, 33% above the maximum base rent was a desirable minimum increase.

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

The vacancy allowance is now determined by a formula set forth in the State Rent Regulation Reform Act of 1997 and the Rent Act of 2015, not by the Orders of the Rent Guidelines Board.

Sublet Allowance

The increase landlords are allowed to charge under Order #48 when a rent stabilized apartment is sublet by the primary tenant to another

tenant on or after October 1, 2016 and on or before September 30, 2017 shall be 10%.

Votes

The votes of the Board on the adopted motion pertaining to the provisions of Order #48 were as follows:

	<u>Yes</u>	<u>No</u>	<u>Abstentions</u>
Guidelines for Apartment Order #48		7	2

Dated: June 28, 2016

Filed with the City Clerk: June 30, 2016

Hon. Kathleen A. Roberts (Ret.)
Chair
NYC Rent Guidelines Board

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NEW YORK CITY RENT GUIDELINES BOARD

2016 Hotel Order #46

June 27, 2016

Order Number 46 - Hotels, Rooming Houses, Single Room Occupancy Buildings and Lodging Houses. Rent levels to be effective for leases commencing **October 1, 2016** through **September 30, 2017**.

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, and as implemented by Resolution No. 276 of 1974 of the New York City Council, 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, 2016**.

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, 2016**, whichever is later. This anniversary date will also serve as the effective date for all subsequent Rent Guidelines Board Hotel Orders, unless the Board shall 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, 2016** 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, 2016** 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, 2016** and on or before **September 30, 2017** may not exceed the levels over rentals charged on **September 30, 2016** 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 27, 2016**

Hon. Kathleen A. Roberts (Ret.) Chair
New York City Rent Guidelines Board

EXPLANATORY STATEMENT - HOTEL ORDER #46

Explanatory Statement and Findings of the Rent Guidelines Board

In Relation to 2016-17 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 46, Effective October 1, 2016 through and including September 30, 2017.²⁰

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 the Rent Act of 2015, it is the responsibility of the Rent Guidelines Board to establish guidelines for hotel increases. Hotel Order Number 46, adopted on June 27, 2016, applies to stabilized hotel units occupied by non-transient tenants.

Hotel Order Number 46 provides for an allowable increase of **0%** over the lawful rent actually charged and paid on September 30, 2016 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%**

20 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.

increase for all classifications of rent stabilized hotels, this proviso is not included in Hotel Order 46. 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 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 April 7, 14 and 21, and May 26, 2016 following public notices. On May 3, the Board adopted proposed rent guidelines for hotels, apartments, and lofts.

Five public hearings were held on June 9, June 13, June 16, June 20, and June 21, 2016 to hear comments on the proposed rent adjustments for rent stabilized hotels and apartments. The hearings were held from 6:30 P.M. to 8:55 P.M. on June 9, 5:15 P.M. to 9:20 P.M. on June 13, 5:20 P.M. to 9:30 P.M. on June 16, 2:15 P.M. to 8:00 P.M. on June 20, and from 5:15 P.M. to 8:45 P.M. on June 21. The Board heard testimony from approximately three hotel tenants and tenant representatives, no hotel owners, and one public official. In addition, the Board's office received approximately 11 written statements from tenants and tenant representatives, no hotel owners, and one public official. On June 27, 2016, the guidelines set forth in Hotel Order Number 46 were adopted.

Selected Oral and Written Testimony from Tenants and Tenant Groups:

- "The conditions that warranted last year's 0% vote remain essentially unchanged: SRO tenants continue to struggle while buildings designated for residential use by rent-stabilized tenants are increasingly used for other purposes which generate significant profits in these buildings."
- "SROs are housing of last resort for low-income people who would

otherwise be homeless. Thousands of hard-working people as well as a disproportionate number of elderly and disabled people call an SRO their home. If the economic situation is difficult for low-income New Yorkers, it is dire for most residents of SROs. Many rely on SSI, disability pensions, food stamps, and other similar resources as their sole source of income. Tenants routinely report incomes as low as \$10,000 per year. For many, the affordability of their SRO home means the difference between having a roof over their head and being homeless."

- "According to the Board's own figures, more than half of all units in the buildings we term "SROs" are not rented as regulated SRO units. The individuals and companies that own these buildings are property owners who have a fixed number of SRO tenants and have no intention of re-renting to new permanent, rent-stabilized tenants when a tenant moves out or is evicted. To treat these property owners as though they were legitimately concerned with SRO policies – to pretend that their activities are significantly informed by the Board's SRO orders – does not comport with reality."

- "Rents have continued to rise over the years, and have contributed to the increase in homelessness. Oftentimes, tenants must choose whether to pay rent or put food on the table. Tenants in all categories are struggling, and it would be corrupt to bless these landlords with an annual increase."

- "I do not want a rent increase inflicted on any SRO and residential hotel tenants – particularly those of us who live at the Tempo on 240 West 73rd Street, New York, NY, 10023. My husband and I could never afford the high market rent that the current unstabilized tenants are paying. (many former tenants were pushed out by lawsuits.)"

- "I hope you stick to that zero for the hotels. It's really what's warranted."

Selected Oral and Written Testimony from Owners and Owner Groups:

- None Submitted

Selected Oral and Written Testimony from Public Officials:

- "I commend the Board for keeping SRO rents at the same level for another year. SRO tenants are a particularly vulnerable segment of the rent-stabilized population, with many aging tenants relying of fixed income in a housing market without comparable housing. I urge the Board to finalize its SRO vote at 0%."

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 *2016 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 April 21, 2016. Guest speakers representing hotel tenants included Dan Evans, 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 Law Project and Family Council. 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. *2016 Mortgage Survey Report*, April 2016 (An evaluation of recent underwriting practices, financial availability and terms, and lending criteria);
2. *2016 Income and Affordability Study*, April 2016 (Includes employment trends, housing court actions, changes in eligibility requirements and public benefit levels in New York City);
3. *2016 Price Index of Operating Costs*, April 2016 (Measures the price change for a market basket of goods and services which are used in the operation and maintenance of stabilized hotels);
4. *2016 Housing Supply Report*, May 2016 (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 2015*, May 2016 (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, 1 Centre Street, Suite 2210, 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 declined 3.8% this year, a 3.6 percentage point drop from the 0.2% fall in 2015. It is important to note that the Hotel PIOC was not re-weighted using the RPIE data. However, in order to maintain symmetry between indices, the expense items were aligned to the seven components now used in the Apartments PIOC. The realignment of the hotel expenditure items had no impact on the change in the overall PIOC, and would have still been -3.8% if the old components were used.

This year, the Hotel Fuel component declined 39.1%, due to significant declines in the cost of fuel oil and natural gas costs used for heating hotel buildings in NYC. The Fuel component accounts for nearly 20% of the entire Hotel Index. Five of the remaining six components witnessed cost increases, with Insurance having the highest rise of 8.2%, followed by Taxes at 7.3%. More moderate increases were seen in Labor Costs (4.3%), Maintenance (0.9%), and Administrative Costs (2.2%). Costs fell in the Utilities component, by 2.0%. See the table on this page for changes in costs and prices for all rent stabilized hotels from 2015-2016.

Among the different categories of Hotels, the index for "traditional" hotels decreased 1.1%, Rooming Houses fell 4.7%, and SROs fell by the greatest proportion, 11.7%.

**Percent Change in the Components of the Price Index of Operating Costs
March 2015 to March 2016, By Hotel Type and All Hotels**

Item Description	Hotel	RH	SRO	All Hotels
TAXES	7.8%	6.6%	7.0%	7.3%
LABOR COSTS	4.1%	4.2%	4.6%	4.3%
FUEL	-38.6%	-42.9%	-38.3%	-39.1%
UTILITIES	0.5%	-5.5%	-1.7%	-2.0%
MAINTENANCE	0.6%	1.0%	1.1%	0.9%
ADMINISTRATIVE COSTS	2.0%	2.7%	2.7%	2.2%
INSURANCE COSTS	8.2%	8.2%	8.2%	8.2%
ALL ITEMS	-1.1%	-4.7%	-11.7%	-3.8%

Source: 2016 Price Index of Operating Costs

Changes in Housing Affordability

Preliminary results from the 2014 Housing and Vacancy Survey were released in February of 2015, and showed that the vacancy rate for New York City is 3.45%. Approximately 47% of renter households in NYC are rent stabilized, with a vacancy rate of 2.12%. The survey also shows that the median household income in 2013 was \$40,600 for rent stabilized tenants, versus \$41,500 for all renters. The median gross rent for rent stabilized tenants was also lower than that of all renters, at \$1,300 versus \$1,325 for all renters. And rent stabilized tenants saw a median gross rent-to-income ratio of 36.4% in 2014, compared to 33.8% for all renters.²¹

Looking at New York City's economy during 2015, it showed many strengths as compared with the preceding year. Positive indicators include growing employment levels, which rose for the sixth consecutive year, increasing 2.9% in 2015.²² The unemployment rate

21 Selected Initial Findings of the 2014 New York City Housing and Vacancy Survey, NYC Dept. of Housing Preservation and Development, February 9, 2015.
22 NYS Dept. of Labor; <http://www.labor.state.ny.us>; Data accessed March 2016. Data is revised annually and may not match data reported in prior years.

also fell, declining by 1.5 percentage points, to 5.7%.²³ Gross City Product (GCP) also increased for the sixth consecutive year, rising in real terms by 3.4% in 2015.²⁴ In addition, inflation-adjusted wages rose by 1.6% during the most recent 12-month period (the fourth quarter of 2014 through the third quarter of 2015)²⁵, and inflation slowed to just 0.1%.²⁶ The number of non-payment filings in Housing Court fell by 2.4%,²⁷ "calendared" cases fell 12.5%,²⁸ and evictions fell by 18.1%.²⁹ In addition, Supplemental Nutrition Assistance Program (SNAP) caseloads fell for second consecutive year, by 3.2%.³⁰

Negative indicators include the seventh consecutive year of increase in homeless levels, which rose to an average of more than 57,000 persons a night, an increase of 5.6% over 2014 levels.³¹ Public assistance caseloads also rose, by 5.7% over 2014 levels.³²

The most recent numbers, from the fourth quarter of 2015 (as compared to the fourth quarter of 2014), show that homeless levels were up 2.1%, cash assistance levels were up 5.7%, and the number of filings in housing court were up 7.1%. However, most fourth quarter indicators were positive, with employment levels up 2.2%, the unemployment rate down 1.3 percentage points, the number of calendared cases in Housing Court down 17.1%, and SNAP recipients down 2.8%. Fourth quarter GCP also rose, by 2.1% in real terms, and inflation was lower than that of the last quarter of 2014, rising by 0.6%, as compared to 0.8% in the fourth quarter of 2014.

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 2008.

Percentage Changes in the Consumer Price Index for the New York City - Northeastern New Jersey Metropolitan Area, 2008-2016 (For "All Urban Consumers")									
	2008	2009	2010	2011	2012	2013	2014	2015	2016
1st Quarter Avg. ³³	3.7%	1.3%	2.1%	2.0%	2.7%	2.1%	1.4%	-0.2%	0.7%
Yearly Avg.	3.9%	0.4%	1.7%	2.8%	2.0%	1.7%	1.3%	0.1%	

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 2016 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.

23 NYS Dept. of Labor; <http://www.labor.state.ny.us>; Data accessed March 2016. Data is revised annually and may not match data reported in prior years.
24 Data from the NYC Comptroller's Office as of March, 2016. 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.
25 NYS Dept. of Labor; <http://www.labor.state.ny.us>; Data accessed March 2016. Data is revised annually and may not match data reported in prior years.
26 Bureau of Labor Statistics; <http://www.bls.gov>; Data accessed March, 2016.
27 Civil Court of the City of New York data.
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 Charts (SNAP Recipients): <http://www.nyc.gov/html/hra/html/facts/charts.shtml>
31 Data from the Policy & Planning Office of the NYC Dept. of Homeless Services (DHS), DHS daily reports, and monthly Citywide Performance Reporting reports. 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.
32 New York City Human Resources Administration. HRA Charts (Cash Assistance Recipients): <http://www1.nyc.gov/site/hra/about/facts.page#charts>
33 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.

2016 Mortgage Survey ³⁴ Average Interest Rates and Points for New and Refinanced Permanent Mortgage Loans 2006-2015										
New Financing of Permanent Mortgage Loans, Interest Rate and Points										
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Avg. Rates	6.3%	5.8%	6.5%	6.3%	5.8%	4.6%	4.4%	4.9%	4.3%	4.0%
Avg. Points	0.61	0.47	0.62	0.79	0.61	0.63	0.59	0.54	0.70	0.4
Refinancing of Permanent Mortgage Loans, Interest Rate and Points										
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Avg. Rates	6.2%	5.8%	6.5%	6.3%	5.7%	4.7%	4.4%	4.9%	--*	--*
Avg. Points	0.61	0.44	0.62	0.83	0.61	0.63	0.40	0.50	--*	--*

Source: 2007–2016 *Annual Mortgage Surveys*, RGB.
* Questions specific to refinancing are no longer asked on the survey.

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. Following a decrease in 2014, approved CONH applications rose, up 52.8%, from 108 in 2014 to 165 in 2015.³⁵

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).³⁶ More than 5,800 violations have been issued since (including more than 1,300 between May, 2015 and April, 2016),³⁷ and in late 2012, the City Council strengthened this law even further, increasing fines to up to \$25,000 for repeat offenders.³⁸

As detailed in last year’s Housing Supply Report, the NYS Attorney General, using data provided by Airbnb, released a report in October of 2014 that found that as many as 72% of the company’s listings were illegal, and 6% of hosts (offering hundreds of units for rent) garnered 36% of all bookings and 37% of all revenue.³⁹ In the wake of that report, and facing pressure from regulators to release data about their business, in December of 2015 and February of 2016 Airbnb released limited data on its New York City rentals. Focused primarily on listings of “Entire Home” rentals, many of which are illegal in New York City, the data shows that as of February 15, 2016, of the 40,349 listings on Airbnb, 54% were offers of entire homes. Of the hosts who offer entire homes, approximately 40% of the revenue comes from hosts with multiple listings, including 10% from hosts with five or more listings. In a letter to State lawmakers that accompanied the February data, Airbnb reaffirmed their commitment to remove listings from their site that are controlled by commercial operators.⁴⁰ However, a news report from the end of February claims that of the more than 600 hosts who were removed from the site in

34 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.

35 NYC Department of Housing Preservation and Development.

36 Mayor Bloomberg Announces Results of City’s Efforts to Curb Dangerous Illegal Hotels in New York City After State Legislation Enhances Enforcement Abilities.” Mayor’s Office Press Release 157-12. April 27, 2012.

37 Office of the Criminal Justice Coordinator, Mayor’s Office of Special Enforcement. Inclusive of data through April 8, 2016.

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

39 “Airbnb in the City,” NYC Attorney General, October 2014 and press release, “A.G. Schneiderman Releases Report Documenting Widespread Illegality Across Airbnb’s NYC Listings; Site Dominated by Commercial Users,” October 16, 2014.

40 Airbnb Action: Our Community Compact in New York City. <https://www.airbnbaction.com/our-community-compact-in-new-york-city/>

November of 2015, 134 had relisted at least one unit on the site, with 44 adding at least two.⁴¹

OTHER RELEVANT INFORMATION

The NYS Division of Housing and Community Renewal released a memo to the Board dated June 7, 2016 in which they outline information from their registration database relating to Hotels/SROs/ Rooming Houses. The following is an excerpt from that memo (Pages 3-4):

11. What is the total number of SRO/Hotel units registered with the DHCR in 2015? 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	12,418
Vacant Units	1,963
Temporary Exempts Units	3,892
*of these 2,700 are Transient Units	
Permanent Exempt Units	49
Total Number of Units	18,332

12. What is the total number of SRO/Hotel units registered with the DHCR on an annual basis from 2009-2015?
 - 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
 - In 2013 the total number of units registered was 17,792
 - In 2014 the total number of units registered was 18,787
 - In 2015 the total number of units registered was 18,322

13. What is the average and median rent for rent stabilized SRO/ Hotel units in 2015?
 - The average rent stabilized rent in buildings due to SRO/Hotel is \$2,292; the median rent is \$1,250.

14. 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 46 was as follows:

	Yes	No	Abstentions
Guidelines for Hotels	7	2	-

Dated: June 28, 2016
Filed with the City Clerk: June 30, 2016

Hon. Kathleen A. Roberts (Ret.)
Chair
NYC Rent Guidelines Board

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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).

41 “Airbnb’s Purged Listings Are Already Coming Back,” Bloomberg, February 25, 2016. <http://www.bloomberg.com/news/articles/2016-02-25/airbnb-s-purged-landlords-are-relisting-their-apartments>

BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 07/15/16

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists names like HENRY A, RAVI P, HELENA, etc.

BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 07/15/16

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists names like FAN, HAQUAN, ANTOINET, etc.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists names like JENNIFER N, MD AMIN, LOUISE, etc.

BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 07/15/16

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists names like ARIANA, ANA, LEIDY, etc.

BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 07/15/16

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists names like JUSTIN, CAROLYN, ANA, etc.