



THE CITY RECORD

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THE CITY RECORD

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

ADMINISTRATIVE TRIALS AND HEARINGS

MEETING

Pursuant to S. 7623A (N.Y. 2022), available at <https://www.nysenate.gov/legislation/bills/2021/s7623/amendment/a>, and the Governor's Executive Order 11.8, available at <https://www.governor.ny.gov/executive-order/no-118-declaring-disaster-emergency-state-new-york>, the New York City Environmental Control Board (the "Board") Meeting, scheduled for August 4, 2022, at 9:30 A.M., will be held

electronically for the public to attend via WebEx instead of attending in person. Members of the public may view the Board meeting by connecting through WebEx with meeting number (access code) 2357 105 3515; password shJuuJj5c54. Minutes of the Board Meeting will be transcribed and posted on the Office of Administrative Trials and Hearings website.

✶ jy22-26

CITY COUNCIL

PUBLIC HEARINGS

CORRECTED NOTICE

NOTICE IS HEREBY GIVEN that the Council has scheduled the following public hearing on the matter indicated below:

The Subcommittee on Landmarks, Public Sitings, and Dispositions will hold a public hearing, accessible both in person and remotely, commencing at 1:00 P.M., on July 27, 2022, in the Committee Room, City Hall, New York, NY 10007. The hearing will be live-streamed on the Council's website, at <https://council.nyc.gov/live/>. Please visit, <https://council.nyc.gov/land-use/>, in advance for information about how to testify and how to submit written testimony.

**THE LIRIO - 806 9TH AVENUE
MANHATTAN CB - 4 C 220221A ZSM**

Application submitted by the Department of Housing Preservation & Development to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for the grant of a special permit pursuant to Section 96-112 of the Zoning Resolution to modify the lot coverage and usable landscaped open area requirements of Section 96-102 (Lot Coverage Regulations) and the height and setback requirements of Section 96-104 (Height and setback regulations), in connection with a proposed mixed-use development on

property located at 806 Ninth Avenue (Block 1044, Lot 3), in a C6-2* District, within the Special Clinton District (Preservation Area).

*Note: The site is proposed to be rezoned by changing existing R8 and R8/C1-5 Districts to a C6-2 District under a concurrent related application for a Zoning Map change (C 220220 ZMM).

**THE LIRIO – 806 9TH AVENUE
MANHATTAN CB – 4 C 220223 PQM**

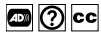
Application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 806 9th Avenue (Block 1044, Lot 3) to facilitate the expansion of Metropolitan Transportation Authority's New York City Transit operations.

**THE LIRIO – 806 9TH AVENUE
MANHATTAN CB – 4 C 220222 PPM**

Application submitted by the Department of Housing Preservation & Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city owned property located at 806 9th Avenue (Block 1044, Lot 3), to facilitate a building containing approximately 111 affordable and supportive housing units, and community facility and retail space.

For questions about accessibility and requests for additional accommodations, please contact swerts@council.nyc.gov, or nbenjamin@council.nyc.gov, or (212) 788-6936, at least three (3) business days before the hearing.

Accessibility questions: Kaitlin Greer, kgreer@council.nyc.gov, by: Friday, July 22, 2022, 3:00 P.M.



jy21-27

NOTICE IS HEREBY GIVEN that the Council has scheduled the following public hearing on the matter indicated below:

The Subcommittee on Zoning and Franchises will hold a public hearing, accessible remotely and in person in the Committee Room, City Hall, New York, NY 10007, on the following matters commencing at 12:00 P.M., on July 28, 2022. The hearing will be live-streamed on the Council's website, at <https://council.nyc.gov/live/>. Please visit <https://council.nyc.gov/land-use/> in advance for information about how to testify and how to submit written testimony.

**1810 RANDALL AVENUE REZONING
BRONX CB – 9 C 220203 ZMX**

Application submitted by Second Pentecostal Church of God La Hermosa and Vertical Community Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a:

1. eliminating from within an existing R4A District a C1-2 District bounded by a line 100 feet southerly of Randall Avenue, a line midway between Beach Avenue and Taylor Avenue, a line 150 feet southerly of Randall Avenue, and Beach Avenue;
2. eliminating from within an existing R5 District to a C1-2 District bounded by a line 100 feet southerly of Randall Avenue, Taylor Avenue, a line 150 feet southerly of Randall Avenue, and a line midway between Beach Avenue and Taylor Avenue;
3. changing from an R4A District to an R6 District property bounded by Randall Avenue, a line midway between Beach Avenue and Taylor Avenue, line 100 feet southerly of Randall Avenue, and Beach Avenue; and
4. changing from an R5 District to an R6 District property bounded by Randall Avenue, Taylor Avenue, a line 100 feet southerly of Randall Avenue, and a line midway between Beach Avenue and Taylor Avenue;

as shown on a diagram (for illustrative purposes only) dated February 28, 2022, and subject to the conditions of CEQR Declaration E-660.

**1810 RANDALL AVENUE REZONING
BRONX CB – 9 N 220204 ZRX**

Application submitted by the Second Pentecostal Church of God La Hermosa and Vertical Community Development, LLC, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

**APPENDIX F
Inclusionary Housing Designated Areas and Mandatory
Inclusionary Housing Areas**

THE BRONX

The Bronx Community District 9

Map 7 – [date of adoption]



■ Mandatory Inclusionary Housing Area see Section 23-154(d)(3)

Area # – [date of adoption] – MIH Program Option 1 and Option 2

Portion of Community District 9, The Bronx

**1959 STRANG AVENUE – COMMERCIAL OVERLAY
BRONX CB – 12 C 220171 ZMX**

Application submitted by 1959 Strang Ave LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 2b, by establishing within an existing R4 District a C2-3 District bounded by a line 100 feet northerly of Strang Avenue, Baychester Avenue, Strang Avenue, and a line midway between Edson Avenue and Baychester Avenue as shown on a diagram (for illustrative purposes only) dated March 14, 2022, and subject to the conditions of CEQR Declaration E-666.

**231-06 NORTHERN BOULEVARD COMMERCIAL OVERLAY
QUEENS CB – 11 C 210394 ZMQ**

Application submitted by Kenfa Madison LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11a, establishing within an existing R1-2 District a C2-2 District bounded by Northern Boulevard, 234th Street, a northwesterly boundary line of a Park (Alley Park) and its northeasterly prolongation, a northeasterly boundary line of a Park (Alley Park), a northwesterly boundary line of a Park (Alley Park), and the northwesterly prolongation of a former Park boundary line, as shown on a diagram (for illustrative purposes only) dated March 14, 2022.

**HALLETT'S NORTH
QUEENS CB – 1 C 220196 ZMQ**

Application submitted by Astoria Owners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9a:

1. changing from an M1-1 District to an R7-3 District property bounded by the northwesterly streetline of the former 3rd Street, the U.S. Pierhead and Bulkhead Line, a line 280 feet southeasterly of former 3rd Street, and 26th Avenue; and
2. establishing within the proposed R7-3 District a C2-4 District bounded by the northwesterly streetline of the former 3rd Street, the U.S. Pierhead and Bulkhead Line, a line 280 feet southeasterly of former 3rd Street, and 26th Avenue;

as shown on a diagram (for illustrative purposes only) dated March 28, 2022 and subject to the conditions of CEQR Declaration E-671.

**HALLETT'S NORTH
QUEENS CB – 1 C 220197 ZRQ**

Application submitted by Astoria Owners LLC, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter struck out is to be deleted;
 Matter within # # is defined in Section 12-10;
 * * * indicates where unchanged text appears in the Zoning Resolution.

* * *

**APPENDIX F
 Inclusionary Housing Designated Areas and Mandatory
 Inclusionary Housing Areas**

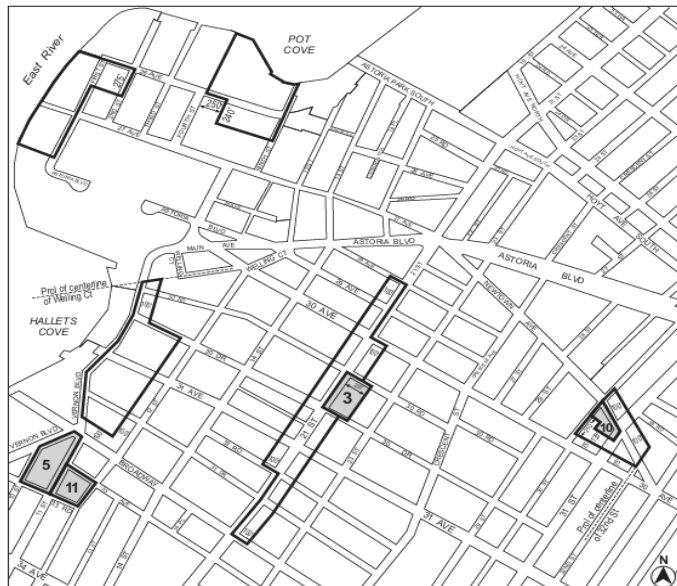
* * *

QUEENS

Queens Community District 1

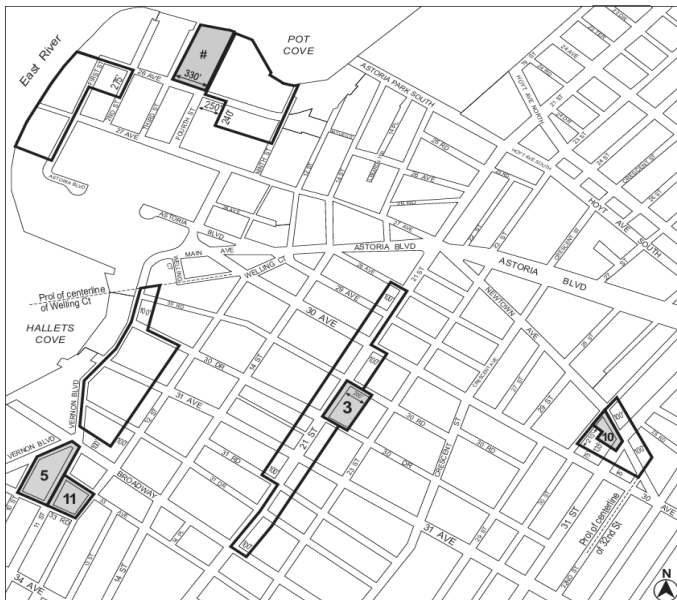
Map 1 - [date of adoption]

[EXISTING MAP]



Inclusionary Housing designated area
Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
 Area 3 – 10/31/18 MIH Program Option 1 and Option 2
 Area 5 – 10/17/19 MIH Program Option 1
 Area 10 – 6/17/21 MIH Program Option 1
 Area 11 – 10/21/21 MIH Program Option 1

[PROPOSED MAP]



Inclusionary Housing designated area
Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
 Area 3 – 10/31/18 MIH Program Option 1 and Option 2
 Area 5 – 10/17/19 MIH Program Option 1
 Area 10 – 6/17/21 MIH Program Option 1
 Area 11 – 10/21/21 MIH Program Option 1
 Area # - [date of adoption] MIH Program Option 1

Portion of Community District 1, Queens

* * *

For questions about accessibility and requests for additional accommodations, please contact swerts@council.nyc.gov, or nbenjamin@council.nyc.gov, or (212) 788-6936, at least three (3) business days before the hearing.

Accessibility questions: Kaitlin Greer, kgreer@council.nyc.gov, by: Monday, July 25, 2022, 3:00 P.M.



jy22-28

CITY PLANNING COMMISSION

PUBLIC HEARINGS

The City Planning Commission, will hold a remote public hearing, via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, July 27, 2022, regarding the calendar items listed below.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting:

<https://www1.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/384403/1>

Members of the public should observe the meeting through DCP's website. Testimony can be provided verbally by joining the meeting using either Zoom or by calling the following number and entering the information listed below:

- 877 853 5247 US Toll-free
- 888 788 0099 US Toll-free
- 253 215 8782 US Toll Number
- 213 338 8477 US Toll Number

Meeting ID: **618 237 7396**
 [Press # to skip the Participation ID]
 Password: 1

To provide verbal testimony via Zoom please follow the instructions available through the above webpage (link above).

Written comments will also be accepted until 11:59 P.M., one week before the date of vote. Please use the CPC Comments form that is accessible through the above webpage.

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. The submission of testimony, verbal or written, in a language other than English, will be accepted, and real time interpretation services will be provided based on available resources. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to [AccessibilityInfo@planning.nyc.gov] or made by calling [212-720-3508]. Requests must be submitted at least five business days before the meeting.

**BOROUGH OF THE BRONX
 No. 1
 MORRISANIA OPEN DOOR**

CD 3 C 220380 HAX
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property, located at 1312-1314 Chisholm Street (Block 2972, Lots 15 and 16) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property, to a developer to be selected by HPD;

to facilitate the development of a six-story building containing approximately 23 affordable housing units.

**No. 2
 MORRIS HEIGHTS NCP**

CD 5 C 220381 HAX
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property, located at 30 West 182nd

Street (Block 3195, Lot 21) and 1647 Popham Avenue (Block 2877, Lot 278) as an Urban Development Action Area; and

- b. an Urban Development Action Area Project for such area; and

- 2. pursuant to Section 197-c of the New York City Charter for the disposition of such property, to a developer to be selected by HPD;

to facilitate the development of two buildings containing an approximate total of 28 affordable housing units.

Nos. 3 & 4
2017 GRAND CONCOURSE
No. 3

CD 5 C 220356 HAX
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

- 1. pursuant to Article 16 of the General Municipal Law of New York State for:
a. the designation of property, located at 2017 Grand Concourse (Block 2808, Lot 90) as an Urban Development Action Area; and
b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property, to a developer to be selected by HPD;

to facilitate the development of a new nine-story affordable housing building containing approximately 33 affordable housing units.

No. 4

CD 5 C 220357 PQX
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter, for the acquisition of property, located at 2017 Grand Concourse (Block 2808, Lot 90), to facilitate the development of a new nine-story affordable housing building containing approximately 33 affordable housing units.

BOROUGH OF BROOKLYN
Nos. 5 - 7
NINTH STREET REZONING
No. 5

CD 6 C 210348 ZMK
IN THE MATTER OF an application submitted by Angelina Gatto Trust, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

- 1. changing from an M2-1 District, to an M1-4/R7A District property, bounded by a line midway between 8th Street and 9th Street, a line 100 feet northwesterly of 3rd Avenue, 9th Street, and a line 175 feet southeasterly of 2nd Avenue; and
2. establishing a Special Mixed Use District (MX-25), bounded by a line midway between 8th Street and 9th Street, a line 100 feet northwesterly of 3rd Avenue, 9th Street, and a line 175 feet southeasterly of 2nd Avenue.

as shown on a diagram (for illustrative purposes only), dated April 25, 2022, and subject to the conditions of CEQR Declaration E-670.

No. 6

CD 6 N 210349 ZRK
IN THE MATTER OF an application submitted by Angelina Gatto Trust, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District (MX-25) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;
Matter struck out is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

ARTICLE XII
SPECIAL PURPOSE DISTRICTS

Chapter 3
Special Mixed Use District

123-60
SPECIAL BULK REGULATIONS

123-63
Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts

Table with 2 columns: #Special Mixed Use District#, Designated #Residence District#. Rows include MX-1 - Community District 1, The Bronx (R6A R7D), MX 23 - Community District, Queens (R7A), and MX 25 - Community District 6, Brooklyn (R7A).

123-90
SPECIAL MIXED USE DISTRICTS SPECIFIED

#Special Mixed Use District# - 23 (10/21/21)
Ravenswood, Queens

The #Special Mixed Use District# - 23 is established in Ravenswood in Queens as indicated on the #zoning maps#.

#Special Mixed Use District# - 25 [date of adoption]
Gowanus, Brooklyn

The #Special Mixed Use District# - 25 is established in Gowanus in Brooklyn as indicated on the #zoning maps#.

APPENDIX F

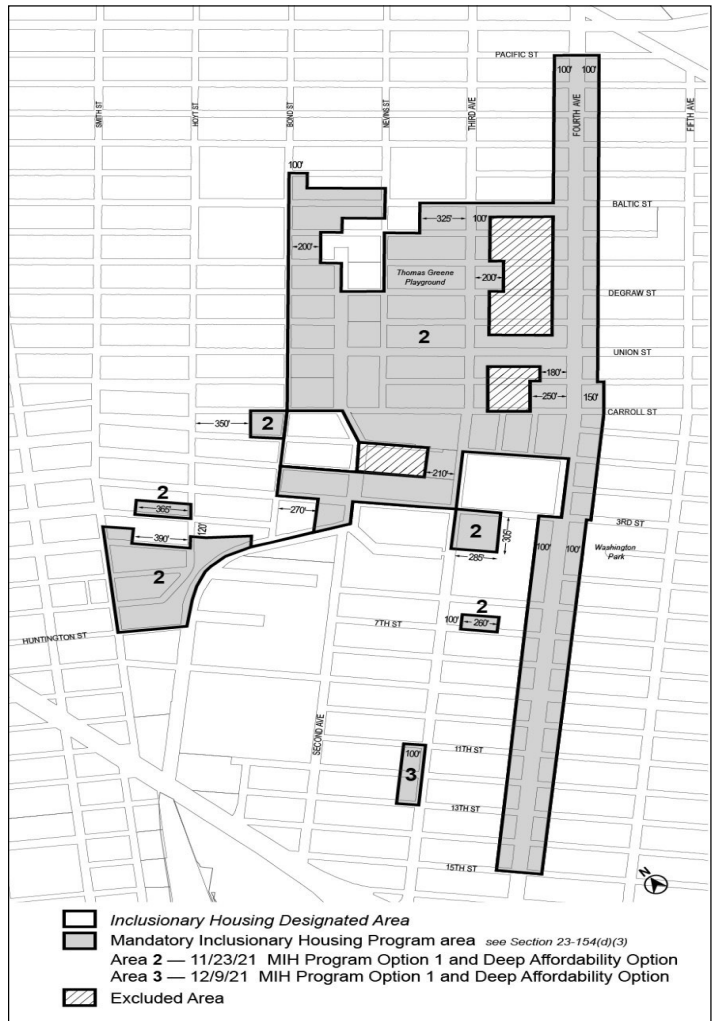
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

BROOKLYN

Brooklyn Community District 6

Map 1 - (12/9/21) [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



Portion of Community District 6, Brooklyn

* * *
No. 7

CD 6 **No. 7** **C 210350 ZSK**
IN THE MATTER OF an application submitted by Angelina Gatto Trust pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-533 of the Zoning Resolution to waive all required accessory off-street parking spaces, for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed use development, on property located at 153-157 9th Street and 124 8th Street (Block 1002, Lots 48, 49, 50 & 16), in M1-4/R7A* and M2-1 Districts, partially within a Special Mixed Use District (MX-25)*.

*Note: a portion of the zoning lot is proposed to be rezoned by changing an existing M2-1 District, to an M1-4/R7A (MX-25) District under a concurrent related application for a Zoning Map change (C 210348 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2020K0358>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

BOROUGH OF MANHATTAN
Nos. 8 - 11
705 10TH AVENUE (DEP SITE)

No. 8

CD 4 **No. 8** **C 220340 HAM**
IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property, located at 705 10th Avenue (Block 1077, Lot 29) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property, to a developer to be selected by HPD;

to facilitate the development of an eight-story building containing approximately 157 affordable housing units and an open space area.

No. 9

CD 4 **No. 9** **N 220339 ZRM**
IN THE MATTER OF an application submitted by NYC Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying special permit provisions of Article IX, Chapter 6 (Special Clinton District).

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

ARTICLE IX
SPECIAL PURPOSE DISTRICTS

Chapter 6
Special Clinton District

* * *

96-10
PRESERVATION AREA

* * *

96-104
Height and setback regulations

The underlying height and setback regulations shall not apply, except as set forth in Sections 23-62 or 33-42 (Permitted Obstructions), as applicable. In lieu thereof, the height and setback provisions of this Section shall apply. All height shall be measured from #curb level#.

* * *

However, the City Planning Commission, by special permit, may modify the special height and setback regulations set forth in this Section. In order to grant such special permit, the Commission shall find that the distribution of #bulk# permits adequate access of light and air to surrounding #streets# and properties and that the maximum height does not exceed 99 feet beyond 100 feet of a #wide street#, and 115 feet within 100 feet of a #wide street#.

The Commission may prescribe appropriate conditions and safeguards to protect and minimize any adverse effects on the character of the surrounding area.

* * *

96-112
Special permits

For #developments# or #enlargements# within the Preservation Area, or subject to the regulations of paragraph (a) of Section 96-31 (Special Regulations in R8 Districts), the City Planning Commission may allow, by special permit, the modifications set forth in paragraph (a) of this Section, provided that the findings in paragraph (b) are met.

(a) The Commission may allow modifications to:

- (1) the special height and setback regulations set forth in Section 96-104 (Height and setback regulations), provided that the height of the #building# shall not exceed 115 feet within 100 feet of a #wide street#, and 99 feet beyond 100 feet of a #wide street#; and
- (2) the other applicable #bulk# regulations of this Resolution, except #floor area ratio#, for #buildings# that are located on a #zoning lot# that has an area of at least 40,000 square feet, occupies the frontage of a #wide street#, and contains existing public infrastructure.

(b) In order to grant such special permit, the Commission shall find that:

1. for height modifications of paragraph (a)(1) of this Section, the distribution of #bulk# permits adequate access to light and air to surrounding #streets# and properties;
2. for other #bulk# modifications:

- (i) there are physical conditions, including the presence of existing #buildings or other structures#, public infrastructure, or topographical features, that create practical difficulties in complying with the #bulk# regulations that would adversely affect the #building# configuration or site plan;
- (ii) the proposed modifications will not unduly obstruct access to light and air to adjoining properties or #streets#;
- (iii) the proposed scale and placement of the #development# or #enlargement# relates harmoniously with the surrounding area; and
- (iv) the requested modification is reasonable in relation to the practical difficulties on the site or the public benefit derived from the #development# or #enlargement#.

The Commission may prescribe appropriate conditions and safeguards to protect and minimize any adverse effects on the character of the surrounding area.

* * *

No. 10

CD 4 C 220338 ZSM

IN THE MATTER OF an application submitted by NYC Department of Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 96-112* of the Zoning Resolution to modify the height and setback requirements of Section 96-104* (Height and setback regulations) and the rear yard regulations of Section 23-532 (Required rear yard equivalents), on a zoning lot that has an area of greater than 40,000 square feet, occupies a frontage of a wide street, and contains existing public infrastructure, in connection with a proposed 8-story mixed-use building, on property, located at 705 10th Avenue (Block 1077, Lot 29), in R8 and R8/C2-5 Districts, partially within the Preservation and partially within the Other Areas (C2), within the Special Clinton District.

*Note: Section 96-104 is proposed to be changed and a new section 96-112 is proposed to be created under a concurrent related application for a Zoning Text Amendment (N 220339 ZRM).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2019M0374>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 11

CD 4 C 220337 ZSM

IN THE MATTER OF an application submitted by NYC Department of Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681 of the Zoning Resolution to allow that portion of a railroad or transit right of-way which will be completely covered over by a permanent platform to be included in the lot area, in connection with a proposed 8-story mixed-use building, on property located at 705 10th Avenue (Block 1077, Lot 29), in R8 and R8/C2-5 Districts, partially within the Preservation and partially within the Other Areas (C2), within the Special Clinton District.

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2019M0374>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

Sara Avila, Calendar Officer
City Planning Commission
120 Broadway, 31st Floor, New York, NY 10271
Telephone (212) 720-3366

Accessibility questions: (212) 720-3508, AccessibilityInfo@planning.nyc.gov, by: Friday, July 22, 2022, 5:00 P.M.



jy13-27

COMMUNITY BOARDS

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the following matters have been scheduled for public hearing by Community Board:

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 08 - SLA AND SIDEWALK CAFÉ REVIEW COMMITTEE (SLAC) – Monday, July 25, 2022, at 6:15 P.M., via Webex Virtual Meeting platform. Please note that the SLAC Committee, is hosting this public hearing during the Board’s official summer hiatus period due to NYS Liquor Authority policies of not

postponing applications during the months of July and August.

Meeting link: <https://bit.ly/3P4UaL5>

Meeting number: 2349 694 8739
Password: 1291

Join by phone
+1-646-992-2010 United States Toll (New York City)
+1-408-418-9388 United States Toll
Access code: 234 969 48739

Public Hearing Items:

A. DISCUSSION OF THE FOLLOWING RENEWAL LICENSES:

1. Finn’s Corner, 660 Washington Avenue (corner of Bergen Street) – Full license (juke box, sidewalk café, freestanding covered structure, televisions)
2. Leland Eating and Drinking House, 755 Dean Street – Full (recorded music)
3. KCBM Incorporated, 706 Nostrand Avenue – Full (recorded music, karaoke, live music)
4. Wild Birds LLC, 951 Dean Street (corner of Classon) – Full license (live music, patron dancing, third-party promoters, security personnel, recorded music, sidewalk café) –NOTE: LICENSE WAS SET TO EXPIRE JUNE 30TH AND LIKELY HAS BEEN RECEIVED ALREADY

B. DISCUSSION OF CLASS CHANGE APPLICATIONS

1. Nourish Thai, 637A Vanderbilt Avenue – Upgrading to Full from Wine/beer/cider (recorded music)
2. Ozakaya, 635 Vanderbilt Avenue – Upgrading to Full from Beer/wine/cider (recorded music)

C. DISCUSSION OF METHOD OF OPERATIONS APPLICATIONS:

Savvy Bistro and Bar Inc., 710 Nostrand Avenue (between St. Marks and Prospect) – Full license

D. DISCUSSION OF THE FOLLOWING NEW LICENSES

1. Barboncino, 781 Franklin Avenue – Full license (live music jazz trios, sidewalk café, recorded music)
2. Chipotle, 250 Utica Avenue – Beer/wine/cider
3. Nacho Macho Taco, 417 Prospect Place (corner of Grand Avenue) – Full license (recorded music)
4. Crown Hill Theater, 746-750 Nostrand Avenue – Full license (DJ, recorded music, karaoke, live music, patron dancing, rooftop, garden/grounds)
5. Baltazar Serapio Corp., 752-752A Nostrand Avenue – Full (recorded music)
6. Stay Press’d, 679 Classon Avenue – Beer/wine/cider (juice bar/ café, recorded music, open restaurants seating)
7. Lakou Café, 195 Utica Avenue – Full license (patron dancing, live music, DJ, recorded music open mic nights, karaoke, open restaurant seating)

◀ jy22-25

BOARD OF EDUCATION RETIREMENT SYSTEM

■ MEETING

The Board of Education Retirement System Board of Trustees Meeting will be held, on Monday, July 25, 2022, from 4:00 P.M. - 6:00 P.M., via Webex. If you would like to attend this meeting, please contact BERS Executive Director, Sanford Rich, at Srich4@bers.nyc.gov.

jy15-25

HOUSING AUTHORITY

■ MEETING

The next Board Meeting of the New York City Housing Authority, is scheduled for Wednesday, July 27, 2022 at 10:00 A.M., in the Ceremonial Room, on the 5th Floor, of 90 Church Street, New York, NY (unless otherwise noted). Copies of the Calendar will be available on NYCHA’s Website or may be picked up at the Office of the Corporate Secretary at 90 Church Street, 5th Floor, New York, NY, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Minutes will also be available on NYCHA’s Website, or may be picked up at the Office of the Corporate Secretary, no earlier than 3:00 P.M., on the Thursday following the Board Meeting.

Any changes to the schedule will be posted here and on NYCHA’s Website, at <https://www1.nyc.gov/site/nycha/about/board-meetings.page>, to the extent practicable at a reasonable time before the meeting.

The meeting is open to the public. Pre-registration, at least 45 minutes before the scheduled Board Meeting, is required by all speakers. Comments are limited to the items on the Calendar. Speaking time will be limited to three minutes. The public comment period will conclude upon all speakers being heard or at the expiration of 30 minutes allotted by law for public comment, whichever occurs first.

The meeting will be streamed live on NYCHA's YouTube Channel, at <https://www.youtube.com/c/nycha>, and NYCHA's Website, at <https://www1.nyc.gov/site/nycha/about/board-meetings.page>.

For additional information, please visit NYCHA's Website, or contact (212) 306-6088.

jy6-27

LANDMARKS PRESERVATION COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, August 2, 2022, the Landmarks Preservation Commission (LPC or agency), will hold a public hearing by teleconference with respect to the properties list below, and then followed by a public meeting.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. The teleconference will be by the Zoom app and will be live streamed on the LPC's YouTube channel, www.youtube.com/nyc LPC. Members of the public should observe the meeting on the YouTube channel and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, under the "Hearings" tab, <https://www1.nyc.gov/site/lpc/hearings/hearings.page>, on the Monday before the public hearing. Any person requiring language assistance services or other reasonable accommodation in order to participate in the hearing or attend the meeting, should contact the LPC, by contacting Sonia Guior, Community and Intergovernmental Affairs Coordinator, at SGuior@lpc.nyc.gov, at least five (5) business days before the hearing or meeting. Please note: Due to the City's response to COVID-19, this public hearing and meeting is subject to change and/or cancellation.

357 Clermont Avenue, aka 325-361 Clermont Avenue, 91-99 Greene Avenue, 318-364 Vanderbilt Avenue - Fort Greene Historic

LPC-22-10519 - Block 2122 - Lot 4 - **Zoning: R6B**
CERTIFICATE OF APPROPRIATENESS

An Elizabethan Revival style school building with Gothic detailing, designed by J. Frederick Cook and built in 1931. Application is to alter a courtyard, fencing, gates, and a bleacher, install a ramp, install lighting fixtures, and legalize the installation of an LED sign.

1 Willow Place, aka 54 Joralemon Street - Brooklyn Heights Historic District

LPC-22-07520 - Block 260 - Lot 23 - **Zoning: R6**
CERTIFICATE OF APPROPRIATENESS

A Greek Revival style house, built in 1849. Application is to construct a stair bulkhead and install other rooftop elements, alter the parapet, modify and create window openings, and legalize the installation of a porch without Landmarks Preservation Commission permit(s).

356 Hoyt Street - Carroll Gardens Historic District

LPC-22-09843 - Block 450 - Lot 41 - **Zoning: R6B**
CERTIFICATE OF APPROPRIATENESS

A stable, designed by Stanley S. Covert and built in 1881. Application is to modify facades, enlarge openings, install infill, and construct a bulkhead.

511 East 16th Street - Ditmas Park Historic District

LPC-22-09901 - Block 5202 - Lot 57 - **Zoning: R1-2**
CERTIFICATE OF APPROPRIATENESS

A Bungalow style house, designed by Arlington D. Isham and built in 1909. Application is to replace entrance stairs.

6301 12th Avenue, aka 6301-6323 12th Avenue, 1202-1216 63rd Street, and 1201-1215 64th Street - Individual Landmark

LPC-22-08731 - Block 5739 - Lot 1 - **Zoning: R5B**
CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival/Beaux-Arts style orphanage building, designed by George H. Streeton and built in 1899, with additions built c.1910. Application is to remove religious iconography including crosses and stained glass, replace entrance infill and windows, construct a rooftop elevator bulkhead and courtyard additions, install rooftop mechanical equipment and railings, modify ironwork, install a fire stair and ramp,

alter the hardscape and boundary walls, and install signage and light fixtures.

165 Waverly Place - Greenwich Village Historic District

LPC-22-12370 - Block 593 - Lot 51 - **Zoning: R6**
CERTIFICATE OF APPROPRIATENESS

A vernacular style dispensary building, built in 1831, and altered in 1854. Application is to install signage.

1141 Broadway - Madison Square North Historic District

LPC-22-03944 - Block 828 - Lot 25 - **Zoning: M1-6**
CERTIFICATE OF APPROPRIATENESS

An Art Deco style commercial building, designed by William I. Hohauser and built in 1926-27. Application is to construct a rooftop addition.

353 Riverside Drive - Riverside - West End Historic District Extension II

LPC-22-10740 - Block 1892 - Lot 66 - **Zoning: R8**
CERTIFICATE OF APPROPRIATENESS

A Beaux-Arts style rowhouse, designed by Robert D. Kohn and built in 1899-1901. Application is to enlarge an elevator bulkhead.

1071 Fifth Avenue - Expanded Carnegie Hill Historic District

LPC-22-12330 - Block 1500 - Lot 1 - **Zoning: M1-6**
CERTIFICATE OF APPROPRIATENESS

A Modern-Style museum building, designed by Frank Lloyd Wright and built in 1956-59, and subsequently enlarged by an addition designed by Gwathmey Siegel and Associates and built in 1988-92. Application is to modify designated interior spaces.

459 West 140th Street - Hamilton Heights Historic District

LPC-22-09211 - Block 2057 - Lot 36 - **Zoning: R6A**
CERTIFICATE OF APPROPRIATENESS

A Beaux-Arts style town house, designed by Neville & Bagge and built in 1905-06. Application is to construct a rooftop addition, modify masonry openings, install a cornice, and modify the parapet.

245 West 138th Street - St. Nicholas Historic District

LPC-22-11940 - Block 2024 - Lot 13 - **Zoning: R7-2**
CERTIFICATE OF APPROPRIATENESS

A Neo-Georgian style Rowhouse, designed by Bruce Price and Clarence S. Luce and built in 1891-92. Application is to demolish a wall and construct a garage and deck.

136 Walcott Avenue - New York City Farm Colony - Seaview Hospital Historic District

LPC-22-11571 - Block 1975 - Lot 536 - **Zoning: R3-1**
CERTIFICATE OF APPROPRIATENESS

A free-standing house, built c. 1970. Application is to alter the facades, enlarge the building and construct a garage.

jy20-a2

BOARD OF STANDARDS AND APPEALS

■ PUBLIC HEARINGS

ADDED CASE

August 8th, 2022, and August 9th, 2022, 10:00 A.M. and 2:00 P.M.

NOTICE IS HEREBY GIVEN of teleconference public hearings, Monday, August 8th, 2022, at 10:00 A.M. and 2:00 P.M., and Tuesday, August 9th, 2022, at 10:00 A.M. and 2:00 P.M., to be streamed live through the Board's website (www.nyc.gov/bsa), with remote public participation, on the following matters:

SPECIAL ORDER CALENDAR

2016-4176-BZ

APPLICANT – Akerman LLP, for Islamic Center of Jackson Heights, owner.

SUBJECT – Application November 18, 2021 – Extension of Time to Complete Construction of a previously approved variance (§72-21) to permit the construction of a new three-story house of worship (UG 4A) building contrary to ZR §24-34 (front yard) and ZR §24-35 (side yard) requirements, which expired on October 3, 2021. R4 zoning district. PREMISES AFFECTED – 78-04 31st Avenue, Block 1149, Lot 1, Borough of Queens.

COMMUNITY BOARD #3Q

Shampa Chanda, Vice-Chair/Commissioner

jy21-22

COURT NOTICES

SUPREME COURT

RICHMOND COUNTY

■ NOTICE

I.A.S. PART 89 NOTICE OF PETITION INDEX NUMBER CY4519/2022 CONDEMNATION PROCEEDING

IN THE MATTER OF the Application of
THE CITY OF NEW YORK,

Petitioner,

To Acquire by Exercise of its Powers of Eminent Domain Title in Fee Simple to Certain Real Property Known as Tax Block 908 Lot 16, Located in the Borough of Staten Island, City and State of New York, Required for the

TODT HILL BLUEBELT

PLEASE TAKE NOTICE, that the City of New York ("City") intends to make an application to the Supreme Court of the State of New York, Richmond County, IAS Part 89, for certain relief.

The application will be made at the following time and place: At the Kings County Courthouse, located at 360 Adams Street, Room 724, in the Borough of Brooklyn, City and State of New York, on Wednesday, July 27, 2022, at 2:30 P.M., or as soon thereafter as counsel can be heard.

The application is for an order:

- a. authorizing the City to file an acquisition map in the Office of the Richmond County Clerk;
- b. directing that upon the filing of the order granting the relief sought in this petition together with the filing of the acquisition map in the Office of the Richmond County Clerk, title to the property shown on said map and sought to be acquired and more particularly described in this petition shall vest in the City;
- c. providing that the just compensation that should be made to the owners of the interests in real property sought to be acquired and described in this petition be ascertained and determined by the court without a jury;
- d. directing that within thirty days of the entry of the order granting the relief sought in this petition, the City shall cause a Notice of Acquisition to be published in at least ten successive issues of The City Record, an official newspaper published in the City of New York, and shall serve a copy of such notice by first class mail on each condemnee or his, her, or its attorney of record;
- e. directing that each condemnee shall have a period of two calendar years from the vesting date for this proceeding, in which to file a written claim, demand or notice of appearance with the Clerk of this Court and to serve a copy of the same upon the Corporation Counsel of the City of New York, 100 Church Street, New York, New York, 10007

The City, in this proceeding, intends to acquire title in fee simple absolute to certain real property where not heretofore acquired for the same purpose, for the Todt Hill Bluebelt.

The real property to be acquired in fee simple absolute in this proceeding, subject to the interests of the State of New York, is described as follows:

STATEN ISLAND BLOCK 908, LOT 16

All that certain plot, piece or parcel of land, being situated in the Borough of Staten Island and County of Richmond, City and State of New York, being Block 908 Lot 16; more particularly described as follows:

BEGINNING at a point on the southerly side of Whitlock avenue (60' wide) distance 343.50 feet westerly from the corner formed by the intersection of the southerly side of Whitlock avenue with the westerly side of Todt Hill road (60' wide);

THENCE S. 26°36'01" E. along the westerly line of N/F Mark Lauria block 908 lot 11, a distance of 141.87 feet to a point;

THENCE S. 54°04'19" W. along the northerly line of N/F Alex Shchegol block 905 lot 14, a distance of 163.48 feet to a found concrete monument;

THENCE N. 55°53'40" W. along the northerly line of N/F NYS Dept. of Environmental Conservation block 905 lot 1, and passing a found concrete monument a distance of 414.59' from last mention monument, a distance of 420.00' feet to point;

THENCE N. 09°36'40" W. along the easterly line of N/F Steve & Esther Nisan block 908 lot 47 a distance of 52.33' to the southerly street margin of Whitlock avenue;

THENCE in a generally easterly direction along a non-tangent curve to the left and along the southerly road margin of Whitlock Avenue, having a radius of 119.22', arc length of 96.31', chord of S. 32°45'10" E., 93.71', and delta angle of 46°17'00" to a point of tangency;

THENCE S. 55°53'40" W. continuing along the southerly road margin of Whitlock avenue a distance of 25.00' to point of curvature;

THENCE continuing along the southerly road margin of Whitlock avenue, along a curve to the left having a radius of 280.33', arc length of 342.65', chord of N. 89°05'19" E., 321.72', and delta angle of 70°02'01" to a point of tangency;

THENCE N. 54°04'19" E. continuing along the southerly road margin of Whitlock avenue a distance of 39.87' to the point of BEGINNING.

CONTAINING 35,693 SF/0.8194 Acres of Land more or less.

The above-described property shall be acquired subject to the encroachments as delineated on the Damage and Acquisition Map dated September 7, 2020, and last revised February 8, 2021, for as long as such encroachments shall stand.

Surveys, maps or plans of the property to be acquired are on file in the office of the Corporation Counsel of the City of New York, 100 Church Street, New York, New York 10007.

PLEASE TAKE FURTHER NOTICE THAT, pursuant to EDPL §402(B)(4), any party seeking to oppose the acquisition must interpose a verified answer, which must contain specific denial of each material allegation of the petition controverted by the opponent, or any statement of new matter deemed by the opponent to be a defense to the proceeding. Pursuant to CPLR 403, said answer must be served upon the office of the Corporation Counsel at least seven (7) days before the date that the petition is noticed to be heard.

Dated: New York, New York
July 5, 2022

HON. SYLVIA O. HINDS-RADIX
Corporation Counsel of the City of New York
Attorney for the Condemnor
100 Church Street
New York, New York 10007
Tel. (212) 356-4064
By: Stephanie Fitos
Assistant Corporation Counsel

SEE MAP(S) IN BACK OF PAPER

jy12-25

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: <https://www.propertyroom.com/s/nyc+fleet>

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

Vehicles can be viewed in person, at:
Kenben Industries Ltd., 1908 Shore Parkway, Brooklyn, NY 11214
Phone: (718) 802-0022

No previous arrangements or phone calls are needed to preview.
Hours are Monday and Tuesday from 10:00 A.M. – 2:00 P.M.

HOUSING PRESERVATION AND DEVELOPMENT

■ PUBLIC HEARINGS

All Notices Regarding Housing Preservation and Development Dispositions of City-Owned Property, appear in the Public Hearing Section.

j5-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 PREQUALIFICATION

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 HHS Accelerator Prequalification Application using the City’s PASSPort system. The PASSPort system is a web-based system maintained by the City of New York for use by its Mayoral Agencies to manage procurement. Important business information collected in the Prequalification Application is 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 and organizational capacity. Approved organizations will be eligible to compete and would submit electronic proposals through the PASSPort system. The PASSPort Public Portal, which lists all RFPs, including HHS RFPs that require HHS Accelerator Prequalification, may be viewed, at https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public. All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding. For additional information about HHS Accelerator Prequalification and PASSPort, including background materials, user guides and video tutorials, please visit <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page>.

ADMINISTRATION FOR CHILDREN'S SERVICES

■ AWARD

Services (other than human services)

VIRONIS SUPPORT MAINTENANCE - Intergovernmental Purchase - PIN# 0682200024001 - AMT: \$64,664.00 - TO: Insight Public Sector Inc., 2701 East Insight Way, Chandler, AZ 85286.

jy22

DISTRICT ATTORNEY - NEW YORK COUNTY

■ SOLICITATION

Human Services/Client Services

SUPPORTING STAFF SERVICES - Request for Proposals - PIN# 20231800002 - Due 8-22-22 at 12:00 P.M.

The New York County District Attorney’s Office, is requesting Proposals from qualified vendors, to provide Supporting Staff Services. This Request for Proposal (RFP), solicits technical and cost proposals, to provide Laborer, Transcriber and Fiscal Administrative Assistant positions. Send requests to bidrfps@dany.nyc.gov, with a copy to Wongi@dany.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.

District Attorney - New York County. Io Wong (212) 335-3419; bidrfps@dany.nyc.gov; Wongi@dany.nyc.gov

jy18-22

ECONOMIC DEVELOPMENT CORPORATION

CONTRACTS

■ SOLICITATION

Goods and Services

VENTURE ACCESS NYC FOUNDER FELLOWSHIP RFP

- Request for Proposals - PIN# 9510 - Due 8-26-22 at 11:59 P.M.

New York City Economic Development Corporation (“NYCEDC” or the “Corporation”), has a history of supporting entrepreneurs in launching early-stage companies, including supporting startup programs across New York City (“NYC”). These programs have helped foster early-stage startups, strengthened the venture-backed startup community, and brought entrepreneurial education to New Yorkers. As the startup economy has grown, challenges continue to exist for entrepreneurs traditionally underrepresented in the tech industry, leading to inequities in the sector. To address this, NYCEDC, seeks to provide mentorship, access, and resources to a diverse and inclusive community of startups, including those led by female founders, founders of color, and other communities traditionally underrepresented among venture-backed startups.

NYCEDC, is seeking operators with substantial entrepreneurship networks and proven business-development success to recruit and facilitate the expansion of the Venture Access Founder Fellowship program (“Fellowship”). The Fellowship is dedicated to supporting a diverse community of founders building tech and tech-enabled businesses across a range of industries and service sectors. The Fellowship will equip diverse entrepreneurs with access to networking, fundraising, mentorship, business development, and other opportunities necessary to successfully build and grow an enterprise in NYC.

NYCEDC, plans to select one or more operators on the basis of factors stated in the RFP which include, but are not limited to: alignment with the project timeline, respondent qualifications and experience; project feasibility, cost efficiency, and sustainability; experience with or interest in building programming focused on diversity, equity and inclusion; strategy to recruit diverse applicants; and capacity to host at least 20 Fellow teams.

It is the policy of NYCEDC to comply with all Federal, State and City Laws and regulations which prohibit unlawful discrimination because of race, creed, color, national origin, sex, age, disability, marital status and other protected category and to take affirmative action in working with contracting parties to ensure certified Minority and Women-owned Business Enterprises (MWBES) share in the economic opportunities generated by NYCEDC’s projects and initiatives. Please refer to the Equal Employment and Affirmative Compliance for Non-Construction Contracts Addendum in the RFP.

An optional informational session will be held on Monday, August 1, 2022, at 3:00 P.M., Eastern Time virtually. Those who wish to attend should RSVP by email, to FounderFellowshipRFP@edc.nyc, at 2:00 P.M., ET on August 1, 2022.

Respondents may submit questions and/or request clarifications from NYCEDC no later than 5:00 P.M., ET on Friday, August 5, 2022. Questions regarding the subject matter of this RFP should be directed to, FounderFellowshipRFP@edc.nyc. Answers to all questions will be posted by Friday, August 19, 2022, to <https://edc.nyc/rfps>. Questions regarding the subject matter of this RFP will not be accepted after 5:00 P.M., ET on Friday, August 5, 2022, however, technical questions

pertaining to downloading and submitting proposals to this RFP may be directed to, RFPRequest@edc.nyc, up until the deadline on or before Friday, August 26, 2022.

Detailed submission guidelines and requirements are outlined in the RFP, available as of Friday, July 22, 2022. To download a copy of the solicitation documents please visit, https://edc.nyc/rfps. RESPONSES ARE DUE NO LATER THAN Friday, August 26, 2022. Please click the link in the "Deadlines" section of this project's web page (which can be found on, https://edc.nyc/rfps) to electronically upload a proposal for this solicitation.

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

Economic Development Corporation, Please submit all requests to the project email address listed in the advertisement. Founder Fellowship RFP Team (212) 312-3649; FounderFellowshipRFP@edc.nyc

jy22

FIRE DEPARTMENT

FIRE INVESTIGATIONS

INTENT TO AWARD

Services (other than human services)

05723Y0161-057230000305 POLICY DEVELOPMENT AND MANAGEMENT SERVICES - Request for Information - PIN#05723Y0161 - Due 7-29-22 at 4:00 P.M.

The New York City Fire Department, intends to enter into do sole source negotiations with Lexipol LLC, for the provision of Policy Development and Management Services for FDNY Bureau of Fire Investigation, to provide an ongoing software/content library for updating public safety policies and procedures, to ensure compliance with federal, state, and local laws and regulations. The Contractor will combine professional services with a technology platform to update, communicate, and manage public safety manuals and procedural content.

Any vendor, besides Lexipol LLC, that believes they can provide these services, is invited to express its interest by submitting a response in PASSPort. Please complete the Acknowledgement tab and submit a response in the Manage Responses Questionnaire tab. If you have questions about the details of the RFX please submit them through the Discussion with buyer tab.

Vendor resources and materials can be found, at the link below under the Findings and Responding to RFX (Solicitations) heading:

https://www1.nyc.gov/site/mocs/systems/passport-user-materials.page

If you need additional assistance, please contact MOCS Service desk, at https://mocssupport.atlassian.net/servicedesk/customer/portal/8, once there click on Request Assistance to Submit your question.

jy21-27

HEALTH AND MENTAL HYGIENE

AWARD

Human Services/Client Services

FY23 CONTRACT(RQM) FOR SUPPORTIVE HOUSING SERVICES - Required Method (including Preferred Source) - PIN# 81622M0043001 - AMT: \$2,414,790.00 - TO: Phipps Neighborhoods Inc., 902 Broadway, 13th Floor, New York, NY 10010-6033.

jy22

HOMELESS SERVICES

AWARD

Human Services/Client Services

PROVISION OF SHELTER FACILITIES FOR HOMELESS SINGLE ADULTS AT FATHER SMITH 1214 HOE AVENUE, BRONX NY 10459. - Competitive Sealed Proposals - Other - PIN# 07119P0001051 - AMT: \$30,263,560.00 - TO: Sebco Development Inc., 885 Bruckner Boulevard, Bronx, NY 10459.

jy22

PROVISION OF MEDICAL SERVICES FOR HOMELESS MEN AT THE 30TH STREET SHELTER- 400 E. 30TH STREET, NEW YORK, NY 10016 RENEWAL - Renewal - PIN# 07120P8205KXLR001 - AMT: \$4,704,825.00 - TO: Care for the Homeless, 30 East 33rd Street, 5th Floor, New York, NY 10016.

jy22

FAMILIES WITH CHILDREN AT ARBOR INN FACILITY, LOCATED AT 105 CARLTON AVENUE, BROOKLYN, NY.11205 RENEWAL - Renewal - PIN# 07118P8282KXLR001 - AMT: \$8,771,612.00 - TO: Brooklyn Community Housing & Services Inc., 105 Carlton Avenue, Brooklyn, NY 11205.

jy22

HOUSING AUTHORITY

PROCUREMENT

SOLICITATION

Goods and Services

SMD SERVICES IDIQ CONTRACT FOR PLUMBER SERVICES HEATING TIME & MATERIAL CITYWIDE WITH BOROUGH FOCUS - Competitive Sealed Bids - Due 8-18-22 at 10:00 A.M.

- 383916 - Borough of Bronx Focus
383917 - Borough of Brooklyn Focus
383918 - Borough of Manhattan Focus
383919 - Boroughs of Queens and Staten Island Focus

The scope of work under this contract, is to provide labor and/or material for tasks related to the field of Plumbing. General Work includes: a. Boilers b. Boiler room and Tank room plumbing systems c. Heat Exchanges d. Hot Water heaters e. Pumps 4. In addition, Contractor shall: a. replace all corroded and plugged up drain piping; all piping materials used under this Contract shall be new, and shall comply with the NYC Plumbing Code. b. when required, provide a temporary water connection so that there is uninterrupted water service to the boiler, burner, hot water heaters and other ancillary systems in the building while permanent work is being installed. c. provide all required excavation (including hand excavation), pavement cuttings shoring, sheathing, trench covering, pest control, excavation safety protection supports for excavated pipes and conduits and all other lines that may exist underground. d. shall not compromise structural integrity by wall breaking or excavation work; building components such as foundation walls shall be monitored in working area. e. saw cut concrete, and sidewalk as required at site condition. f. remove and dispose all removed materials and dirt from the work areas at the end of each work day. g. obtain all necessary permits and inspections from jurisdictions having authority (NYC Department of Buildings, NYC Department of Transportation, and New York City Department of Environmental Protection).

Please Note: This Contract shall be subject to the New York City Housing Authority's Project Labor Agreement and, as part of its bid, the Bidder must submit at the time of bid submission: (1) a Letter of Assent to the Project Labor Agreement signed by the Bidder; AND (2) Letters of Assent signed by each of the Bidder's proposed Subcontractors.

A non-mandatory virtual Pre-Bid Conference will be held on Wednesday, July 27, 2022, at 11:00 A.M., and will be conducted remotely via Microsoft Teams meeting. Although attendance is not mandatory at the Pre-Bid Conference, it is strongly recommended that all interested Bidders attend and that Bidders thoroughly review bid documents in advance of the meeting. To participate in the Pre-Bid Conference, please follow the instructions below:

Microsoft Teams meeting

Join on your computer or mobile app Click here to join the meeting

Option 1 Copy and paste the below in browser

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NjVkJkOTNhY2QtZjQ1NjY0ZmRmLTkxMmUtY2Y3ZDhiNzVjZTlj%40thread.v2/0?context=%7b%22Tid%22%3a%22709ab558-a73c-4f8f-98ad-20bb096cd0f8%22%2c%22Oid%22%3a%2290caa0f8-31ca-42c7-830b-b55a41de0989%22%7d

Option 2 Or join by entering a meeting ID Meeting ID: 223 208 545 085 Passcode: xyZn7Q

Option 3 Or call in (audio only) +1 646-838-1534,588960450# United States, New York City Phone Conference ID: 588 960 450#

RFQ Question Submission Deadline 8/3/22, at 2:00 P.M.

Question and Answer Release Date 8/8/22, at 2:00 P.M.

Interested vendors are invited to obtain a copy of the opportunity at NYCHA's website by going to, http://www.nyc.gov/nychabusiness. On the left side, click on "iSupplier Vendor Registration/Login" link. (1) If you have an iSupplier account, then click on the " Login for registered

vendors" link and sign into your iSupplier account. (2) If you do not have an iSupplier account you can request an account by clicking on "New suppliers register in iSupplier" to apply for log-in credentials. Once you have accessed your iSupplier account, log into your account, then choose under the Oracle Financials home page, the menu option "Sourcing Supplier", then choose "Sourcing", then choose Sourcing Homepage"; and conduct a search in the "Search Open Negotiations" box for RFQ Number(s) 393916, 383917, 383918, 383919.

Note: In response to the COVID-19 outbreak, we are accepting only electronic bids submitted online via iSupplier. Paper bids will not be accepted or considered. Please contact NYCHA Procurement, at procurement@nychanyc.gov, for assistance.

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.

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007.
JoAnn Park (212) 306-4511; joann.park@nychanyc.gov

← jy22

HOUSING PRESERVATION AND DEVELOPMENT

EMERGENCY OPERATIONS

■ VENDOR LIST

Construction/Construction Services

PREQUALIFIED CONTRACTOR LISTS: EMERGENCY REPAIR PREQUALIFIED CONTRACTOR LISTS: EMERGENCY REPAIR PROGRAM (ERP)

Tenant Interim Lease program and Alternative Enforcement Program (TIL/AEP) (general construction trades only-M/WBE only).

Prequalification Applications and information for inclusion on Pre-Qualified Bidders Lists may be obtained: in person, Monday through Friday between the hours of 10:00 A.M. - 12:00 NOON and 2:00 P.M. - 4:00 P.M.; by writing to HPD, Emergency Operations Division, Contractor Compliance Unit, 100 Gold Street, Room 6J, New York, NY 10038 or by visiting HPD's website, at www.nyc.gov/hpd, and downloading the application(s).

Prequalified Bidders Lists: The Contractor Compliance Unit in the Emergency Operations Division requests applications from contractors who are qualified to perform emergency and non-emergency repairs, maintenance, demolition, and construction related work in residential and commercial buildings in all boroughs of New York City. The Prequalified Bidders Lists will be used to do solicit invitations to bid on a high volume of maintenance, repair and construction related Open Market Orders (OMOs) valued up to \$100,000. Demolition work may have a value greater than \$100,000. As part of the approval process, vendors will be afforded the option to participate in providing services on a 24-hour emergency basis. Contractors with integrity, financial capacity, knowledge and experience, a record of compliance with all Federal, State, and Local laws, rules, licensing requirements, where applicable, and executive orders, including but not limited to compliance with existing labor standards, and a commitment to working with Minority and Women-Owned Business Enterprises are encouraged to apply for inclusion on lists that include but are not limited, to the following trades:

ASBESTOS RELATED SERVICES (ERP PQL):

- Analysis
- Third Party Monitoring
- Abatement
- Investigation

BOILER REPAIRS (ERP PQL):

- Boiler Rental
- Boiler Installation
- Emergency Gas Restoration
- Emergency Gas and Oil Heat/Hot Water Restoration

DEMOLITION (DEMO PQL):

- Demolition of structures and/or secondary structures and/or land clearing of development sites

DRAIN CLEANING-STOPPAGE (ERP PQL) ELECTRICAL REPAIRS (ERP PQL):

- Repairs/Removal of Electrical Violations

ELEVATOR REPAIR AND MAINTENANCE (ERP PQL)

EXTERMINATION SERVICES- PEST CONTROL (ERP PQL)

FIREGUARD SERVICES (ERP PQL) GENERAL CONSTRUCTION (ERP PQL and TIL/AEP PQL):

- Concrete

- Masonry
- Carpentry
- Roofs (New installation and/or Repair- Seal-up Services- Sidewalk Sheds/Scaffolding(Steel Pole, Permanent and Rental)
- Windows and Window Guards
- Doors
- Fencing Scrape, Plaster and Paint

IRON WORK (ERP PQL and TIL/AEP PQL):

- Fire Escape Repair/Replacement
- Stairwell Repair/Replacement
- Welding

LEAD BASED PAINT ANALYSIS AND ABATEMENT (ERP PQL):

- Abatement
- Analysis (Dust Wipe/Paint Chip/Soil)
- XRF Testing

MOLD REMEDIATION SERVICES (ERP PQL) MILDEW REMOVAL SERVICES (ERP PQL and TIL/AEP) PLUMBING REPAIRS (ERP PQL)

- Plumbing Repairs
- Water Mains
- Sewer Mains
- Water Towers
- Sprinkler Systems
- Septic Systems
- Sewer Stoppage

RUBBISH AND TRADE WASTE (ERP PQL):

- Clean Outs
- Roll-Off Containers

ERP PQL: All Contractors applying for the ERP PQL must be appropriately licensed and/or certified to perform their designated trades to include Asbestos, Lead and Mold certifications as necessary. Contractors will also be required, to provide proof of safety training and/or trade specific training certifications as applicable.

TIL/AEP PQL: All Contractors applying for the TIL/AEP PQL must have all applicable trade licenses and/or certifications. Contractors must be appropriately licensed to perform their designated trades; general construction applicants must have a Home Improvement Contractors license from the NYC Department of Consumer Affairs. The submitting entity must be: a Minority and Women-Owned Business Enterprise certified by the NYC Department of Small Business Services (NYC-certified M/WBE), or a registered joint venture that includes a NYC-certified M/WBE, or willing to sub-contract, at least fifty percent (50 percent) of every awarded job to a NYC-certified M/WBE.

Demolition (DEMO) PQL: All Contractors applying for the Demolition Services PQL must provide applicable trade licenses and/or certifications, including being Demolition Endorsed by NYC Dept. of Buildings. Where component work of demolition jobs require other license, Contractor must either hold such license or subcontract to approved vendors which hold the license. Such certifications may be acceptable by joint venture or subcontracting.

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.

Housing Preservation and Development, 100 Gold Street, Room 6J, New York, NY 10038. Michael Vayser (212) 863-7734; vayserm@hpd.nyc.gov

jy18-22

HUMAN RESOURCES ADMINISTRATION

■ AWARD

Human Services/Client Services

NAE - HOMELESSNESS PREVENTION LAW PROJECT -

MANHATTAN - Negotiated Acquisition - Other - PIN# 06922N0081001 - AMT: \$2,811,286.00 - TO: The Legal Aid Society, 199 Water Street, New York, NY 10038.

← jy22

NON-EMERGENCY SCATTER SITE HOUSING & SUPPORTIVE

SERVICES FOR PLWAS - 88 UNITS - Negotiated Acquisition - Other - PIN# 06922N0119001 - AMT: \$3,291,028.00 - TO: Comunilife Inc., 462 7th Avenue, 3rd Floor, New York, NY 10018.

← jy22

NON-EMERGENCY TRANSITIONAL CONGREGATE HOUSING AND SUPPORTIVE SERVICES FOR PEOPLE LIVING WITH AIDS (PLWAS) - 48 UNITS - Negotiated Acquisition - Judgment

required in evaluating proposals - PIN# 06922N0135001 - AMT: \$2,084,819.00 - TO: Comunilife Inc., 462 7th Avenue, 3rd Floor, New York, NY 10018.

Contract Term from 4/1/2022 to 6/30/2023.

✦ jy22

NYNYIII SCATTER SITE HOUSING AND SUPPORTIVE SERVICES FOR PEOPLE LIVING WITH AIDS (PLWAS) - 30 UNITS - Negotiated Acquisition - Other - PIN# 06922N0131001 - AMT: \$961,389.00 - TO: Institute for Community Living Inc., 125 Broad Street, 3rd Floor, New York, NY 10004.

✦ jy22

PROVISION OF SENIOR AFFORDABLE HOUSING TENANT SERVICES FOR FORMERLY HOMELESS SENIORS (GROUP 15) - Competitive Sealed Proposals - Other - PIN# 09618P0003020 - AMT: \$600,000.00 - TO: Find Aid for the Aged Inc., 160 West 71st Street, Apt. 2-F, New York, NY 10023-3901.

✦ jy22

SINGLE ROOM OCCUPANCY HOUSING SERVICES AT 575 5TH AVENUE, BROOKLYN, NY 11215 - Required/Authorized Source - PIN# 06922R0011001 - AMT: \$684,294.00 - TO: Fifth Avenue Committee Inc., 621 Degraw Street, Brooklyn, NY 11217.

Contract Term from 7/1/2022 to 6/30/2028.

✦ jy22

Services (other than human services)

UNIVERSAL TECHNOLOGIES, LLC PIN#22GPMMI21412 - Intergovernmental Purchase - PIN# 06922G0043001 - AMT: \$2,000,400.00 - TO: Universal Technologies, LLC, 28 Madison Avenue Ext, Albany, NY 12203-5339.

DSS/ITS, is requesting your approval of a new award for a total contract amount of \$2,000,400.00 awarded to Universal Technologies, LLC. The vendor will provide consulting services for the project(s) mentioned below. The period of performance will be for thirty-six (36) months from January 1, 2022 to December 31, 2024.

✦ jy22

■ INTENT TO AWARD

Services (other than human services)

06923Y0138-WEB TEXT CLOUD MESSAGING - Request for Information - PIN# 06923Y0138 - Due 7-29-22 at 3:00 P.M.

DSS/ ITS, is requesting a sole source continuation of WEBTEXT Messaging Communication Services in the amount of \$382,800.00 through WEBTEXT LLC, for the service period of 7/1/2022 - 6/30/2025. The amount requested for FY'23 is \$127,600.00.

DSS's Enterprise Solutions, allow New Yorkers to apply for benefits, check their case status and make basic changes to their personal information the same way they conduct business in other aspects of their lives online. Moving customer interactions online and consolidating offices where appropriate, improve the customer experience and manage staff workload, while enhancing the integrity of our programs and increasing efficiencies. WEBTEXT products are compatible with existing Avaya equipment. As part of the Re-Engineering project, program areas need to reach out to the clients via SMS text messaging. This contract will continue to enable various DSS program areas to send text messages using Avaya Elite contact center's Proactive Outreach Manager module.

WEBTEXT, represents that it is the sole source provider of WEBTEXT Smart Notification Automated service. WEBTEXT is the only source that can deploy WEBTEXT Smart Notification Automated service, as a subscription service, within the DSS/ITS organization. Also, WEBTEXT is the only source of maintenance (updates and support) for all WEBTEXT software. WEBTEXT does not have agents or dealers authorized to sell these services. In addition, WEBTEXT Smart Notification Automated service enables Avaya Proactive Outreach Program (POM), to deliver automated messages from your enterprise business system to client's cell phones.

If you have any questions, please email, Frazierjac@dss.nyc.gov, with the subject line 06923Y0138 - WEBTEXT Cloud Messaging.

✦ jy22-28

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

DCMB

■ INTENT TO AWARD

Services (other than human services)

CITYWIDE IT SECURITY SERVICES CLASS 2 NAE - Negotiated Acquisition - Other - PIN# 85822N0019 - Due 7-25-22 at 4:00 A.M.

The current contract with three (3) vendors for IT Security Class 2: Assessment, Planning, Design & Implementation Services, will expire on 8/31/22. Additional time required to ensure continuity of services. OTI/ DoITT is utilizing the Negotiated Acquisition Extension procurement method in order to continue to provide uninterrupted Citywide IT Security Class 2 services. This will allow the service to still be available to the agency while we work on the RFP (E-PIN # 85821P0004) for replacement services.

This NAE, is for the continuation of Information Security Class II services while the new contracts are put in place.

✦ jy22-28

CITYWIDE IT SECURITY SERVICES CLASS 2 (IBM) - NAE - Negotiated Acquisition - Other - PIN# 85822N0020 - Due 7-25-22 at 4:00 A.M.

The current contract with three (3) vendors for IT Security Class 2: Assessment, Planning, Design & Implementation Services, will expire on 8/31/22. Additional time required to ensure continuity of services. OTI/ DoITT is utilizing the Negotiated Acquisition Extension procurement method in order to continue to provide uninterrupted Citywide IT Security Class 2 services. This will allow the service to still be available to the agency while we work on the RFP (E-PIN # 85821P0004) for replacement services.

This NAE, is for the continuation of Information Security Class II services while the new contracts are put in place.

✦ jy22-28

CITYWIDE IT SECURITY CLASS 2 (DYNTEK) NAE - Negotiated Acquisition - Other - PIN# 85822N0021 - Due 7-25-22 at 4:00 A.M.

The current contract with three (3) vendors for IT Security Class 2: Assessment, Planning, Design & Implementation Services, will expire on 8/31/22. Additional time required to ensure continuity of services. OTI/ DoITT is utilizing the Negotiated Acquisition Extension procurement method in order to continue to provide uninterrupted Citywide IT Security Class 2 services. This will allow the service to still be available to the agency while we work on the RFP (E-PIN # 85821P0004) for replacement services.

This NAE, is for the continuation of Information Security Class II services while the new contracts are put in place.

✦ jy22-28

PARKS AND RECREATION

CAPITAL PROGRAM MANAGEMENT

■ SOLICITATION

Construction / Construction Services

84621B0047 - Q099 - 319M - FLUSHING MEADOWS CORONA PARK SYNTHETIC TURF FIELDS 8 & 9 RECONSTRUCTION - Competitive Sealed Bids - PIN# 84621B0047 - Due 8-15-22 at 3:30 P.M.

Q099 - 319M - The Reconstruction of Synthetic Turf Fields 8 & 9 in Flushing Meadows Corona Park, Located on College Point Boulevard Between Fowler Avenue and Booth Memorial Avenue, Borough of Queens.

Please note that date of Bid Submission is different than date of Bid Opening. Please refer to website for updated procedures due to pandemic.

This procurement is subject to: Participation goals for MBEs and/or WBEs, as required by Local Law 1 of 2013 Apprenticeship Requirements Bid Submission Due Date: August 15, 2022, Time: 3:30 P.M., by Mail or Drop Box at Olmsted Center Annex, Date of Bid Opening (via Zoom Conference): August 17, 2022, Time: 10:30 A.M.,

https://us02web.zoom.us/j/2290435542?pwd=VFovbDl6UTVFNXl3ZGxPYUVsQU5kZz09MeetingID:2290435542#,,,*763351#US (New York).

The Cost Estimate Range is: \$5,000,000.00 to \$10,000,000.00. Bid

documents are available online for free through NYC PASSPort System, <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page>. To download the bid solicitation documents (including drawings if any), you must have an NYC ID Account and Login.

☛ jy22

■ INTENT TO AWARD

Construction / Construction Services

84623Y0212-SECURITY MEASURES CENTRAL PARK - Request for Information - PIN# 84623Y0212 - Due 7-28-22 at 2:00 P.M.

Pursuant to Procurement Policy Board Rules, Section 3-05, the Department of Parks and Recreation ("Parks"), intends to enter into a sole source negotiation with the Central Park Conservancy ("CPC") for design and installation of security measures, including bollards, at certain park entrances in Central Park.

Parks has determined that CPC is the sole provider for the required services because it has managed Central Park since 1980 and is uniquely qualified to undertake this work. Pursuant to a partnership agreement with the City of New York, CPC is responsible for the park's day-to-day maintenance and operations, including park security. Further, it maintains control over access points.

Any firm that believes it is qualified, to provide these services is invited to do so. Please indicate your interest by responding, to the RFI in PASSPort.

If you have questions, please submit these through the Discussion Forum in PASSPort. Likewise, written requests can be sent to: rpfsubmissions@parks.nyc.gov, or grace.fields-mitchell@parks.nyc.gov.

jy21-27

POLICE DEPARTMENT

■ AWARD

Construction / Construction Services

FAÇADE INSPECTION, SCAFFOLDING AND ROOF PROTECTION FOR ONE POLICE PLAZA, ANNEX AND JOINT OPERATIONS CENTER - Emergency Purchase - PIN# 05622E0001001 - AMT: \$5,063,812.00 - TO: MDB Development Corporation, 511 Canal Street, Suite #2, Room 202, New York, NY 10013.

☛ jy22

MANAGEMENT AND BUDGET

■ INTENT TO AWARD

Services (other than human services)

05623Y0073-LICENSE PLATE RECOGNITION(LPR) AND LEARN LICENSES - Request for Information - PIN# 05623Y0073 - Due 8-2-22 at 4:00 P.M.

Pursuant to Section 3-05 of the NYC Procurement Policy Board Rules, it is the intent of the New York City Police Department ("NYPD") to enter into sole source negotiations with Vigilant Solutions with the expectation that Vigilant Solutions will be awarded a contract with the NYPD, for License Plate Recognition(LPR) and Law Enforcement Archival and Reporting Network (LEARN) Licenses. It is the NYPD's belief that the software Licenses/Subscriptions are exclusively sold and supported by Vigilant Solutions. Any vendor besides Vigilant Solutions that believes it can provide the License Plate Recognition(LPR) and LEARN Licenses is invited to do so. Please respond by email, to anish.koshy@nypd.org.

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.

Police Department, 375 Pearl Street, 15th Floor, Room 15-207, New York, NY 10038. Anish Koshy (718) 610-8629; anish.koshy@nypd.org

☛ jy22-28

SANITATION

PUBLIC AFFAIRS

■ SOLICITATION

Goods

82722B0009-LITTER BASKETS - Competitive Sealed Bids - PIN# 82722B0009 - Due 8-25-22 at 2:00 P.M.

The NYC Department of Sanitation ("DSNY"), is releasing this competitive sealed bid solicitation to seek bids from potential manufacturers to mass produce Better Bin receptacles and deploy them across New York City. Only one manufacturer will be selected for contract award by DSNY, pursuant to this solicitation.

DSNY currently has 23,000 litter baskets citywide, including over 13,000 wire litter baskets. These baskets are easy for residents to misuse, accessible to rats, and often overflowing. Group Project, a local design team, prototyped the litter basket of the future: rat resistant, harder for residents and business to misuse, easier for Sanitation Workers to use, and with more volume.

The selected manufacturer will be working with DSNY and Group Project to produce Better Bins. One key innovation drove the design both functionally and aesthetically—a modular, three-part construction. The receptacle consists of a stand, lid, and recyclable plastic basket. The stand, which stays on the street corner, serves as a home base to anchor and protect the basket. It's designed to withstand heavy winds and the wear-and-tear of NYC streets. Perforations allow for visual inspection. A bisected lid serves three purposes. First, it's a hinge that opens the lid for the removal of the basket. Second, it keeps refuse in and bulky or household waste out. Third, it improves upon the current premium basket's design, because there are not side access doors which invite rodents and need to be shoveled out after snowstorms.

The plastic basket is less than half the weight of the current green wire mesh receptacle. This reduction in weight lightens a Sanitation Worker's load. Additional handles at vital touch points on the basket improve ergonomics and flexibility in use. A modular design allows DSNY to replace the most abused part, the basket, before it must replace the entire receptacle, thereby lowering the overall cost. Better Bin is better – for New Yorkers, for Sanitation Workers, and for the City.

Pre-Bid Conference location -WebEx Pre-Proposal Conference, New York, NY 10004. Mandatory: no Date/Time - 2022-08-09 11:00:00.

jy21-22

TRANSPORTATION

FRANCHISES, CONCESSIONS & CONSENTS

■ SOLICITATION

Services (other than human services)

DEVELOPMENT, OPERATION, AND MAINTENANCE OF AN OUTDOOR MARKET WITH AN OPTIONAL KIOSK AT FORDHAM PLAZA IN THE BOROUGH OF THE BRONX

- Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# 84122BXAD547 - Due 8-23-22 at 2:00 P.M.

This RFP will be available for the duration of the solicitation period and can be downloaded free of charge from the City Record website, at: <https://a856-cityrecord.nyc.gov>. A printed copy of the RFP can also be obtained at no cost by mail by calling (212) 839-6550. Requests for a mailed copy of the RFP must be made by August 2, 2022.

All proposals must be hand-delivered to: New York City Department of Transportation, 55 Water Street, Bid Window (ground floor rear next to the Vietnam Veterans Memorial), New York, NY 10041. Monday - Friday from 9:00 A.M. – 3:00 P.M. (closed on holidays). Sealed proposal must be received by 2:00 P.M., on or before the due date. All proposals must include the proposal deposit in the form of a certified check or money order. No cash will be accepted.

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.

Transportation, 55 Water Street, 9th Floor, New York, NY 10041. Brandon Budelman (212) 839-6550; concessions@dot.nyc.gov

jy19-a1

YOUTH AND COMMUNITY DEVELOPMENT

■ AWARD

Human Services/Client Services

RUNAWAY AND HOMELESS SERVICES DROP IN CENTER RENEWAL - Renewal - PIN# 26019P8329KXLR001 - AMT: \$2,309,486.00 - TO: Cardinal McCloskey School & Home for Children, 115 East Stevens Avenue, Suite LL5, Valhalla, NY 10595-1286.

☛ jy22

RUNAWAY AND HOMELESS YOUTH SERVICES CRISIS TIL RENEWAL - Renewal - PIN# 26019P8325KXLR001 - AMT: \$806,560.00 - TO: Good Shepherd Services, 305 Seventh Avenue, 9th Floor, New York, NY 10001-6008.

☛ jy22

AGENCY RULES

RENT GUIDELINES BOARD

■ NOTICE

**2022 Apartment & Loft Order #54
June 21, 2022**

Order Number 54 - Apartments and Lofts, rent levels for leases commencing **October 1, 2022** through **September 30, 2023**.

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 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, 2022**. These rent adjustments will apply to rent stabilized apartments with leases commencing on or after **October 1, 2022** and through **September 30, 2023**. Rent guidelines for loft units subject to Section 286 subdivision 7 of the Multiple Dwelling Law are also included in this order.

ADJUSTMENT FOR LEASES (APARTMENTS)

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

For a **one-year** lease commencing on or after **October 1, 2022** and on or before **September 30, 2023**: **3.25%**

For a **two-year** lease commencing on or after **October 1, 2022** and on or before **September 30, 2023**: **5%**

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

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, 2022** and on or before **September 30, 2023**: **3.25%**

For **two-year** increase periods commencing on or after **October 1, 2022** and on or before **September 30, 2023**: **5%**

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, 2022** 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, 2022** 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, 2022** 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, 2022**, which become vacant after **September 30, 2022**, the special guideline shall be **27%** above the maximum base rent.

DECONTROLLED UNITS

The permissible increase for decontrolled units as referenced in Order 3a, which become decontrolled after **September 30, 2022**, shall be **27%** 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 21, 2022

David Reiss, Chair
New York City Rent Guidelines Board

EXPLANATORY STATEMENT - APARTMENT ORDER #54

Explanatory Statement and Findings of the Rent Guidelines Board in Relation to 2022-23 Lease Increase Allowances for Apartments and Lofts under the Jurisdiction of the Rent Stabilization Law¹

Summary of Order No. 54

The Rent Guidelines Board (RGB) by Order No. 54 has set the following maximum rent increases for leases effective on or after October 1, 2022 and on or before September 30, 2023 for apartments under its jurisdiction:

For a one-year lease commencing on or after October 1, 2022 and on or

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.

before September 30, 2023: 3.25%
 For a two-year lease commencing on or after October 1, 2022 and on or before September 30, 2023: 5%

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, 2022 and on or before September 30, 2023.

For one-year increase periods commencing on or after October 1, 2022 and on or before September 30, 2023: 3.25%

For two-year increase periods commencing on or after October 1, 2022 and on or before September 30, 2023: 5%

These guidelines apply to all leases and increase periods. Therefore, consistent with guidance from New York State Homes and Community Renewal (HCR), the guidelines apply to vacant apartment and loft units that become occupied during the term of the Order, as well as to renewal leases or periods. No more than one guideline adjustment may be added during the guideline year governed by Order No. 54.

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

Special Guideline

Leases for units subject to rent control on September 30, 2022 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 HCR. In order to aid HCR in this review, the Rent Guidelines Board has set a special guideline of 27% 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, 2022 shall continue to be included in the base rent for the purpose of computing subsequent rents adjusted pursuant to this Order.

Background of Order No. 54

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; and
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

Due to the COVID-19 health crisis, the Board held virtual public meetings and hearings through June 8, 2022.² Subsequent hearings and the final vote were held in person. Order No. 54 was issued following **six** virtual public meetings, **one** in-person public meeting, **two** virtual public hearings, **two** in-person public hearings, its review of written, oral and video submissions provided by the public, and a review of research and memoranda prepared by the Board's staff.

- 2 On March 12, 2020, Governor Cuomo issued Executive Order Number 202.1, in part suspending "Article 7 of the Public Officers Law, to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed." The state of emergency that resulted in Executive Order Number 202 was extended on numerous occasions and was still in effect through June 14, 2022, allowing public bodies to continue to meet remotely.

Approximately **225** written, oral and video submissions were received by the Board 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 16, 2022** deadline. All of the above listed documents were available for public inspection.

Open meetings of the Board were held virtually following public notice on March 31, April 14, April 20, April 26 and May 26, 2022. On **May 5, 2022**, the Board adopted proposed rent guidelines for apartments, lofts, and hotels.

Public hearings were held virtually on **June 6 and June 8, 2022**, and public hearings were held in-person **June 13 and June 15, 2022**. The in-person public hearings on June 13 and 15 were held 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 6 from **2:00 p.m. to 5:00 p.m.**, June 8 from **6:00 p.m. to 9:09 p.m.**, June 13 from **5:30 p.m. to 9:00 p.m.** and June 15 from **4:15 p.m. to 9:02 p.m.** Testimony from members of the public speaking at these hearings was added to the public record. The Board heard testimony from **approximately 156** apartment tenants and tenant representatives, **26** apartment owners and owner representatives, and **17** public officials. In addition, **no** speakers read into the record written testimony from a public official. On **June 21, 2022** the guidelines set forth in Order No. 54 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 invited speakers and the dates of the public meetings at which their testimony was presented:

Meeting Date / Name	Affiliation
March 31, 2022:	<u>Staff presentations</u> <i>2022 Income and Expense Study</i>
April 14, 2022:	<u>Staff presentations</u> <i>2022 Price Index of Operating Costs</i> <i>2022 Mortgage Survey Report</i>
	<u>M&T Realty Capital Corporation</u>
1. Mike Edelman	Group Vice President
April 20, 2022:	<u>Staff presentations</u> <i>2022 Income and Affordability Study</i> <i>2022 Hotel Report</i> <i>Income & Expense Study Memo 1</i>
April 26, 2022:	<u>Owner group testimony:</u>
1. Vito Signorile	Rent Stabilization Association (RSA)
2. Basha Gerhards	Real Estate Board of New York (REBNY)
3. Joseph Condon	Community Housing Improvement Program (CHIP)
4. Ann Korchak	Small Property Owners of New York (SPONY)
	<u>Tenant group testimony:</u>
1. Tim Collins	Collins, Dobkin & Miller LLP
2. Oksana Mironova	Community Service Society of New York (CSSNY)
3. J.W. Mason	John Jay College & the Roosevelt Institute
4. Karen Small	Tenants & Neighbors
5. Richard Velasquez	Goddard Riverside Law Project
6. Jacob Udell	University Neighborhood Housing Program (UNHP)
7. Jannette Perez	CASA
8. Sandra Dominguez	Woodside on the Move
May 26, 2022:	<u>Staff presentations</u> <i>2022 Housing Supply Report</i> <i>Changes to the Rent Stabilized Housing Stock in New York City in 2021</i> <i>Income & Expense Study Memo 2</i>
	<u>NYS Homes and Community Renewal (HCR)</u>

1. Woody Pascal Deputy Commissioner

June 15, 2022:

NYC Housing Presevation and Development
(HPD)

1. Elizabeth Gaumer Chief Research Officer

Selected Excerpts from Oral and Written Testimony from Tenants and Tenant Groups³

Comments from tenants and tenant groups included:

"Figure out a way to freeze rents for middle class tenants. My family is facing the decision to leave New York. We contribute as community members, workers, artists, non-profit administrators serving community and supporting public schools with our child's attendance and all that that entails. These rulings will force more middle class members of our community to leave NYC! Please have some compassion and do not increase rents on rent stabilized apartments."

"A full measurement of landlord profit over the long-term should not only look at net operating income but also at the change in property or asset values. This data, which UNHP has tracked for over two decades, shows that multifamily real estate has led to outsized profits for landlords far above the long-term increase in NOI. This fact should impact the Board's assessment of the economic viability of the rent-stabilized stock."

"As for the substantive impact of the RGB orders over time, based on current data it is clear that had the Board authorized cumulative rent increases of 181.70% over the thirty-one year period since 1990, owners would have been kept "whole" for both operating cost increases and the effect of inflation on net incomes, and rent stabilized tenants would have been protected against excessive and unwarranted rent increases. In fact, the Board authorized rent increases of 213.91% over this period. While rent guidelines have been lower over the past seven years, they have failed to fully ameliorate excesses accumulated from prior years, contributing to a continuation of crushing rent burdens, displacement and homelessness. Long term windfalls for the owners of stabilized buildings overwhelm the significance of any short term economic changes facing owners this year, including cost increases reported in the annual price index of operating costs."

"Today, there are over 227,000 eviction filings in housing court, including nearly 205,000 nonpayment cases and over 22,000 holdovers. A little more than half of these are pre-pandemic evictions, though the share of new eviction filings is quickly increasing. The most recent U.S. Census Household Pulse Survey shows that as of April 11, nearly one in four of all New York households reported being behind on their rent. A portion of these households will face evictions, which will take time to make their way through the courts. We are likely to see a rolling increase in non-payment cases over the summer and into the fall, when RGB rent increases for this year will go into effect."

"Raising rents 2-4% on one-year leases and 4-6% on two-year leases is a drastic increase, especially as the COVID-19 pandemic is ongoing and we are likely headed into a recession. NYC is already suffering from a severe housing shortage with unaffordable rents for many, especially New Yorkers facing poverty and other marginalization."

Selected Excerpts from Oral and Written Testimony from Owners and Owner Groups⁴

Comments from owners and owner groups included:

"After eight years of unsustainable rent guidelines that have averaged only 0.75%, the RGB must reverse course and properly compensate owners for their continued increases in operating expenses. The quality of the City's rent-stabilized housing stock has been threatened, particularly over the last eight years, by three rent freezes, inadequate guideline increases, the HSTPA, and the catastrophic impact of the COVID-19 pandemic... Therefore, RSA firmly believes that an increase of 6% for a one-year lease and an 8% increase for a two-year lease is more than justified."

"To keep buildings in good physical condition for the people who live in them, this Board must take full responsibility for their role in keeping stabilized housing financially and physically viable... It is our hope that the board will consider this information and issue a final vote for guidelines that fall within the recommended commensurate rates of 4.5 to 9%. This is the bare minimum to keep NOI constant at the current level, and this is the only path to avoid adversely impacting the quality and financial stability of the rent stabilized housing stock."

"The importance of this Board's annual decisions on the condition of the stabilized housing stock has only become more acute since 2019. Through the 2019 HSTPA, the legislature has effectively placed the responsibility solely on the RGB to ensure rent stabilized buildings can continue to operate. There are no longer mechanisms outside of the

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

4 Sources: Submissions by owner groups and testimony by owners

annual RGB guidelines to adjust rent stabilized rents on vacancy, nor receive a meaningful return on capital expenditures for apartment improvements, new building systems, or new building infrastructure (e.g., roofs, boilers, elevators). This is the first year we are seeing the impacts of the 2019 HSTPA in RGB's data, and the results are pretty clear. The rent stabilized housing stock is heading in the wrong direction."

"We have consistently made the argument that adequate increases are not just necessary to keep up with ever-increasing operating expenses and new statutory compliance requirements not reflected in RGB reports, but also to ensure that building owners maintain a steady cash-flow for necessary or unforeseen maintenance expenses. After the passage of the HSTPA, this Board's role in ensuring that owners have that necessary cash-flow has never been more evident as owners face stringent statute limitations and depleted financial reserves."

"We understand that there's risk in running any business, but the regulatory and compliance obligations and the political winds that seem to want to legislate us out of business means that this board's deliberations are more important than ever. You have to base your decision on the numbers. It's evident that our expenses are increasing dramatically and rents must rise to meet those expenses."

Selected Excerpts from Oral and Written Testimony from Public Officials⁵

Comments from public officials included:

"As many of my constituents continue to struggle with the long-term impacts of the pandemic, I urge the Rent Guidelines Board in the strongest possible terms to freeze rents in both one- and two-year leases. If an increase is deemed necessary, I strongly urge you to set an increase far lower than that of the preliminary vote of 2-4% for one-year leases and 4-6% for two-year leases... The pandemic is not over, and neither are its disastrous effects on the working families of New York City. Every day my staff and I speak to constituents whose financial situations have yet to recover from the ongoing catastrophic events of the past two years, by no fault of their own, and who would now face the risk of eviction in the wake of these drastic rent increases they cannot afford to pay. Needless to say, this would also exacerbate the eviction crisis already gripping the courts and the city, and further tax the state's dwindling aid resources."

"I am writing to strongly oppose the rent increases the Rent Guidelines Board is considering. Rent stabilized tenants rely on the Rent Guidelines Board to serve as a gatekeeper for rent increases and to promote housing stability. These proposed changes will have a profound impact on tenants across the five boroughs and I urge the Board to reconsider its position. Asking tenants, many of whom live paycheck to paycheck, to consider up to a 6% increase in rent is especially wrong during current economic conditions."

"Significant rent increases are often justified by referencing the pain of rising costs to mom-and-pop owners. However, it is large landlords (those with twenty-one or more buildings in their portfolio) that own more than half of the City's rent stabilized buildings. These larger owners are generally much better capitalized and have far more ability to weather cost increases. The Board's methodology should be updated to analyze the impact that real estate ownership and capitalization have on prices and affordability."

"Over the last three decades, the Board has authorized rent increases that far exceeded what would have otherwise been required to keep pace with building operating costs and inflation. Though the Board has issued guidelines that have been lower in recent years, the longterm gains enjoyed by property owners is still far beyond what may have been required to maintain and operate their property."

"The least the RGB can do is stop a massive wave of evictions is vote for no increases. New York should protect tenants, not push them out of their homes. In 2021, a record number of New Yorkers faced homelessness amidst the continued policy failure to address the underlying causes of the housing crisis."

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. *2022 Income and Expense Study*, March 2022 (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. *2022 Mortgage Survey Report*, April 2022 (evaluates recent underwriting practices, financial availability and terms, and lending criteria);
3. *2022 Income and Affordability Study*, April 2022 (includes

5 Sources: Submissions by public officials.

employment trends, housing court actions, changes in eligibility requirements and public benefit levels in New York City);

4. *2022 Hotel Report*, April 2022 (includes Certifications of No Harassment for SROs, illegal hotel violations, the number of registered hotel units as well as average and median rents);
5. *2022 Price Index of Operating Costs*, April 2022 (measures the price change for a market basket of goods and services which are used in the operation and maintenance of stabilized buildings);
6. *2022 Housing Supply Report*, May 2022 (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
7. *Changes to the Rent Stabilized Housing Stock in NYC in 2021*, May 2022 (quantifies all the events that led to additions to and subtractions from the rent stabilized housing stock).

The seven reports listed above may be found in their entirety on the RGB's website, nyc.gov/rgb, and are also available at the RGB offices, One Centre St., Suite 2210, New York, NY 10007 upon request.

2022 Price Index of Operating Costs for Rent Stabilized Apartment Units in New York City

This year, the PIOC for all rent stabilized apartments increased by 4.2%. Increases occurred in all PIOC components, except Taxes, which fell by 3.7%. The largest proportional increase was seen in Fuel (19.6%), followed by Insurance (10.9%), Maintenance (9.2%), Administrative Costs (6.7%), Utilities (5.8%), and Labor Costs (4.1%). The growth in the Consumer Price Index (CPI), which measures inflation in a wide range of consumer goods and services was lower than the PIOC, rising 4.0% during this same time period.⁶ See Table 1 for changes in costs and prices for all rent stabilized apartment buildings from 2021-22.

The "Core" PIOC, which excludes changes in fuel oil, natural gas and steam costs used for heating buildings, is useful for analyzing long-term inflationary trends. The Core PIOC rose by 3.0% this year and was lower than the overall PIOC due to the exclusion of costs in the Fuel component, which rose 19.6%. The PIOC for hotels decreased by 1.3%, while apartments heated by gas increased by 4.1% and those heated by oil increased by 4.3%.

Table 1

2021-22 Percentage Changes in Components of the Price Index of Operating Costs for Rent Stabilized Apartment Houses in New York City ⁷			
Component	Expenditure Weights	2020-21 Percentage Change	2020-21 Weighted Percentage Change
Taxes	36.11%	-3.72%	-1.34%
Labor Costs	9.94%	4.05%	0.40%
Fuel Oil	6.83%	19.57%	1.34%
Utilities	9.49%	5.85%	0.56%
Maintenance	16.33%	9.25%	1.51%
Administrative Costs	14.82%	6.69%	0.99%
Insurance Costs	6.48%	10.91%	0.71%
All Items	100%	-	4.16%

Source: *2022 Price Index of Operating Costs*.

Local Law 63/Income & Expense Review

The sample size for the Income and Expense (I&E) Study is 14,828 properties containing 684,597 units. This is the 30th 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 2021 Real Property Income

- 6 The average CPI for All Urban Consumers, New York-Northeastern New Jersey for the year from March 2021 to February 2022 (294.7) compared to the average for the year from March 2020 to February 2021 (283.5) rose by 4.0%. This is the latest available CPI data and is roughly analogous to the 'PIOC year'.
- 7 Totals may not add due to weighting and rounding.

and Expense (RPIE) statements for the year 2020:

Table 2

2020 Average Monthly Operating and Maintenance Costs Per Unit			
	Pre '47	Post '46	All Stabilized
Total	\$997	\$1,122	\$1,035

Source: *2022 Income and Expense Study*, from 2021 Real Property Income and Expense filings for 2020, NYC Department of Finance.

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 \$951, rather than \$1,035. As a result, the following relationship between operating costs and residential rental income was suggested by the Local Law 63 data:

Table 2(a)

2021 Operating Cost to Rent/Income Ratio Adjusted to 1992 Audit					
	O&M Costs ⁸	Rent	O&M to Rent Ratio	Income	O&M to Income Ratio
All stabilized	\$951	\$1,422	0.669	\$1,580	0.602

Source: *2022 Income and Expense Study*, from 2021 Real Property Income and Expense filings for 2020, NYC Department of Finance.

On April 18, 2022 the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2022 Income and Expense Study. The memo follows:

[START OF MEMO]

RGB board members beginning four years ago asked RGB staff to research whether the income and expense profile of buildings containing at least one rent stabilized unit varies depending on the proportion of stabilized units in a building.

The RGB staff requested and analyzed supplemental data from the NYC Department of Finance for the same RPIE period as that reported in the *2022 Income & Expense (I&E) Study*, grouping buildings that contain rent stabilized units into these categories (not mutually exclusive, as they overlap each other):

- Buildings that contain at least one stabilized unit
- Buildings where 20% or more of residential units are stabilized
- Buildings where 50% or more of residential units are stabilized
- Buildings where 80% or more of residential units are stabilized
- Buildings where 90% or more of residential units are stabilized
- Buildings where all residential units are stabilized ("100% stabilized")

These groupings are also broken down by location as well.⁹

A further discussion of income and expense statistics accompany each of the five tables that follow.

Location of Buildings by Stabilized Proportion

Table 1 (below) illustrates the proportion of buildings containing at least one rent stabilized unit in each category, broken down by location. There is a sizable difference between Core Manhattan¹⁰ and the City excluding Core Manhattan. Buildings that are entirely rent stabilized (100% stabilized) comprise 44% of buildings containing at least one rent stabilized unit in the City excluding Core Manhattan, compared to just 8% in Core Manhattan alone.

Looking further at the proportion of buildings that are 100% rent

- 8 Overall O&M expenses were adjusted according to the findings of an income and expenses audit conducted by the Department of Finance in 1992. The unadjusted **O&M to Rent** ratio would be 0.728. The unadjusted **O&M to Income** ratio would be 0.655.
- 9 Note that the data used in this analysis are unweighted.
- 10 Core Manhattan represents the area south of W 110th and E 96th Streets. Upper Manhattan is the remainder of the borough.

stabilized, the proportions are: 31% in Upper Manhattan; 37% in Queens; 47% in Brooklyn; 55% in the Bronx and 56% on Staten Island¹¹.

Table 1

	All Buildings Containing Stabilized Units	20%+ Stabilized	50%+ Stabilized	80%+ Stabilized	90%+ Stabilized	100% Stabilized
Percentage of Buildings, by Stabilized Proportion						
Citywide	100%	86%	71%	61%	55%	34%
Manhattan	100%	76%	46%	31%	26%	15%
Bronx	100%	95%	94%	91%	86%	55%
Brooklyn	100%	90%	85%	77%	72%	47%
Queens	100%	94%	88%	74%	63%	37%
Staten Island	100%	84%	81%	80%	72%	56%
Core Manhattan	100%	69%	29%	16%	13%	8%
Upper Manhattan	100%	90%	81%	63%	52%	31%
City w/o Core Manhattan	100%	92%	87%	78%	71%	44%

Source: NYC Department of Finance, RPIE Filings

Average Rent, Income and Costs: Citywide and by Borough

Table 2 (on the next page) breaks down average rent, income, costs, and NOI in 2020 per unit per month by location and proportion of stabilized units. When looking at NOI around the City, there are small differences between All stabilized buildings containing at least one rent stabilized unit and 100% stabilized buildings. In Core Manhattan, 100% stabilized building NOI is \$4 less than All stabilized buildings, while in the City excluding Core Manhattan, 100% stabilized building NOI is \$24 less than All buildings containing at least one stabilized unit.

Table 2

	Rent	Income	Costs	NOI
Citywide*	\$1,425	\$1,610	\$1,085	\$525
20%+ Stabilized	\$1,351	\$1,519	\$1,031	\$489
50%+ Stabilized	\$1,242	\$1,383	\$934	\$449
80%+ Stabilized	\$1,205	\$1,335	\$897	\$438
90%+ Stabilized	\$1,198	\$1,325	\$888	\$437
100% Stabilized	\$1,202	\$1,333	\$887	\$446
Manhattan*	\$1,719	\$2,028	\$1,396	\$632
20%+ Stabilized	\$1,614	\$1,908	\$1,323	\$585
50%+ Stabilized	\$1,401	\$1,662	\$1,148	\$514
80%+ Stabilized	\$1,345	\$1,592	\$1,082	\$509
90%+ Stabilized	\$1,357	\$1,601	\$1,078	\$523
100% Stabilized	\$1,377	\$1,639	\$1,097	\$542
Bronx*	\$1,039	\$1,168	\$812	\$356
20%+ Stabilized	\$1,041	\$1,170	\$813	\$357

50%+ Stabilized	\$1,040	\$1,169	\$812	\$357
80%+ Stabilized	\$1,039	\$1,167	\$811	\$356
90%+ Stabilized	\$1,036	\$1,163	\$808	\$355
100% Stabilized	\$1,033	\$1,167	\$808	\$359
Brooklyn*	\$1,315	\$1,404	\$893	\$511
20%+ Stabilized	\$1,275	\$1,363	\$884	\$478
50%+ Stabilized	\$1,247	\$1,334	\$871	\$463
80%+ Stabilized	\$1,229	\$1,315	\$860	\$455
90%+ Stabilized	\$1,227	\$1,311	\$857	\$454
100% Stabilized	\$1,245	\$1,332	\$859	\$473
Queens*	\$1,326	\$1,396	\$910	\$486
20%+ Stabilized	\$1,316	\$1,384	\$911	\$473
50%+ Stabilized	\$1,310	\$1,378	\$907	\$471
80%+ Stabilized	\$1,287	\$1,354	\$891	\$463
90%+ Stabilized	\$1,281	\$1,347	\$885	\$462
100% Stabilized	\$1,267	\$1,333	\$871	\$462
Staten Island*	\$1,095	\$1,185	\$793	\$392
20%+ Stabilized	\$1,124	\$1,227	\$807	\$420
50%+ Stabilized	\$1,120	\$1,224	\$802	\$422
80%+ Stabilized	\$1,121	\$1,227	\$807	\$420
90%+ Stabilized	\$1,092	\$1,201	\$792	\$409
100% Stabilized	\$1,072	\$1,182	\$758	\$423
Core Manhattan*	\$1,917	\$2,276	\$1,561	\$715
20%+ Stabilized	\$1,831	\$2,180	\$1,503	\$677
50%+ Stabilized	\$1,621	\$1,946	\$1,326	\$621
80%+ Stabilized	\$1,613	\$1,934	\$1,275	\$659
90%+ Stabilized	\$1,668	\$2,001	\$1,299	\$702
100% Stabilized	\$1,702	\$2,059	\$1,349	\$711
Upper Manhattan*	\$1,320	\$1,529	\$1,064	\$465
20%+ Stabilized	\$1,283	\$1,490	\$1,045	\$445
50%+ Stabilized	\$1,243	\$1,459	\$1,021	\$438
80%+ Stabilized	\$1,209	\$1,417	\$984	\$433
90%+ Stabilized	\$1,205	\$1,405	\$969	\$436

11 Note that there are only 85 buildings that contain at least one rent stabilized unit in Staten Island.

100% Stabilized	\$1,211	\$1,425	\$968	\$457
City w/o Core Man*	\$1,239	\$1,358	\$905	\$453
20%+ Stabilized	\$1,216	\$1,334	\$898	\$436
50%+ Stabilized	\$1,195	\$1,313	\$886	\$428
80%+ Stabilized	\$1,174	\$1,288	\$868	\$420
90%+ Stabilized	\$1,167	\$1,279	\$860	\$419
100% Stabilized	\$1,169	\$1,285	\$856	\$429

Source: NYC Department of Finance, RPIE Filings
 *All buildings that contain at least one rent stabilized unit in row.
 Notes: Data is not weighted, and therefore may differ from that reported in the 2022 *Income & Expense Study*. Data is not adjusted for the results of the 1992 NYC Department of Finance audit on I&E reported operating costs.

Cost-to-Income Ratios: Core Manhattan vs. City w/o Core

As a follow-up to the discussion of cost-to-income ratios in the *Income and Expense Study*, Table 3 (below) breaks down the audited and unaudited cost-to-income ratios by Citywide, Core Manhattan and the City excluding Core Manhattan.

When looking at the unaudited cost-to-income ratios for All buildings containing at least one stabilized unit, there is a 2.0 percentage point difference between Core Manhattan (68.6%) and the rest of the City (66.6%). However, among buildings with 100% stabilized units, the proportions reverse, and the difference shrinks to 1.1 percentage points (65.5% in Core Manhattan and 66.6% in the rest of the City). This suggests that building income and expenses ratios may be more dependent on the proportion of stabilized units in a building, rather than whether a building is in Core Manhattan or elsewhere in the City. In addition, in Core Manhattan, the cost-to-income ratios among 80%+, 90%+ and 100% stabilized are all lower than Core Manhattan's All Buildings, 20%+ and 50% stabilized building categories. Further, in the City excluding Core Manhattan, the cost-to-income ratios for 100% stabilized buildings is identical to the cost-to-income ratios for All stabilized Buildings.

Table 3

	All Buildings Containing Stabilized Units	20%+ Stabilized	50%+ Stabilized	80%+ Stabilized	90%+ Stabilized	100% Stabilized
Audited Cost-to-Income Ratios						
Citywide	61.9%	62.3%	62.0%	61.7%	61.6%	61.1%
Core Manhattan	63.0%	63.3%	62.6%	60.5%	59.6%	60.2%
City w/o Core Manhattan	61.2%	61.8%	61.9%	61.9%	61.8%	61.2%
Unaudited Cost-to-Income Ratios						
Citywide	67.4%	67.8%	67.5%	67.2%	67.0%	66.5%
Core Manhattan	68.6%	69.0%	68.1%	65.9%	64.9%	65.5%
City w/o Core Manhattan	66.6%	67.3%	67.4%	67.4%	67.3%	66.6%

Source: NYC Department of Finance, RPIE Filings
 Note: Data is not weighted, and therefore may differ from that reported in the 2022 *Income & Expense Study*.

Average Growth in Rent, Income, Costs and NOI: Citywide and by Borough

Table 4 (on the next page) breaks down average longitudinal rent, income, costs, and NOI changes from 2019 to 2020 per unit per month, by location and proportion of a building containing at least one

stabilized unit. Looking at the changes in NOI, there was minimal variation based on the proportion of stabilized units within areas. For example, there was only a 1.1 percentage point difference in the change in NOI in Core Manhattan between All stabilized buildings and 100% stabilized buildings. In the City excluding Core Manhattan, there was a 0.6 percentage point difference between All stabilized and 100% stabilized buildings.

Table 4

	Rent	Income	Costs	NOI
Citywide*	-5.4%	-7.0%	-3.6%	-13.4%
20%+ Stabilized	-4.7%	-6.2%	-3.6%	-11.3%
50%+ Stabilized	-3.3%	-4.3%	-3.1%	-6.5%
80%+ Stabilized	-2.9%	-3.5%	-2.9%	-4.7%
90%+ Stabilized	-2.9%	-3.5%	-2.6%	-5.1%
100% Stabilized	-3.0%	-3.3%	-2.3%	-5.1%
Manhattan*	-8.6%	-11.2%	-4.9%	-22.4%
20%+ Stabilized	-7.8%	-10.5%	-5.2%	-20.7%
50%+ Stabilized	-6.2%	-8.5%	-5.0%	-15.5%
80%+ Stabilized	-5.6%	-7.3%	-4.5%	-12.7%
90%+ Stabilized	-5.9%	-7.4%	-4.1%	-13.6%
100% Stabilized	-5.9%	-7.0%	-2.8%	-14.5%
Bronx*	-2.0%	-2.2%	-2.2%	-2.3%
20%+ Stabilized	-2.0%	-2.3%	-2.3%	-2.2%
50%+ Stabilized	-2.0%	-2.3%	-2.3%	-2.2%
80%+ Stabilized	-2.0%	-2.2%	-2.4%	-2.0%
90%+ Stabilized	-2.1%	-2.3%	-2.3%	-2.4%
100% Stabilized	-2.0%	-2.2%	-2.1%	-2.5%
Brooklyn*	-1.8%	-1.9%	-1.8%	-2.2%
20%+ Stabilized	-2.1%	-2.2%	-2.0%	-2.6%
50%+ Stabilized	-1.9%	-2.0%	-2.0%	-2.0%
80%+ Stabilized	-1.8%	-1.8%	-1.8%	-1.9%
90%+ Stabilized	-1.9%	-1.9%	-1.7%	-2.3%
100% Stabilized	-1.9%	-1.8%	-1.8%	-2.0%
Queens*	-2.4%	-2.5%	-2.6%	-2.4%
20%+ Stabilized	-2.4%	-2.6%	-2.6%	-2.7%
50%+ Stabilized	-2.3%	-2.4%	-2.7%	-2.0%
80%+ Stabilized	-2.3%	-2.5%	-2.9%	-1.6%
90%+ Stabilized	-2.5%	-2.7%	-3.0%	-2.3%
100% Stabilized	-2.9%	-2.9%	-3.5%	-1.9%
Staten Island*	0.0%	0.0%	-2.2%	4.8%
20%+ Stabilized	0.1%	0.0%	-1.5%	3.1%
50%+ Stabilized	0.3%	0.2%	-1.3%	3.2%
80%+ Stabilized	0.2%	0.0%	-1.5%	3.1%
90%+ Stabilized	-0.1%	-0.2%	-0.8%	1.1%
100% Stabilized	-0.3%	-0.4%	-1.5%	1.7%
Core Manhattan*	-9.9%	-12.9%	-4.8%	-26.6%
20%+ Stabilized	-9.1%	-12.7%	-5.0%	-25.8%
50%+ Stabilized	-8.2%	-12.0%	-4.7%	-24.4%
80%+ Stabilized	-8.5%	-11.5%	-3.8%	-23.5%
90%+ Stabilized	-8.8%	-11.6%	-3.1%	-24.1%
100% Stabilized	-8.0%	-10.8%	-0.7%	-25.5%
Upper Manhattan*	-4.7%	-5.3%	-5.3%	-5.3%

20%+ Stabilized	-4.7%	-5.3%	-5.5%	-5.0%
50%+ Stabilized	-4.2%	-4.8%	-5.2%	-3.9%
80%+ Stabilized	-3.6%	-4.1%	-5.0%	-1.8%
90%+ Stabilized	-3.8%	-4.2%	-4.7%	-2.9%
100% Stabilized	-4.3%	-3.9%	-4.2%	-3.3%
City w/o Core Man*	-2.6%	-2.8%	-2.8%	-2.8%
20%+ Stabilized	-2.7%	-2.9%	-2.9%	-2.9%
50%+ Stabilized	-2.4%	-2.7%	-2.9%	-2.3%
80%+ Stabilized	-2.2%	-2.4%	-2.8%	-1.8%
90%+ Stabilized	-2.3%	-2.5%	-2.6%	-2.4%
100% Stabilized	-2.4%	-2.4%	-2.5%	-2.2%

Source: NYC Department of Finance, RPIE Filings

*All buildings that contain at least one rent stabilized unit in row.

Notes: Data is not weighted, and therefore may differ from that reported in the 2022 *Income & Expense Study*. Data is not adjusted for the results of the 1992 NYC Department of Finance audit on I&E reported operating costs.

Rate of Distressed Properties: Core Manhattan vs. City w/o Core

Buildings that have operating and maintenance costs that exceed gross income are considered distressed. Table 5 (below) breaks down the proportion of distressed properties in three areas: Citywide; in Core Manhattan; and in the City excluding Core Manhattan. Distressed rates are all higher in Core Manhattan, compared to the rest of the City. For example, 9.3% of the buildings (259 buildings) that are at least 20% stabilized are distressed in Core Manhattan, while buildings that are 100% stabilized have a distress rate of 13.0% (41 buildings) in Core Manhattan. Meanwhile, in the rest of the City, there is a minimal difference between the categories, with all falling between 5.3% and 5.5%.

Table 5

	All Buildings Containing Stabilized Units	20%+ Stabilized	50%+ Stabilized	80%+ Stabilized	90%+ Stabilized	100% Stabilized
Distressed Proportion (Proportion of Buildings)						
Citywide	6.5%	6.2%	6.1%	5.9%	5.7%	6.0%
Core Manhattan	9.0%	9.3%	12.3%	13.7%	11.9%	13.0%
City w/o Core Manhattan	5.5%	5.4%	5.3%	5.3%	5.3%	5.5%
Distressed Proportion (Actual Building Counts)						
Citywide	963	792	645	531	462	304
Core Manhattan	368	259	143	88	61	41
City w/o Core Manhattan	595	533	502	443	401	263

Source: NYC Department of Finance, RPIE Filings

[END OF MEMO]

On May 23, 2022 the staff of the Rent Guidelines Board released a second memo to Board members with additional information concerning the 2022 *Income and Expense Study*. The memo follows:

[START OF MEMO]

On April 18, 2022, RGB staff distributed a memo analyzing supplemental data from the NYC Department of Finance (for the same RPIE period as that reported in the 2022 *Income & Expense Study*) that grouped buildings that contain rent stabilized units into categories that ranged from a minimum of one stabilized unit in a building to 100% stabilized units.

As a follow-up, RGB board members asked the staff to do a similar analysis of buildings constructed before 1974. Owners of property completed or substantially rehabilitated after January 1, 1974 may avail themselves of various tax abatements so long as they agree to make the units in the property subject to rent stabilization for a prescribed period. This memo compares select data from the previous memo with newly updated data that includes only those buildings constructed pre-1974. To simplify the comparison, buildings are grouped into these four categories:

- Buildings that contain at least one stabilized unit (all years and pre-1974 only)
- Buildings where 80% or more of residential units are stabilized (pre-1974 only)
- Buildings where 90% or more of residential units are stabilized (pre-1974 only)
- Buildings where 100% of residential units are stabilized (all years and pre-1974 only)

These groupings are also broken down by location as well.¹²

A further discussion of income and expense statistics accompany each of the five tables that follow.

Location of Buildings by Stabilized Proportion

Table 1 (below) illustrates the proportion of all buildings of any age that are entirely rent stabilized (100% stabilized); pre-1974 80% or more stabilized; pre-1974 90% or more stabilized; and pre-1974 100% stabilized. Only in Core Manhattan¹³, Upper Manhattan, and Staten Island are there any differences in the proportions (and of no more than three percentage points, in Upper Manhattan) between 100% stabilized buildings of any age and those built before 1974.

Table 1

	100% Stabilized	80% Stabilized (Pre-1974 Buildings Only)	90% Stabilized (Pre-1974 Buildings Only)	100% Stabilized (Pre-1974 Buildings Only)
Percentage of Buildings, by Stabilized Proportion				
Citywide	34%	62%	56%	34%
Manhattan	15%	32%	26%	15%
Bronx	55%	93%	88%	55%
Brooklyn	47%	80%	74%	47%
Queens	37%	75%	64%	37%
Staten Island*	56%	84%	74%	55%
Core Manhattan	8%	15%	12%	6%
Upper Manhattan	31%	60%	50%	28%
City w/o Core Manhattan	44%	79%	71%	44%

Source: NYC Department of Finance, RPIE Filings

* Note that there are only 85 buildings of any year, and only 63 pre-1974 buildings, that contain at least one rent stabilized unit in Staten Island.

Average Rent, Income, and Costs: Citywide and by Borough

Table 2 (on the next page) examines average rent, income, costs, and NOI in 2020 per unit per month by location among buildings of any age and compares them to pre-1974 buildings. Examining NOI among 100% stabilized buildings, NOI is \$508 in Core Manhattan pre-74 buildings, compared to \$711 among Core Manhattan buildings of

12 Note that the data used in this analysis are not weighted, and therefore may differ from that reported in the 2022 *Income & Expense Study*.

13 Core Manhattan represents the area south of W 110th and E 96th Streets. Upper Manhattan is the remainder of the borough.

all ages, a \$203 difference. By comparison, among 100% stabilized buildings in the rest of the City, NOI is \$395 in pre-74 buildings, compared to \$429 among buildings of all ages, a \$34 difference.

Table 2

	Rent	Income	Costs	NOI
Citywide All Years*	\$1,425	\$1,610	\$1,085	\$525
Pre-74*	\$1,390	\$1,572	\$1,081	\$491
80% Stabilized Pre-74	\$1,173	\$1,299	\$889	\$410
90% Stabilized Pre-74	\$1,164	\$1,285	\$879	\$406
100% Stabilized All Years	\$1,202	\$1,333	\$887	\$446
100% Stabilized Pre-74	\$1,151	\$1,274	\$873	\$401
Manhattan All Years*	\$1,719	\$2,028	\$1,396	\$632
Pre-74*	\$1,677	\$1,980	\$1,382	\$599
80% Stabilized Pre-74	\$1,271	\$1,509	\$1,048	\$461
90% Stabilized Pre-74	\$1,269	\$1,503	\$1,036	\$467
100% Stabilized All Years	\$1,377	\$1,639	\$1,097	\$542
100% Stabilized Pre-74	\$1,248	\$1,490	\$1,034	\$455
Bronx All Years*	\$1,039	\$1,168	\$812	\$356
Pre-74*	\$1,036	\$1,165	\$818	\$347
80% Stabilized Pre-74	\$1,036	\$1,163	\$816	\$347
90% Stabilized Pre-74	\$1,032	\$1,158	\$814	\$345
100% Stabilized All Years	\$1,033	\$1,167	\$808	\$359
100% Stabilized Pre-74	\$1,029	\$1,159	\$815	\$344
Brooklyn All Years*	\$1,315	\$1,404	\$893	\$511
Pre-74*	\$1,262	\$1,346	\$895	\$451
80% Stabilized Pre-74	\$1,193	\$1,275	\$855	\$420
90% Stabilized Pre-74	\$1,188	\$1,269	\$851	\$418
100% Stabilized All Years	\$1,245	\$1,332	\$859	\$473
100% Stabilized Pre-74	\$1,190	\$1,271	\$852	\$419
Queens All Years*	\$1,326	\$1,396	\$910	\$486
Pre-74*	\$1,302	\$1,371	\$914	\$456
80% Stabilized Pre-74	\$1,266	\$1,330	\$888	\$442
90% Stabilized Pre-74	\$1,256	\$1,318	\$881	\$437
100% Stabilized All Years	\$1,267	\$1,333	\$871	\$462
100% Stabilized Pre-74	\$1,226	\$1,287	\$865	\$422
Staten Island All Years*	\$1,095	\$1,185	\$793	\$392
Pre-74*	\$1,142	\$1,220	\$811	\$409

80% Stabilized Pre-74	\$1,161	\$1,253	\$834	\$418
90% Stabilized Pre-74	\$1,131	\$1,225	\$820	\$405
100% Stabilized All Years	\$1,072	\$1,182	\$758	\$423
100% Stabilized Pre-74	\$1,120	\$1,209	\$787	\$422
Core Manhattan All Years*	\$1,917	\$2,276	\$1,561	\$715
Pre-74*	\$1,876	\$2,231	\$1,550	\$681
80% Stabilized Pre-74	\$1,434	\$1,731	\$1,191	\$540
90% Stabilized Pre-74	\$1,463	\$1,770	\$1,202	\$568
100% Stabilized All Years	\$1,702	\$2,059	\$1,349	\$711
100% Stabilized Pre-74	\$1,402	\$1,724	\$1,216	\$508
Upper Manhattan All Years*	\$1,320	\$1,529	\$1,064	\$465
Pre-74*	\$1,339	\$1,554	\$1,096	\$458
80% Stabilized Pre-74	\$1,202	\$1,415	\$987	\$428
90% Stabilized Pre-74	\$1,193	\$1,397	\$970	\$427
100% Stabilized All Years	\$1,211	\$1,425	\$968	\$457
100% Stabilized Pre-74	\$1,188	\$1,400	\$965	\$435
City w/o Core Man All Years*	\$1,239	\$1,358	\$905	\$453
Pre-74*	\$1,222	\$1,342	\$918	\$424
80% Stabilized Pre-74	\$1,156	\$1,270	\$869	\$401
90% Stabilized Pre-74	\$1,146	\$1,258	\$860	\$397
100% Stabilized All Years	\$1,169	\$1,285	\$856	\$429
100% Stabilized Pre-74	\$1,138	\$1,251	\$856	\$395

Source: NYC Department of Finance, RPIE Filings

*All buildings that contain at least one rent stabilized unit in row.

Notes: Data is not weighted, and therefore may differ from that reported in the 2022 *Income & Expense Study*. Data is *not* adjusted for the results of the 1992 NYC Department of Finance audit on I&E reported operating costs. There are only 85 buildings of any year, and only 63 pre-1974 buildings, that contain at least one rent stabilized unit in Staten Island.

Cost-to-Income Ratios: Core Manhattan vs. City w/o Core

Table 3 (below) breaks down the audited and unaudited cost-to-income ratios in 2020 by Citywide, Core Manhattan, and the City excluding Core Manhattan among buildings containing stabilized units of all ages and compares them to pre-1974 buildings.

Among 100% stabilized buildings, there is a greater difference in Core Manhattan compared to the rest of the City when examining buildings of all ages vs. pre-1974 buildings. For example, the unaudited cost-to-income ratio is 65.5% among Core Manhattan buildings of all ages and 70.6% among pre-74 Core Manhattan buildings, a 5.1 percentage point difference. Meanwhile, in the rest of the City, the unaudited cost-to-income ratio is 66.6% among buildings of all ages and 68.4% among pre-74 buildings, a 1.8 percentage point difference.

Table 3

	All Buildings Containing Stabilized Units	All Buildings Containing Stabilized Units (Pre-1974 Buildings Only)	80% Stabilized (Pre-1974 Buildings Only)	90% Stabilized (Pre-1974 Buildings Only)	100% Stabilized	100% Stabilized (Pre-1974 Buildings Only)
Audited Cost-to-Income Ratios						
Citywide	61.9%	63.2%	62.9%	62.8%	61.1%	62.9%
<i>Core Manhattan</i>	63.0%	63.8%	63.2%	62.4%	60.2%	64.8%
<i>City w/o Core Manhattan</i>	61.2%	62.8%	62.8%	62.8%	61.2%	62.8%
Unaudited Cost-to-Income Ratios						
Citywide	67.4%	68.8%	68.4%	68.4%	66.5%	68.5%
<i>Core Manhattan</i>	68.6%	69.5%	68.8%	67.9%	65.5%	70.6%
<i>City w/o Core Manhattan</i>	66.6%	68.4%	68.4%	68.4%	66.6%	68.4%

Source: NYC Department of Finance, RPIE Filings
 Note: Data is not weighted, and therefore may differ from that reported in the 2022 *Income & Expense Study*.

Average Growth in Rent, Income, Costs, and NOI: Citywide and by Borough

Table 4 (on the next page) breaks down average longitudinal rent, income, costs, and NOI changes from 2019 to 2020 per unit per month, by location among buildings of any age and compares them to pre-1974 buildings. Among 100% stabilized buildings, there was a greater decline in NOI among Core Manhattan buildings, compared to the rest of the City in buildings among both pre-1974 and all building ages. In 100% stabilized Core Manhattan buildings, NOI fell 25.5% among buildings of all ages and 28.1% among pre-74 buildings, a 2.6 percentage point difference. Meanwhile, in 100% stabilized buildings in the rest of the City, NOI fell 2.2% among buildings of all ages and 2.5% among pre-74 buildings, a 0.3 percentage point difference.

Table 4

	Rent	Income	Costs	NOI
Citywide All Years*	-5.4%	-7.0%	-3.6%	-13.4%
Pre-74*	-5.5%	-7.3%	-3.7%	-14.2%
80% Stabilized Pre-74	-2.8%	-3.5%	-3.1%	-4.3%
90% Stabilized Pre-74	-2.9%	-3.5%	-2.9%	-4.7%
100% Stabilized All Years	-3.0%	-3.3%	-2.3%	-5.1%
100% Stabilized Pre-74	-2.8%	-3.3%	-2.7%	-4.5%
Manhattan All Years*	-8.6%	-11.2%	-4.9%	-22.4%
Pre-74*	-8.6%	-11.4%	-5.2%	-23.1%
80% Stabilized Pre-74	-5.1%	-7.1%	-5.4%	-10.6%
90% Stabilized Pre-74	-5.3%	-7.1%	-5.2%	-11.3%
100% Stabilized All Years	-5.9%	-7.0%	-2.8%	-14.5%

100% Stabilized Pre-74	-5.2%	-6.6%	-4.3%	-11.5%
Bronx All Years*	-2.0%	-2.2%	-2.2%	-2.3%
Pre-74*	-2.2%	-2.5%	-2.2%	-3.3%
80% Stabilized Pre-74	-2.3%	-2.5%	-2.4%	-2.9%
90% Stabilized Pre-74	-2.3%	-2.6%	-2.3%	-3.3%
100% Stabilized All Years	-2.0%	-2.2%	-2.1%	-2.5%
100% Stabilized Pre-74	-2.4%	-2.7%	-2.1%	-3.9%
Brooklyn All Years*	-1.8%	-1.9%	-1.8%	-2.2%
Pre-74*	-2.2%	-2.5%	-1.9%	-3.6%
80% Stabilized Pre-74	-1.9%	-2.0%	-1.9%	-2.2%
90% Stabilized Pre-74	-2.0%	-2.1%	-1.9%	-2.6%
100% Stabilized All Years	-1.9%	-1.8%	-1.8%	-2.0%
100% Stabilized Pre-74	-1.9%	-1.9%	-1.8%	-2.2%
Queens All Years*	-2.4%	-2.5%	-2.6%	-2.4%
Pre-74*	-2.5%	-2.6%	-2.5%	-2.8%
80% Stabilized Pre-74	-2.3%	-2.5%	-2.9%	-1.6%
90% Stabilized Pre-74	-2.6%	-2.8%	-2.9%	-2.5%
100% Stabilized All Years	-2.9%	-2.9%	-3.5%	-1.9%
100% Stabilized Pre-74	-3.0%	-3.1%	-3.6%	-1.9%
Staten Island All Years*	0.0%	0.0%	-2.2%	4.8%
Pre-74*	0.2%	0.3%	-4.1%	10.1%
80% Stabilized Pre-74	0.3%	0.3%	-2.6%	7.0%
90% Stabilized Pre-74	0.1%	0.2%	-2.0%	5.0%
100% Stabilized All Years	-0.3%	-0.4%	-1.5%	1.7%
100% Stabilized Pre-74	-0.1%	0.0%	-3.4%	7.4%
Core Manhattan All Years*	-9.9%	-12.9%	-4.8%	-26.6%
Pre-74*	-10.0%	-13.5%	-5.1%	-28.0%
80% Stabilized Pre-74	-8.3%	-12.4%	-5.6%	-24.6%
90% Stabilized Pre-74	-8.6%	-12.7%	-5.3%	-25.3%
100% Stabilized All Years	-8.0%	-10.8%	-0.7%	-25.5%
100% Stabilized Pre-74	-7.6%	-12.4%	-4.0%	-28.1%
Upper Manhattan All Years*	-4.7%	-5.3%	-5.3%	-5.3%
Pre-74*	-5.3%	-5.9%	-5.4%	-7.0%
80% Stabilized Pre-74	-3.5%	-4.1%	-5.4%	-1.2%

90% Stabilized Pre-74	-3.7%	-4.2%	-5.1%	-1.9%
100% Stabilized All Years	-4.3%	-3.9%	-4.2%	-3.3%
100% Stabilized Pre-74	-4.0%	-3.6%	-4.5%	-1.5%
City w/o Core Man All Years*	-2.6%	-2.8%	-2.8%	-2.8%
Pre-74*	-3.0%	-3.3%	-3.0%	-4.0%
80% Stabilized Pre-74	-2.3%	-2.6%	-2.9%	-2.1%
90% Stabilized Pre-74	-2.4%	-2.7%	-2.7%	-2.7%
100% Stabilized All Years	-2.4%	-2.4%	-2.5%	-2.2%
100% Stabilized Pre-74	-2.5%	-2.6%	-2.6%	-2.5%

Source: NYC Department of Finance, RPIE Filings
 *All buildings that contain at least one rent stabilized unit in row.
 Notes: Data is not weighted, and therefore may differ from that reported in the 2022 Income & Expense Study. Data is not adjusted for the results of the 1992 NYC Department of Finance audit on I&E reported operating costs. Note that in the longitudinal analysis, there are only 63 buildings of any year, and only 35 pre-1974 buildings, that contain at least one rent stabilized unit in Staten Island.

Rate of Distressed Properties: Core Manhattan vs. City w/o Core

Buildings that have operating and maintenance costs that exceed gross income are considered distressed. Table 5 (below) breaks down the proportion of distressed properties in 2020 among buildings of any age containing stabilized units and compares them to pre-1974 buildings in three areas: Citywide; in Core Manhattan; and in the City excluding Core Manhattan. Distressed rates are a great deal higher among Core Manhattan buildings than elsewhere in the City, especially in pre-1974 buildings. For example, among 100% stabilized buildings in Core Manhattan, the proportion of distressed properties is 13.0% among buildings of any age vs. 16.1% among pre-1974 buildings, a 3.1 percentage point difference. By comparison, among 100% stabilized buildings elsewhere in the City, the proportion of distressed properties is 5.5% among buildings of any age vs. 5.9% among pre-1974 buildings, a 0.4 percentage point difference.

Table 5

	All Buildings Containing Stabilized Units	All Buildings Containing Stabilized Units (Pre-1974 Buildings Only)	80% Stabilized (Pre-1974 Buildings Only)	90% Stabilized (Pre-1974 Buildings Only)	100% Stabilized	100% Stabilized (Pre-1974 Buildings Only)
Distressed Proportion (Proportion of Buildings)						
Citywide	6.5%	6.6%	6.1%	5.9%	6.0%	6.4%
Core Manhattan	9.0%	9.1%	15.4%	13.5%	13.0%	16.1%
City w/o Core Manhattan	5.5%	5.7%	5.5%	5.5%	5.5%	5.9%
Distressed Proportion (Actual Building Counts)						
Citywide	963	907	524	457	304	299
Core Manhattan	368	324	82	56	41	37
City w/o Core Manhattan	595	583	442	401	263	262

Source: NYC Department of Finance, RPIE Filings

[END OF MEMO]

Forecasts of Operating and Maintenance Price Increases for 2022-23

In order to decide upon the allowable rent increases for two-year leases, the RGB considers price changes for operating costs likely to occur over the next year. In making its forecasts the Board relies on expert assessments of likely price trends for the individual components, the history of changes in prices for the individual components and general economic trends. The Board's projections for 2022-23 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 2021-22 and Projected 2022-23		
	Price Index 2021-22	Projected Price Index 2022-23
Taxes	-3.7%	5.1%
Labor Costs	4.1%	3.9%
Fuel Oil	19.6%	-1.7%
Utilities	5.8%	2.4%
Maintenance	9.2%	5.7%
Administrative Costs	6.7%	3.1%
Insurance Costs	10.9%	15.4%
Total (Weighted)	4.2%	4.7%

Source: 2022 Price Index of Operating Costs.

Overall, the PIOC is expected to grow by 4.7% from 2022 to 2023. Costs are predicted to rise in each component except Fuel, with the largest growth (15.4%) projected to be in Insurance Costs. Other projected increases include Maintenance (5.7%), Labor Costs (3.9%), Administrative Costs (3.1%), and Utilities (2.4%). Taxes, the component that carries the most weight in the Index, is projected to increase 5.1%, while Fuel is projected to decrease 1.7%. Table 3 shows projected changes in PIOC components for 2023. The Core PIOC is projected to rise 5.2%, 0.5 percentage points higher than the overall projected PIOC for rent stabilized apartments.

Commensurate Rent Adjustment

Throughout its history, the Rent Guidelines Board has used formulas, known as commensurate rent adjustments, 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 to determine how much rents would have to change for net operating income (NOI) for rent stabilized apartments to remain constant. While these formulas do not attempt to adjust rents in deregulated units, the various "commensurate" adjustments described below can provide a foundation for the discussion of prospective guidelines for any building that contains rent stabilized units.¹⁴

In its simplest form, a commensurate rent adjustment is the amount of rent change needed to maintain NOI for rent stabilized apartments at a constant level from year to year. In other words, the commensurate provides a set of illustrative one- and two-year renewal rent adjustments, or guidelines, that will compensate owners for the change in prices measured by the PIOC and keep net operating income constant.

The first commensurate method is called the "Net Revenue" approach. While this formula takes into consideration the term of leases actually signed by tenants, it does not adjust owners' NOI for inflation. The "Net Revenue" formula is presented in two ways: first, by

14 The commensurate rent adjustments were first introduced before deregulation was wide-spread. At their inception, with little to no deregulation, these formulas largely reflected the rent stabilized stock at large, despite being designed to keep NOI constant in only those units subject to rent stabilization. Note that with deregulation permitted under State law from 1993 through 2019, thousands of buildings now contain both rent stabilized and deregulated units. Because the commensurates were not designed to keep NOI constant in deregulated units (where annual adjustments in rents are subject to changes in the real estate rental market), these formulas will not necessarily keep NOI constant for buildings that contain both rent stabilized and deregulated units.

adjusting for the mix of lease terms; and second, by adding an assumption for rent stabilized apartment turnover and the subsequent impact on revenue from vacancy leases. Under the “Net Revenue” formula, a guideline that would preserve NOI in the face of this year’s 4.2% increase in the PIOC is 3.0% for a one-year lease and 6.0% for a two-year lease. Historically, the formula also includes the impact of estimated revenue from vacancy leases. However, an examination of HCR registration data from 2020 and 2021 (the most recent file available for analysis) for units reporting a vacancy lease showed that the median increase upon vacancy was 0.0%.¹⁵ Therefore, in this year’s report, the “Net Revenue” commensurate guideline that includes vacancy is the same as that which does not.

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 4.0% increase in the Consumer Price Index (see Endnote 6) and the 4.2% increase in the PIOC is 4.5% for a one-year lease and 9.0% for a two-year lease. As explained in the “Net Revenue” section above, guidelines using this formula and adding the estimated impact of vacancy leases are equal this year.¹⁶

The third commensurate method, the “traditional” commensurate adjustment, is the formula that has been in use since the inception of the Rent Guidelines Board and is the only method that relies on the PIOC projection. The “traditional” commensurate yields 2.7% for a one-year lease and 4.3% for a two-year lease. This reflects the increase in operating costs of 4.2% found in the 2022 PIOC and the projection of a 4.7% increase next year.

All of these commensurate methods have limitations. The “Net Revenue” formula does not attempt to adjust NOI by the effect of inflation. The “CPI-Adjusted NOI” formula inflates the debt service portion of NOI. For both of these commensurate methods, including a consideration of the amount of income owners receive on vacancy (when there is such income) assumes that turnover rates are constant across the City.

As a means of compensating for cost changes, the “traditional” commensurate rent adjustment has two major flaws. First, although the formula is designed to keep owners’ current dollar income constant, the formula does not consider the mix of one- and two-year lease renewals. Since only about two-thirds of leases are renewed in any given year, with a slight majority of leases being

15 From 1997 through 2019, vacancy increases of up to 20% were permitted under State law. In 2019, with the passage of the Housing Stability and Tenant Protection Act, vacancy increases were no longer permitted under State law, but vacancy increases equal to renewal lease guidelines were permitted. In addition, any vacant unit where the previous tenant was charged a preferential rent can charge the higher legal rent to the incoming tenant. Therefore, while vacancy increases are no longer permitted under State law, increases upon vacancy are possible. However, under RGB Order #51 (for renewal guidelines during the period of 10/1/19 to 9/30/20), vacancy increases were not specifically authorized. In the next guideline period (Order #52, from 10/1/20 to 9/30/21), while vacancy increases were authorized (in the amount equal to renewal guidelines), the one-year lease renewal guideline was 0.0%, as was the first year of the two-year guideline. While individual units within the HCR registration files showed increases and decreases on a point-to-point basis from April of 2020 to April of 2021 (the most recent file available), the median change was 0.0%.

16 The following assumptions were used in the computation of the commensurates: (1) the required change in owner revenue is 65.5% of the 2022 PIOC increase of 4.2%, or 2.7%. The 65.5% figure is the most recent ratio of average operating costs to average income in buildings that contain rent stabilized units; (2) for the “CPI-Adjusted NOI” commensurate, the increase in revenue due to the impact of inflation on NOI is 34.5% times the latest 12-month increase in the CPI ending February 2022 (4.0%), or 1.4%; (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 2017 Housing and Vacancy Survey; (5) for the commensurate formulas, including the impact on revenue from vacancy leases, a 0.0% increase in vacancy leases was applied to the estimated 10.1% of rent stabilized units that turn over each year (as based on 2017 NYC Housing and Vacancy Survey data). This increase was derived from the median change in rent paid on leases noted as having a rent change due to vacancy in the 2021 HCR registration file (the most recent data available to the RGB). As noted in the text, because it was determined that there was no impact from the revenue derived from vacancy leases, the commensurates that include vacancy equal those that do not; and (6) the collectability of these commensurate adjustments are assumed.

renewed having a one-year duration, the formula does not necessarily accurately estimate the amount of income needed to compensate owners for O&M cost changes.¹⁷

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 (4.2%). 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 (4.7%).

Each of these formulas may be best thought of as a starting point for deliberations. The data presented in other Rent Guidelines Board annual research reports (e.g., the Income and Affordability Study and the Income and Expense Study) along with public testimony can be used in conjunction with these various commensurates to determine appropriate rent adjustments.

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 2022 *Mortgage Survey Report* of lending institutions. Table 4 gives the reported rate and points for the past nine years as reported by the mortgage survey.

Table 4

2022 Mortgage Survey ¹⁸ Average Interest Rates and Points for New Financing of Permanent Mortgage Loans 2014-2022									
	2014	2015	2016	2017	2018	2019	2020	2021	2022
Avg. Rates	4.9%	4.3%	4.0%	4.3%	4.8%	4.7%	4.0%	3.8%	3.9%
Avg. Points	0.54	0.70	0.42	0.44	0.44	0.38	0.22	0.38	0.32

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 ¹⁹ Accepted for Filing, 2013-2021									
	2013	2014	2015	2016	2017	2018	2019	2020	2021
New Construction	142	204	212	206	224	233	227	186	183
Conversion Non-Eviction	16	20	28	27	18	11	11	12	4
Conversion Eviction	0	0	0	0	0	0	0	0	0

17 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.

18 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.

19 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.

Rehabilitation	19	36	43	45	33	42	43	37	33
Total	177	260	283	278	275	286	281	235	220
Subtotal:									
HPD Sponsored Plans	1	0	1	0	0	1	0	0	0

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

On June 2, 2022 the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2022 Housing Supply Report. The memo follows:

[START OF MEMO]

At the May 26, 2022 *Housing Supply Report* presentation, three questions were asked for which an immediate answer could not be provided. Answers follow.

Question 1: Can you provide overcrowding rates from the Housing and Vacancy Survey over time?

As reported in the 2022 *Housing Supply Report* (as based on data obtained from the NYC Department of Housing Preservation and Development from the 2021 *New York City Housing and Vacancy Survey*), 9.4% of all rental housing in NYC was overcrowded (defined as more than two persons per bedroom, or more than two people in a studio apartment). For rent stabilized housing, the 2021 *HVS* found that 13.1% was overcrowded, as was 7.2% of private, unregulated rental units. Note that the definition for "overcrowded" was changed in the 2021 *HVS*. In previous *HVS* surveys, overcrowded was defined as more than one person per room. The overcrowding rates for all rental units, rent stabilized units, and private, unregulated units are presented in the table below. Note that 2021 data cannot be compared to data from previous years, due to the definition change of overcrowding.

Overcrowding Rates, NYC Housing and Vacancy Surveys (2011-2021)

HVS Year	All Rental Units	Rent Stabilized	Private, Unregulated
2011*	11.5%	13.8%	10.9%
2014*	12.2%	14.9%	11.3%
2017*	11.5%	13.1%	11.3%
2021**	9.4%	13.1%	7.2%

Source: NYC Housing and Vacancy Surveys (2011-2021)
 *Overcrowding rate definition: More than one person per room
 **Overcrowding rate definition: More than two persons per bedroom, or more than two persons per studio apartment (data not comparable to prior years).

Question 2: Can you provide the vacancy rate and unit count for rent stabilized units built prior to 1974 and those built in 1974 or later?

Per data from the "2021 New York City Housing and Vacancy Survey Selected Initial Findings," published by the NYC Department of Housing Preservation and Development in May of 2022, the overall net rental vacancy rate was 4.54% in 2021 (with a margin of error of ± 0.44%). For rent stabilized units, the net vacancy rate was 4.57% (with a margin of error of ± 0.71%).

The "2021 New York City Housing and Vacancy Survey Selected Initial Findings" provides the count and vacancy rate for pre-74 units subject to rent stabilization through the Emergency Tenant Protection Act (ETPA) of 1974, but not based on year built alone. The ETPA of 1974 generally instituted rent stabilization for buildings with six or more units built prior to 1974. The net vacancy rate for those units subject to rent stabilization due to the ETPA was 3.05% (with a margin of error of ± 0.67%). The net vacancy rate was not provided for those units subject to rent stabilization for reasons other than the ETPA.

The "2021 New York City Housing and Vacancy Survey Selected Initial Findings" also reports that there were a total of 1,006,000 occupied and vacant rent stabilized units in 2021 (noted as being slightly higher than 2017, but within the margin of error). Of these units, 773,200 (or almost 77%) were rent stabilized due to the ETPA. The remaining units, 232,800, were subject to rent stabilization for reasons other than the ETPA.

Question 3: Can you provide the number of rent stabilized units that are part of the 421-a program?

Per data from the NYC Department of Finance, in Fiscal Year 2022, approximately 137,000 rental units will benefit from 421-a tax exemptions. They do not indicate how many of these units are subject to rent stabilization. Owners, in the early version of the 2021 NYS Homes and Community Renewal (HCR) registration file, indicated that 97,400 units were part of the 421-a program (of 852,866 units in total). Note that the registration file that the RGB currently has access to is not final and HCR continues to receive late registrations. For instance, in April of 2021, HCR reported that they had received 850,607 registration records for 2020, but by April of 2022, this figure was updated to 901,659.

[END OF MEMO]

Consumer Price Index

The Board reviewed the Consumer Price Index. Table 6 shows the percentage change for the NY-Northeastern NJ Metropolitan area since 2015.

Table 6

Percentage Changes in the Consumer Price Index for the New York City - Northeastern New Jersey Metropolitan Area, 2015-2022 (For "All Urban Consumers")								
	2015	2016	2017	2018	2019	2020	2021	2022
1st Quarter Avg. ²⁰	-0.2%	0.7%	2.5%	1.6%	1.5%	2.3%	1.5%	5.5%
Yearly Avg.	0.1%	1.1%	2.0%	1.9%	1.7%	1.7%	3.6%	--

Source: U.S. Bureau of Labor Statistics.

Calculation of the Current Operating and Maintenance Expense to Income 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 income ratio.

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

In order to calculate the change in income for the latest three years, staff uses the RGB Rent Index. The RGB Index calculates the change in rent based on the guidelines passed by the Board, as well as the change in rent upon vacancy. The RGB Index is calculated using the adjustments authorized in applicable Apartment and Loft Orders and the change in rents upon vacancy (most recently, 2.57%). Then, in order to represent the same 12-month time period as the change in costs, measured change in income is adjusted to match the same period as measured change in costs. Therefore, the change in rent incorporates seven months of the previous Rent Index (7/12 or 58.3%), plus five months of the most recent Rent Index, (5/12 or 41.7%).

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

Table 7

Revised Calculation of Operating and Maintenance Cost Ratio for Rent Stabilized Buildings from 1989 to 2023			
Year ²¹	Average Monthly O & M Per d.u. ²²	Average Monthly Income Per d.u.	Average O & M to Income Ratio

- 20 First 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 have been revised from prior years.
- 21 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.
- 22 Operating and expense data listed is based upon unaudited

1989	\$370 (\$340)	\$567	.65 (.60)
1990	\$382 (\$351)	\$564	.68 (.62)
1991	\$382 (\$351)	\$559	.68 (.63)
1992	\$395 (\$363)	\$576	.69 (.63)
1993	\$409 (\$376)	\$601	.68 (.63)
1994	\$415 (\$381)	\$628	.66 (.61)
1995	\$425 (\$391)	\$657	.65 (.59)
1996	\$444 (\$408)	\$679	.65 (.60)
1997	\$458 (\$421)	\$724	.63 (.58)
1998	\$459 (\$422)	\$755	.61 (.56)
1999	\$464 (\$426)	\$778	.60 (.55)
2000	\$503 (\$462)	\$822	.61 (.56)
2001	\$531 (\$488)	\$868	.61 (.56)
2002	\$570 (\$524)	\$912	.63 (.57)
2003	\$618 (\$567)	\$912	.68 (.62)
2004	\$654 (\$601)	\$969	.67 (.62)
2005	\$679 (\$624)	\$961	.71 (.65)
2006	\$695 (\$638)	\$1,009	.69 (.63)
2007	\$738 (\$678)	\$1,088	.68 (.62)
2008	\$790 (\$726)	\$1,129	.70 (.64)
2009	\$781 (\$717)	\$1,142	.68 (.63)
2010	\$790 (\$726)	\$1,171	.67 (.62)
2011	\$812 (\$746)	\$1,208	.68 (.63)
2012	\$841 (\$772)	\$1,277	.66 (.60)
2013	\$884 (\$812)	\$1,337	.66 (.61)
2014	\$946 (\$869)	\$1,434	.66 (.61)
2015	\$960 (\$882)	\$1,487	.64 (.59)
2016	\$985 (\$905)	\$1,552	.63 (.58)
2017	\$984 (\$904)	\$1,524	.65 (.59)
2018	\$1,034 (\$950)	\$1,568	.66 (.61)
2019	\$1,070 (\$983)	\$1,626	.66 (.61)
2020	\$1,035 (\$951)	\$1,580	.66 (.60)
2021 ²³	\$1,066 (\$979)	\$1,600	.67 (.61)
2022 ²⁴	\$1,111 (\$1,020)	\$1,616	.69 (.63)
2023 ²⁵	\$1,163 (\$1,068)	\$1,651	.70 (.65)

filings with the Department of Finance. Audits of 46 buildings conducted in 1992 suggest that expenses may be overstated by 8% on average. Figures in parentheses are adjusted to reflect these findings.

- 23 Estimated expense figure includes 2021 expense updated by the PIOC for the period from 3/1/20 through 2/28/21 (3.0%). Income includes the income for 2021 updated by staff estimate based upon renewal guidelines and choice of lease terms for a period from 3/1/20 through 2/28/21 (1.26% -- i.e., the 10/1/19 to 9/30/20 rent projection (1.87%) times (.583), plus the 10/1/20 to 9/30/21 rent projection (0.40%) times (.417)).
- 24 Estimated expense figure includes 2022 expense updated by the PIOC for the period from 3/1/21 through 2/29/22 (4.2%). Income includes the income for 2022 updated by staff estimate based upon renewal guidelines and choice of lease terms for a period from 3/1/21 through 2/28/22 (1.01% -- i.e., the 10/1/20 to 9/30/21 rent projection (0.40%) times (.583), plus the 10/1/21 to 9/30/22 rent projection (1.86%) times (.417)).
- 25 Estimated expense figure includes 2022 expense estimate updated by the 2022 PIOC projection for the period from 3/1/22 through 2/28/23 (4.7%). Income includes the income estimate for 2023 updated by staff estimate based upon renewal guidelines and choice of lease terms for a period from 3/1/21 through 2/28/22

Source: RGB Income and Expense Studies, 1989-2022; Price Index of Operating Costs, 2021 – 2022
 RGB Rent Index for 2018 – 2022.

Changes in Housing Affordability

NYC’s economy in 2021 showed many strengths as compared with the preceding year. Positive indicators include rising employment levels, which increased by 2.1%. Gross City Product also increased, rising in inflation-adjusted terms by 5.6% in 2021. The unemployment rate fell, decreasing by 2.5 percentage points, to 9.9%. Both average wages and total wages increased in the most recent 12-month period, rising by an inflation-adjusted 6.8% and 3.2%, respectively. Personal bankruptcy filings also fell in 2021, dropping 24.2%, to their lowest level since at least 2000. Concurrent with various eviction moratoriums, homeless levels also fell for the third consecutive year, by 14.4%, as did evictions (which fell by 95.5%), and both non-payment filings and non-payment calendared cases in Housing Court (which fell by 47.8% and 54.2%, respectively).

However, negative indicators include an increase in caseloads for cash assistance of 2.3%; for SNAP (food stamps) of 5.3%; and for Medicaid of 2.5%. In addition, while many indicators are positive as compared to 2020, this is not necessarily the case when measured against 2019 (the last full year preceding the pandemic). Inflation-adjusted GCP was slightly lower in 2021 than 2019, while the unemployment rate is much higher and employment levels are much lower. It is also expected that both non-payment filings and evictions will increase sharply by the end of 2022, following the end of the eviction moratorium.

The most recent quarter for which there is comprehensive data is the fourth quarter of 2021. As compared to the fourth quarter of 2020, the fourth quarter of 2021 shows many positive indicators, including the unemployment rate, down 5.8 percentage points; employment levels, up 5.8%; GCP, up 4.0% in real terms; homeless levels, down 15.0%; cash assistance caseloads, down 1.3%; Medicaid enrollees, down 0.1%; and in Housing Court, the number of non-payment filings, down 61.9% and the number of non-payment cases heard (calendared), down 75.0%.²⁶ However, SNAP caseloads are up 0.5%. Appendix 8 summarizes the change in each of these data points for each quarter of 2021.

Fourth quarter data can also be analyzed in relation to the third quarter of 2021, to illustrate more recent trends. As based on seasonally adjusted employment data, there was a decrease of 1.5 percentage points in the NYC unemployment rate in the fourth quarter of 2021 as compared to the third, and an increase of 1.9% in total employment. There was also a decrease of 1.7% in SNAP caseloads, 1.6% in Medicaid enrollees, and 15.8% in non-payment calendared cases in Housing Court. GCP in real terms also increased on an annualized basis, up by 1.9%. However, homeless levels were up 1.3%; cash assistance caseloads were up 3.4%; and in Housing Court, non-payment filings were up 11.8% in the fourth quarter of 2021 as compared to the third.

On May 3, 2022 the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2022 Income & Affordability Study, as well as 2021 NYC Housing and Vacancy Survey selected data points. The memo follows:

[START OF MEMO]

At the April 20, 2022 *Income & Affordability Study* (I&A) presentation, three questions were asked for which an immediate answer could not be provided. Answers follow. In addition, selected data points from the *2021 NYC Housing and Vacancy Survey*, which were not yet available for publication in the I&A, are presented at the end of this memo.

Question 1: What is the count of unsheltered homeless persons?

Jurisdictions around the country provide the U.S. Department of Housing and Urban Development (HUD) with a count of both unsheltered and sheltered homeless persons, in January of each year. The data for NYC and the nation as a whole from the HUD publication that reports this data (“The Annual Homeless Assessment Report (AHAR) to Congress”) is normally presented each year as part of the RGB’s annual *Income & Affordability Study*. As noted in this year’s report, due to the pandemic, HUD allowed communities to opt-out of unsheltered censuses in 2021, and report solely sheltered data. While some communities chose to conduct their unsheltered censuses, the

(2.15% - i.e., the 10/1/21 to 9/30/22 rent projection (1.86%) times (.583), plus the 10/1/22 to 9/30/23 rent projection (2.57%) times (.417)).

- 26 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.

data from specific jurisdictions was not presented in the AHAR report.

However, the NYC Department of Homeless Services (DHS) chose to conduct their unsheltered census in January of 2021, and provided data to the public in May of 2021. Per the study's results, there was an estimated 2,376 unsheltered individuals in NYC on January 26th, 2021. This is a decrease of 38% from 2020. As compared to 2020, DHS found a decrease of 50% in homeless on the street and a decrease of 23% of homeless in the subways. By borough, they found an overall decrease of 16% in Staten Island; 37% in the Bronx; 45% in Manhattan; 60% in Queens; and 71% in Brooklyn.

As an explanation for the decrease, DHS noted the following: "The MTA shutdown the subways from 1am to 5am. In response, the City developed and implemented extensive, expanded efforts to engage individuals on the subways during the closure period, especially at End of Line stations. Through these efforts, outreach teams helped hundreds of individuals accept and access shelter services. The City also dramatically expanded resources dedicated to serving and supporting New Yorkers who've lived unsheltered: since HOPE 2020, NYC has opened more than 1,300 specialized beds to help these formerly unsheltered individuals get back on their feet. The City also implemented the life-saving strategy of relocating thousands of DHS Single Adult shelter system clients from congregate shelters to commercial hotels to promote social distancing and reduce the risk of COVID-19. As a result, outreach teams were also able to offer this shelter option to unsheltered individuals they engaged, as well as the option of stabilization beds established in commercial hotels."

The full report can be found at: <https://www1.nyc.gov/assets/dhs/downloads/pdf/hope-2021-results.pdf> for context, on this same day, DHS reported a decrease of 11.7% in their shelters (from 59,803 on January 26, 2020 to 52,833 on January 26, 2021). Per the data submitted to HUD, there were a total of 65,975 sheltered persons in NYC in January of 2021, a decrease of 10.9% from the prior year.

Question 2: Can you provide an explanation for why homeless levels fell in 2021?

In the Preliminary FY 2022 Mayor's Management Report, DHS notes the following: "During the first four months of Fiscal 2022, the average number of families with children, adult families, and single adults in shelter per day all declined compared to the same period in Fiscal 2021. The number of families with children in shelter was declining before the COVID-19 pandemic due to investments in prevention and rehousing programs, including rental assistance. The pandemic eviction moratorium also contributed to further declines in entrants to shelter for Adult Families and Families with Children. Single adult entrants to shelter increased 5.6 percent but remain below pre-pandemic levels."

The FY 2021 Mayor's Management Report also comments on the decline in the shelter population: "In Fiscal 2021, the average number of adult families and families with children in shelter per day declined by 19.2 percent and 16.2 percent respectively compared to the prior year, driven primarily by fewer entrants to shelter and continuing exits to permanent housing despite the pandemic. Adult families and families with children entering DHS shelter decreased by 52.8 percent and 39.5 percent, respectively. DHS has made progress reducing the number of families experiencing homelessness and residing in shelter on any given night, with the peak number of individuals in those families declining by over 10,000 between 2014 and 2021. The decline of families in shelter began prior to the pandemic and can be attributed, in part, to several factors: the increase in legal services funding over the last few years; an increase in payments for rent arrears and a resultant decline in evictions; and increases in subsidized housing placements since the inception of the City's rental assistance and rehousing programs in 2014. The onset of the COVID-19 pandemic was correlated with a further decline in family shelter entries, as evictions were suspended, some families may have sheltered in place, and exits to subsidized housing continued."

Question 3: Can you provide the change in wages/household income by quintiles?

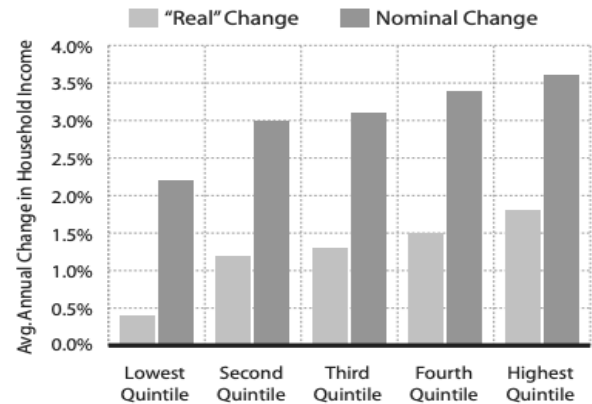
The I&A report normally provides in-depth data from the annual *American Community Survey*, including the change in household income by quintiles. However, as noted in the 2022 I&A, ACS data for the most recent year (2020) suffered from data issues and a low responses rate, and the Census Bureau does not recommend comparing data from 2020 to other years. The following text and graph are from the 2021 I&A Study, analyzing data from 2006-2019 (the earliest and latest years available for analysis):

"Looking at household income by quintiles can also provide an insight into how quickly or slowly income in each of the categories is growing over time. While not necessarily true in each individual year, over the time period of 2006-2019 (the earliest and latest time periods available for analysis), income grew at faster pace for those in the higher quintiles versus those in the lower quintiles. Point-to-point comparisons show that for the lowest quintile (the bottom 20% of income levels), household income grew by 5.1% in inflation-adjusted ("real") terms, and rose by 32.5% in nominal terms from 2006 to 2019. For those households in the

highest quintile (the top 20% of income levels), household income in 2019 rose 25.9% in real terms and 58.7% in nominal terms, as compared to 2006. Looking at the change in income on a year-to-year basis between 2006 and 2019, in real terms household income rose by an average of 0.4% each year for the lowest quintile and rose by an average of 1.8% annually for the highest quintile."

Average Annual Household Income Change by Quintiles, 2006-2019

Highest Quintiles Grow at a Faster Pace than Lowest Quintiles



Source: American Community Survey, 2006-2019

The following table is not published in the I&A, but provides the basis for the written text. The table provides the inflation-adjusted mean income, by quintile, for NYC residents in each year between 2006 and 2019, as well as the point-to-point change in inflation-adjusted income from 2006 to 2019.

Mean Inflation-Adjusted Household Income In 2019 Dollars, By Quintile (ACS)

Year	Lowest Quintile	Second Quintile	Third Quintile	Fourth Quintile	Highest Quintile	Top 5%
2006	\$10,455	\$31,560	\$58,659	\$96,766	\$250,368	\$492,601
2007	\$11,065	\$32,586	\$59,694	\$98,176	\$263,082	\$530,827
2008	\$10,927	\$32,871	\$60,552	\$100,410	\$271,876	\$547,203
2009	\$10,679	\$31,933	\$59,295	\$99,338	\$267,209	\$537,488
2010	\$10,419	\$30,645	\$56,380	\$95,312	\$247,824	\$484,734
2011	\$9,931	\$29,212	\$55,524	\$94,804	\$250,728	\$492,832
2012	\$9,838	\$29,477	\$56,059	\$94,385	\$245,438	\$481,173
2013	\$9,951	\$30,198	\$57,105	\$97,712	\$261,498	\$521,795
2014	\$9,683	\$29,857	\$57,327	\$97,713	\$261,610	\$520,442
2015	\$10,156	\$31,249	\$59,546	\$101,523	\$276,223	\$557,129
2016	\$10,254	\$32,388	\$62,103	\$105,389	\$281,850	\$558,828
2017	\$10,179	\$32,875	\$63,457	\$108,972	\$291,266	\$576,734
2018	\$10,607	\$33,897	\$65,447	\$111,821	\$296,111	\$577,674
2019	\$10,988	\$36,677	\$69,581	\$118,050	\$315,212	\$621,371
Point-to-Point Change, 2006-2019	5.1%	16.2%	18.6%	22.0%	25.9%	26.1%

Source: American Community Survey, 2006-2019

The following table is not published in the I&A, but provides the basis for the written text. The table provides the change in inflation-adjusted mean income, by quintile, for NYC residents in each year between 2006 and 2019, as well as the average annual change in inflation-adjusted income from 2006 to 2019.

Change in Mean Inflation-Adjusted Household Income, By Quintile (ACS)

Year	Lowest Quintile	Second Quintile	Third Quintile	Fourth Quintile	Highest Quintile	Top 5%
2007	5.8%	3.3%	1.8%	1.5%	5.1%	7.8%
2008	-1.2%	0.9%	1.4%	2.3%	3.3%	3.1%
2009	-2.3%	-2.9%	-2.1%	-1.1%	-1.7%	-1.8%
2010	-2.4%	-4.0%	-4.9%	-4.1%	-7.3%	-9.8%
2011	-4.7%	-4.7%	-1.5%	-0.5%	1.2%	1.7%
2012	-0.9%	0.9%	1.0%	-0.4%	-2.1%	-2.4%
2013	1.2%	2.4%	1.9%	3.5%	6.5%	8.4%
2014	-2.7%	-1.1%	0.4%	0.0%	0.0%	-0.3%
2015	4.9%	4.7%	3.9%	3.9%	5.6%	7.0%
2016	1.0%	3.6%	4.3%	3.8%	2.0%	0.3%
2017	-0.7%	1.5%	2.2%	3.4%	3.3%	3.2%
2018	4.2%	3.1%	3.1%	2.6%	1.7%	0.2%
2019	3.6%	8.2%	6.3%	5.6%	6.5%	7.6%
Average Annual Change, 2006-2019	0.4%	1.2%	1.3%	1.5%	1.8%	1.8%

Source: American Community Survey, 2006-2019

The NYC Independent Budget Office (IBO) analyzes tax returns from NYC residents each year and reports on the change in income, by income group. Its written report does not compare incomes by quintile, but rather by four different income group categories – Under \$40,000; \$40,000-\$149,999; \$150,000-\$999,999; and \$1,000,000 and more. The most recent report analyzes 2019 data from tax filers in NYC. Per the report, between 2018 and 2019, total income from wages rose 5.8% for all filers. By income group, total income grew by 1.0% for those making under \$40,000; 5.8% for those making \$40,000-\$149,999; 8.1% for those making \$150,000-\$999,999; and 4.9% for those making \$1,000,000 or more. The full report can be found at: <https://ibo.nyc.ny.us/cgi-park2/2021/11/highlights-from-ibos-updated-tables-on-new-york-city-residents-income-income-tax-liability/>.

IBO also provides summary data of NYC resident's tax filings from each year from 2006-2019. The summary data can be found at: <https://ibo.nyc.ny.us/fiscalhistory.html#taxliability>. The tables on the following page use summary IBO data to report inflation-adjusted total wages (in millions) by quintile, as well as the change from year to year. As with the ACS data, the point-to-point change from 2006 to 2019 is calculated, as is the average annual change from 2006-2019. Note that the data presented in the ACS tables (above) differs from the IBO tables (below) in two key ways. The ACS data reports on household income, while the IBO data reports on wages/salaries. In addition, the ACS data reports average household income, while the IBO data reports total wages.

Inflation-Adjusted Total Wages In 2019 Dollars (in Millions), By Quintile (IBO)

Year	Lowest Quintile	Second Quintile	Third Quintile	Fourth Quintile	Highest Quintile	All Filers
2006	\$2,333	\$9,588	\$21,768	\$37,759	\$125,051	\$196,500
2007	\$2,313	\$9,535	\$22,318	\$38,817	\$137,755	\$210,736
2008	\$2,490	\$9,503	\$22,682	\$39,272	\$136,811	\$210,757
2009	\$2,388	\$8,216	\$20,655	\$38,203	\$124,619	\$194,081
2010	\$2,216	\$8,087	\$19,865	\$37,868	\$130,434	\$198,470
2011	\$2,105	\$8,280	\$20,219	\$38,807	\$133,003	\$202,414
2012	\$2,478	\$8,579	\$20,533	\$39,338	\$134,765	\$205,694
2013	\$2,211	\$8,744	\$20,675	\$39,717	\$135,746	\$207,093
2014	\$2,372	\$9,315	\$21,832	\$41,890	\$146,424	\$221,833
2015	\$2,431	\$10,275	\$23,269	\$44,014	\$151,913	\$231,902
2016	\$2,564	\$10,740	\$24,002	\$44,922	\$151,641	\$233,868
2017	\$2,648	\$11,390	\$25,029	\$46,353	\$162,555	\$247,975

2018	\$2,757	\$12,579	\$26,459	\$47,861	\$160,790	\$250,446
2019	\$2,677	\$13,039	\$27,926	\$49,750	\$167,197	\$260,588
Point-to-Point Change, 2006-2019	14.7%	36.0%	28.3%	31.8%	33.7%	32.6%

Source: Independent Budget Office, New York City Residents' Income and Tax Liability (2006-2019)

Change in Inflation-Adjusted Total Wages, By Quintile (IBO)

Year	Lowest Quintile	Second Quintile	Third Quintile	Fourth Quintile	Highest Quintile	Top 5%
2007	-0.9%	-0.6%	2.5%	2.8%	10.2%	7.2%
2008	7.7%	-0.3%	1.6%	1.2%	-0.7%	0.0%
2009	-4.1%	-13.5%	-8.9%	-2.7%	-8.9%	-7.9%
2010	-7.2%	-1.6%	-3.8%	-0.9%	4.7%	2.3%
2011	-5.0%	2.4%	1.8%	2.5%	2.0%	2.0%
2012	17.7%	3.6%	1.6%	1.4%	1.3%	1.6%
2013	-10.8%	1.9%	0.7%	1.0%	0.7%	0.7%
2014	7.3%	6.5%	5.6%	5.5%	7.9%	7.1%
2015	2.5%	10.3%	6.6%	5.1%	3.7%	4.5%
2016	5.4%	4.5%	3.1%	2.1%	-0.2%	0.8%
2017	3.3%	6.0%	4.3%	3.2%	7.2%	6.0%
2018	4.1%	10.4%	5.7%	3.3%	-1.1%	1.0%
2019	-2.9%	3.7%	5.5%	3.9%	4.0%	4.0%
Average Annual Change, 2006-2019	1.1%	2.4%	1.9%	2.1%	2.3%	2.2%

Source: Independent Budget Office, New York City Residents' Income and Tax Liability (2006-2019)

On April 29, 2022, at the request of the RGB, the NYC Department of Housing Preservation and Development (HPD) released some preliminary findings from the 2021 NYC Housing and Vacancy Survey to the RGB. The data includes a count of occupied housing units; median household income; median contract and gross rent; median contract and gross rent-to-income ratios; and the proportion of rent burdened households. Standard errors and margins of errors for the following data are also available, upon request. While no additional data can be requested at this time, HPD expects to provide more comprehensive data (including vacancy rates) when they release their "Selected Initial Findings."

NYCHV 

New York City Housing and Vacancy Survey

These estimates are special tabulations requested through the New York City Department of Housing Preservation and Development Survey Sponsor Data Center (SSDC) for the use of the Rent Guidelines Board deliberations. The U.S. Census Bureau reviewed this data product for unauthorized disclosure of confidential information and approved the disclosure avoidance practices applied to this release. CBDRB-FY22-199.

Count of Occupied Units, by Housing Type, 2021 HVS

	Estimated Units
Owner-occupied Condominium ²⁷	986,100 115,600

27 The 2021 NYCHVS identified units as "owner-occupied private condo" primarily using administrative data and relying on self-report to supplement where administrative records were unavailable. In prior cycles, the condo determination was made solely based on self-report. These condos were identified as private if they did not match with administrative records of affordable condos. In prior cycles, the condo determination was made solely on self-report and did not distinguish based on affordability.

Private Cooperative ²⁸	212,100
Owner, Other ²⁹	606,100
Regulated Owner ^{30,31}	52,320
Renter-occupied	2,171,000
Private, Non-Regulated	968,900
Rent Stabilized ³²	960,000
Public Housing	172,600
Rent Control or Other Regulated Rental ^{33,34}	69,560
Total occupied	3,157,000

Median household income,³⁵ by Housing Type, 2021 HVS

	Estimates
Owner occupied units	\$98,000
Renter occupied units	\$50,000
Rent Stabilized ³⁶	\$47,000
Private, Non-Regulated	\$62,960
Public Housing	\$18,530
Rent Control or Other Regulated Rental ³⁷	\$24,000

28 The 2021 NYCHVS identified units as “owner-occupied private co-op” primarily using administrative data, relying on self-report where administrative records were unavailable. These co-ops were identified as private if they did not match with administrative records of Mitchell Lama or other affordable co-ops. In prior cycles the co-op determination relied solely on self-report and excluded only Mitchell Lama co-ops.

29 In the 2021 NYCHVS, the CSR category of “Owner, Other” corresponds to previous CSR values of “1. Owner occupied conventional.”

30 Unlike other owner-occupied categories, the estimate for occupied “Regulated Owner” does not correspond to the entire CSR category of “Regulated Owner,” which includes vacant, available for sale units.

31 The 2021 NYCHVS identified units as “other regulated owner” based on administrative records for Mitchell Lama Co-op and other affordable condos, co-ops, and conventional homes in addition to self-report about the unit and occupant. In recent cycles Mitchell Lama Co-op was its own category and these other types of housing were not specifically identified and appeared as part of multiple other categories.

32 Similar to prior cycles, the 2021 NYCHVS identified units as subject to rent stabilization (“rent stabilized”) based on a combination of administrative records and self-report. However, the 2021 NYCHVS utilized several additional sources of administrative records and implemented additional logic to account for various recent programmatic and legislative changes. These changes supplement prior definitional changes implemented in 2017 and prior cycles.

33 The 2021 NYCHVS identified an occupied unit as subject to rent control (“rent controlled”) based on a combination of self-report and administrative records. Unlike prior cycles, the determination of rent control status was based on information about all occupants, rather than only the respondent as was done in prior cycles.

34 The 2021 NYCHVS identified units as “other regulated renter” based on administrative records for Mitchell Lama rental units, affordable rental units financed by New York State or NYC HPD or HDC that are not otherwise classified as rent stabilized, units under the supervision of the NYC Loft Board, and in rem units, in addition to self-report about the unit and occupant. The 2021 NYCHVS did not identify units in Article 4 buildings, or buildings regulated solely by HUD and not a state or local housing agency. In recent cycles, in rem was its own category; Mitchell Lama rental units were combined with Article 4 buildings; and units under supervision of the Loft Board were combined with HUD-regulated units. These changes supplement prior definitional changes implemented in 2017 and prior cycles.

35 The NYCHVS Income measure changed from prior years in the following ways. Questions related to income were substantially restructured in their phrasing and administration; additional sources of income were included (for example, FMLA and worker compensation).

36 See Footnote 33.

37 See Footnotes 34 and 35.

All occupied units	\$60,550
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Median Monthly Rent, 2021 HVS

	Estimates	
	Contract Rent ³⁸	Gross Rent ³⁹
All Renters	\$1,500	\$1,650
Rent Stabilized ⁴⁰	\$1,400	\$1,547
Private, Non-Regulated	\$1,825	\$1,950
Public housing	\$500	\$510
Rent Control or Other Regulated Rental ⁴¹	\$1,100	\$1,187

Median rent amount/income ratio,^{42,43} 2021 HVS

	Estimates	
	Contract Rent ⁴⁴	Gross Rent ⁴⁵
All renters	32.6%	34.3%
Rent Stabilized, all households ⁴⁶	33.6%	36.2%
Rent Stabilized, excluding vouchers and other rental assistance ⁴⁷	30.0%	32.2%
Private, Non-Regulated	31.3%	32.9%
Public Housing	30.0%	30.3%
Rent Control or Other Regulated Rental ⁴⁸	36.8%	42.8%

Contract Rent Burden⁴⁹ 2021 HVS

	Estimates		
	Rent burdened (contract)	Severely Rent burdened (contract)	Not rent burdened (contract)

38 The 2021 NYCHVS Contract Rent measure has changed in the following ways. The 2021 NYCHVS added a reference period for information about rent amount (“last month”) and specified that it should be inclusive of any fees.

39 The 2021 NYCHVS Gross Rent measure continues to provide a recoded amount for both Contract Rent and Utilities that are not otherwise paid as part of the rent. However, the estimation of the utility portion of this measure has changed in the following ways. In 2021 NYCHVS included updates to question phrasing and administration and added a seasonal adjustment for electricity and gas costs based on respondent reporting of summer and winter utility costs.

40 See Footnote 33.

41 See Footnotes 34 and 35.

42 Information about Contract Rent Burden in the 2021 NYCHVS has changed from prior years in the following ways. This measure was calculated using values that have not been top-coded for Income and Contract Rent, whereas prior cycles used top-coded values for both variables. See also changes to Contract Rent and Household Income for additional changes that impact this measure.

43 Information about Gross Rent Burden in the 2021 NYCHVS has changed from prior years in the following ways. This measure was calculated using values that have not been top-coded for Income and Gross Rent, whereas the 2017 NYCHVS used top-coded values for both variables. See also changes to Gross Rent and Household Income for additional changes that impact this measure.

44 See Footnote 43.

45 See Footnote 44.

46 See Footnote 41.

47 See Footnote 49.

48 See Footnotes 34 and 35.

49 See Footnote 43.

All renters	21%	34%	45%
Rent Stabilized ⁵⁰	21%	37%	43%
Private, Non-Regulated	21%	31%	48%
Public Housing	20%	33%	47%
Rent Control or Other	19%	42%	39%
Regulated Rental ⁵¹			

Notes: "Rent burdened" is defined as the proportion of households paying more than 30 percent of household income towards contract rent; "severely rent burdened" is defined as the proportion of households paying more than 50 percent of household income towards contract rent.

Contract Rent Burden⁵² (Means-tested Assistance Separate),⁵³
2021 HVS

	Estimates			
	Rent burdened (contract)	Severely Rent burdened (contract)	Not rent burdened (contract)	Receiving Secondary Assistance (contract)
All renters	18%	28%	40%	14%
Rent Stabilized ⁵⁴	20%	31%	41%	8%
Private, Non-Regulated	20%	29%	47%	3%
Public Housing	(X)	(X)	(X)	100%
Rent Control or Other	15%	28%	34%	23%
Regulated Rental ⁵⁵				

Notes: "Rent burdened" is defined as the proportion of households paying more than 30 percent of household income towards contract rent; "severely rent burdened" is defined as the proportion of households paying more than 50 percent of household income towards contract rent.

Gross Rent Burden⁵⁶ 2021 HVS

	Estimates		
	Rent burdened (gross)	Severely Rent burdened (gross)	Not rent burdened (gross)
All renters	21%	37%	42%
Rent Stabilized ⁵⁷	21%	40%	39%
Private, Non-Regulated	22%	33%	45%
Public Housing	21%	33%	46%
Rent Control or Other Regulated Rental ⁵⁸	19%	47%	34%

Notes: "Rent burdened" is defined as the proportion of households paying more than 30 percent of household income towards gross rent; "severely rent burdened" is defined as the proportion of households paying more than 50 percent of household income towards gross rent.

Source: NYC Housing and Vacancy Survey, 2021. US Census Bureau/ NYC Dept of Housing Preservation and Development.

Note about rounding: As part of disclosure avoidance procedures applied to the 2021 NYCHVS, all estimates are rounded to 4 significant digits. Therefore, totals may not match because of this rounding. Percentages are calculated from rounded estimates.

50 See Footnote 33.

51 See Footnotes 34 and 35.

52 See Footnote 43.

53 Information about Rental Assistance in the 2021 NYCHVS has changed from prior years in the following ways. Questionnaire phrasing and administration were changed, and answer choices were updated to reflect common rental assistance programs in NYC.

54 See Footnote 33.

55 See Footnotes 34 and 35.

56 See Footnote 44.

57 See Footnote 33.

58 See Footnotes 34 and 35.

[END OF MEMO]

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 54.

Table 8

Changes in Price Index of Operating Costs for Apartments in Buildings with Various Heating Arrangements, 2021-22, and Commensurate Rent Adjustment		
Index Type	2021-22 Price Index Change	One-Year Rent Adjustment Commensurate With O & M to Income Ratio of .655
All Dwelling Units	4.2%	2.75%
Pre 1947	4.1%	2.69%
Post 1946	4.1%	2.69%
Oil Used for Heating	4.3%	2.82%
Gas Used for Heating	4.1%	2.69%

Note: The O&M to Income ratio is from the 2022 Income and Expense Study.

Source: 2022 Price Index of Operating Costs.

On June 2, 2022 the staff of the Rent Guidelines Board released a memo summarizing historical data provided to the Board by NYS Homes and Community Renewal (HCR). The memo follows:

[START OF MEMO]

This memo is an update to previous memos that compiled historical data provided to the RGB by NYS Homes and Community Renewal (HCR). We have included the number of registered stabilized units both originally reported and subsequently updated; overcharge complaint caseloads as of approximately April or May of each year; preferential rents and the percentage of apartments with preferential rents (based on the originally reported number of stabilized units); registered Individual Apartment Improvements (IAIs); and Major Capital Improvements (MCIs) applied for and granted (in dollars), as well as the average MCI rent increase per room. An additional data point added this year is the number of registered vacant stabilized apartments each year, going back five years.

Here are some takeaways:

- The number of registered stabilized units (using the updated count) over the period since 2004 ranged from as few as 819,221 in 2009 to as many as 936,533 in 2018. The updated count reflects owners' late registrations.
- The proportion of stabilized units that charge preferential rents (using originally reported counts), rose from 16.3% in 2006 to as high as 33.1% in 2020. In the most recent available year, the proportion was 31.7% in 2021.
- The overcharge complaint caseload has ranged between roughly 1,000 and 3,400 per year since 2008, compared to roughly 600 to 900 between 2002 to 2007. The current 2022 overcharge complaint caseload of 3,428 is at the highest known level since 1997, when there were 8,878 overcharge complaints pending.
- The average MCI increase per room increased from \$8.71 in 2013 to as high as \$13.81 in 2018. In the most recent available year, the average was \$11.23 in 2021.
- The number of IAIs reported between 2010 and 2018 ranged between 12,797 and 19,475 per year, but have since fallen over the last few years, to 3,342 in the most recent year, 2021.
- The number of vacant rent stabilized units between 2017 and 2020 ranged from 33,667 to 38,888 before increasing to 61,593 in the most recent year, 2021.

	# of Registered Stabilized Units (Original Count)	# of Registered Stabilized Units (Updated Count)	Overcharge Complaints Caseloads*	# of Preferential Rents Registered (Original Count)	Preferential Rents as % of Registrations Filed (Original Count)	# of registered IAs	# of Registered Vacant Units	MCI Total Amount Applied For	MCI Total Amount Granted	MCI Avg. Increase per/room
2022	-	-	3,428	-	-	-	-	-	-	-
2021	857,791	857,791	3,336	272,286	31.7%	3,342	61,593	\$246,212,369	\$195,969,375	\$11.23
2020	850,607	901,659	2,923	281,821	33.1%	5,761	33,667	\$65,587,760	\$39,854,466	\$9.96
2019	876,404	927,753	2,364	286,597	32.7%	9,102	36,185	\$318,634,296	\$147,032,583	\$11.37
2018	885,205	936,533	2,211	270,701	30.6%	14,356	38,785	\$254,211,393	\$217,261,769	\$13.81
2017	856,267	924,747	997	255,481	27.6%	14,470	38,888	\$219,571,452	\$185,880,245	\$13.15
2016	842,144	911,218	2,185	252,763	27.7%	13,182	-	\$308,460,789	\$273,961,197	\$13.38
2015	839,164	896,758	2,578	248,873	27.8%	12,797	-	\$146,543,088	\$126,680,780	\$11.59
2014	839,797	905,067	2,589	238,573	26.4%	13,591	-	\$140,738,859	\$112,304,323	\$10.77
2013	832,105	900,808	3,078	232,126	27.9%	13,182	-	\$282,170,096	\$185,382,687	\$8.71
2012	823,919	901,381	3,035	221,376	26.9%	-	-	\$168,015,593	\$120,455,727	-
2011	814,500	896,747	2,521	203,408	25.0%	19,475	-	\$238,748,776	\$153,284,754	-
2010	803,753	891,403	2,074	189,368	23.6%	18,167	-	\$197,771,725	\$139,112,623	-
2009	808,643	819,221	1,815	164,442	20.3%	-	-	\$166,238,377	\$118,727,068	-
2008	821,876	853,066	1,038	154,900	18.8%	-	-	-	-	-
2007	836,004	860,876	867	150,184	18.0%	-	-	-	-	-
2006	838,592	870,072	607	136,665	16.3%	-	-	-	-	-
2005	849,582	875,709	848	-	-	-	-	-	-	-
2004	-	879,940	767	-	-	-	-	-	-	-

Source: NYS Homes and Community Renewal (HCR)

Notes: *Overcharge complaint caseloads are as of April or May of each year. Additional years of overcharge complaint caseloads, not shown above: 1997: 8,878; 2000: 3,265; 2001: 1,216; 2002: 894; and 2003: 824.

Other data not shown above was not requested by the RGB in those years.

[END OF MEMO]

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

Section 286, subdivision 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.”

The increase in the Loft PIOC this year was 5.3%, just slightly higher than the increase of 5.1% in 2021. Increases in costs were seen in all but two of the eight components that make up this index, with declines in Taxes and Administrative Costs. Taxes declined by 3.7%, while Administrative Costs-Other fell by 0.2%. All other components increased, including Administrative Costs-Legal (24.2%), Fuel (16.8%), Insurance Costs (10.9%), Maintenance (8.1%), Utilities (4.3%), and Labor Costs (3.7%).

This year’s guidelines for lofts are **3.25%** for a one-year period and **5%** for a two-year period.

Table 9

Changes in the Price Index of Operating Costs for Lofts from 2021-22	
	Loft O & M Price Index Change
All Buildings	5.3%

Source: 2022 Price Index of Operating Costs.

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 NYS Homes and Community Renewal in determining fair market rents for housing accommodations that enter the stabilization system. This year, the Board set the guidelines at **27%** above the maximum base rent.

The Board concluded that for units formerly subject to rent control **27%** above the maximum base rent was a desirable minimum increase.

INCREASE FOR UNITS RECEIVING PARTIAL TAX EXEMPTION PURSUANT TO SECTION 421-A 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.

Votes

The votes of the Board on the adopted motion pertaining to the provisions of Order #54 were as follows:

	Yes	No	Abstentions
Guidelines for Apartment Order #54	5	4	-

Dated: June 21, 2022

Filed with the City Clerk: June __, 2022

David Reiss
Chair
NYC Rent Guidelines Board

BIBLIOGRAPHY

The City of New York Rent Stabilization Law of 1969 Section 26 - 501 et seq. Chapter 576 of the Laws of 1974 (The Emergency Tenant Protection Act). Resolution Number 276 of 1974 of the New York City Council. Chapter 203 of the Laws of 1977. Chapter 933 of the Laws of 1977 (Open Meetings Law). Local Laws of the City of New York for the year 1979, No. 25. Chapter 234 of the Laws of 1980. Chapter 383 of the Laws of 1981. Local Laws of the City of New York for the Year 1982, No. 18. Chapter 403 of the Laws of 1983. Chapter 248 of the Laws of 1985. Chapter 45 of the New York City Charter. Chapter 65 of the Laws of 1987. Chapter 144 of the Laws of 1989. Chapter 167 of the Laws of 1991. Chapter 253 of the Laws of 1993. Rent Regulation Reform Act of 1997. Chapter 82 of the Laws of 2003. Chapter 97 of the Laws of 2011. Rent Act of 2015. Housing Stability and Tenant Protection Act of 2019. Written, oral and video submissions by tenants, tenant organizations, owners, owner organizations, and elected officials. RGB Staff, 2022 Price Index of Operating Costs. RGB Staff, 2022 Mortgage Survey Report. RGB Staff, 2022 Income and Expense Study. RGB Staff, 2022 Income and Affordability Study. RGB Staff, 2022 Housing Supply Report. RGB Staff, Changes to the Rent Stabilized Housing Stock in New York City in 2021. U.S. Bureau of the Census, New York City Housing and Vacancy Surveys, 1970-2021.

2022 Hotel Order #52

June 21, 2022

Order Number 52 - Hotels, Rooming Houses, Single Room Occupancy Buildings and Lodging Houses. Rent levels to be effective for leases commencing October 1, 2022 through September 30, 2023.

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 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, 2022.

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, 2022, 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, 2022 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, 2022 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%

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 21, 2022

David Reiss, Chair
New York City Rent Guidelines Board

EXPLANATORY STATEMENT - HOTEL ORDER #52

Explanatory Statement and Findings of the Rent Guidelines Board in Relation to 2022-23 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 52, Effective October 1, 2022 through and including September 30, 2023.

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 Housing Stability and Tenant Protection Act of 2019, it is the responsibility of the Rent Guidelines Board to establish guidelines for hotel increases. Hotel Order Number 52, adopted on June 21, 2022, applies to stabilized hotel units occupied by non-transient tenants.

Hotel Order Number 52 provides for an allowable increase of 0% over the lawful rent actually charged and paid on September 30, 2022 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 rent charged for a new tenancy may not exceed the rent charged on September 30, 2022.

SPECIAL NOTE

In the past the Board has adopted rent increases to the rent stabilized hotel universe. In recent years, when increases were granted, the Board adopted a proviso that was designed to deny owners from taking these increases under certain conditions. Since the Board voted a 0% increase for all classifications of rent stabilized hotels, this proviso is not included in Hotel Order 52. In the 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

59 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.

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

Due to the COVID-19 health crisis, the Board held both virtual and in-person public meetings and hearings.⁶⁰ Order No. 52 was issued following **six** virtual public meetings, **one** in-person public meeting, **two** virtual public hearings, **two** in-person public hearings, its review of written, oral and video submissions provided by the public, and a review of research and memoranda prepared by the Board's staff. Public meetings of the Board were held on March 31, April 14, 20 and 26; and May 26, 2022 following public notices. On May 5, the Board adopted proposed rent guidelines for hotels, apartments, and lofts.

Two virtual public hearings were held on June 6 and June 8, 2022 to hear comments on the proposed rent adjustments for rent stabilized hotels and apartments. Two in-person public hearings were held on June 13 and June 15, 2022. The hearings were held from 2:00 p.m. to 5:00 p.m. on June 6; 6:00 p.m. to 9:09 p.m. on June 8; 5:30 p.m. to 9:00 p.m. on June 13; and from 4:15 p.m. to 9:02 p.m. on June 15. The Board heard testimony from approximately one hotel tenant and tenant representative, no hotel owners, and one public official. In addition, the Board received approximately zero written, oral and video submissions from tenants and tenant representatives, zero hotel owners, and zero public officials. On June 21, 2022, the guidelines set forth in Hotel Order Number 52 were adopted.

Selected Oral and Written Testimony from Tenants and Tenant Groups:

– "The conditions warranting the Board's vote last year in favor of a 0% rent increase for SROs remain unchanged. Last year we testified at this Board regarding the lack of resources and housing alternatives for SRO tenants, the profitable uses that owners of SRO buildings make of their properties without renting to permanent tenants, and how we witnessed the COVID-19 pandemic disproportionately affect SRO tenants and how we anticipated it to continue to impact them. These conditions remain unchanged and in fact they're worse."

60 On March 12, 2020, Governor Cuomo issued Executive Order Number 202.1 in part suspending "Article 7 of the Public Officers Law, to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed." The state of emergency that resulted in Executive Order Number 202 was extended on numerous occasions and was still in effect through June 14, 2022, allowing public bodies to continue to meet remotely.

– "SRO tenants often live in barely habitable units and these are very minimal living standards...SRO units are often considered housing of last resort. Raising rents on such small places, which only continue to worsen, seems morally wrong."

– "These economic impacts, which may seem minimal to some, can be the difference between being housed and being homeless for many of our clients, as they're already paying a substantial portion of their income towards rent and often are on fixed incomes, any increase to their rent, coupled with other increased expenses, can make them unable to afford to live or pay for the necessities."

– "The low vacancy rates in NYC suggest building owners have little trouble renting out other units for permanent tenants. However, SRO owners have found more profitable uses of their properties that allow them to reap higher profits and further depleting the availability of affordable housing stock."

– "I've been testifying here over...three decades, before the Rent Guidelines Board, with and on behalf of SRO tenants and honestly I'm just here to thank you for the preliminary vote for the zero guideline for SROs...There's only a diminishing number of tenants in these remaining SROs, we estimate anywhere between 10 and 15 thousand, it's hard to know. There's only less than 1% of rent stabilized tenants out there, but they're also some of the poorest and live in not the greatest conditions in those tiny rooms and I know you've recognized that SROs are highly profitable because of the transient rentals and the money they get from colleges, tourists, and the City placements and therefore you've done a zero guideline for a number of years and I want to thank you.."

Selected Oral and Written Testimony from Owners and Owner Groups:

– None Submitted

Selected Oral and Written Testimony from Public Officials:

– "I strongly support not voting for a rent increase for another year, freezing the rent as we have in the past and certainly to continue for the single room occupancy and the lodging house tenants, because they are the most vulnerable residents and there aren't many of them left."

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 *2022 Price Index of Operating Costs* and *2022 Hotel Report*, 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 26, 2022. Guest speakers representing hotel tenants included Richard Velasquez from the Goddard Riverside Law Project.

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. *2022 Mortgage Survey Report*, April 2022 (An evaluation of recent underwriting practices, financial availability and terms, and lending criteria);
2. *2022 Income and Affordability Study*, April 2022 (Includes employment trends, housing court actions, changes in eligibility requirements and public benefit levels in New York City);
3. *2022 Price Index of Operating Costs*, April 2022 (Measures the price change for a market basket of goods and services which are used in the operation and maintenance of stabilized hotels);
4. *2022 Hotel Report*, April 2022 (Includes data on rent stabilized hotels derived from NYS Homes and Community Renewal registration files, illegal hotel violations, and the number of Certifications of No Harassment);
5. *2022 Housing Supply Report*, May 2022 (Includes information 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 2021, June 2022* (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, www.nyc.gov/rgb, and are also available at the RGB

offices, 1 Centre St., 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 hotels that contain rent stabilized units (due to their dissimilar operating cost profiles) and a general index for all Hotels that includes all three. The three categories of hotels are: 1) “Traditional” Hotels — a Class A multiple dwelling that has amenities such as a front desk, maid or linen services; 2) Rooming Houses — a Class B multiple dwelling other than a hotel with thirty or fewer sleeping rooms; and 3) Single Room Occupancy (SROs) hotels — a Class A multiple dwelling which is either used in whole or in part for single room occupancy or as a furnished room house.

The Hotel Price Index for all hotels that contain rent stabilized units decreased 1.3% this year, a 3.2 percentage point decline from the 1.9% rise in 2021.

This year there were increases in all of the Hotel PIOC components except Taxes, which fell 14.0% and account for 42% of the entire Hotel Index. The Fuel component increased, rising 15.0% and accounts for 13% of the index. Insurance Costs rose by the second greatest proportion, 10.9%, and account for 6% of the index. The remaining four components all rose by lesser proportions, including Maintenance, which rose 7.6%; Utilities, 7.0%; Labor Costs, 3.6%; and Administrative Costs, 2.7%. See the table on this page for changes in costs and prices for all hotels that contain rent stabilized units from 2021-2022.

Among the different categories of Hotels, the index for “Traditional” Hotels decreased 6.0%, while Rooming Houses increased by 4.6% and SROs increased by 3.6%.

**Percent Change in the Components of the Price Index of Operating Costs
April 2021 to March 2022, By Hotel Type and All Hotels**

Item Description	All Hotels	Hotel	Rooming House	SRO
TAXES	-14.0%	-17.4%	-3.0%	-13.1%
LABOR COSTS	3.6%	3.5%	3.8%	4.0%
FUEL	15.0%	14.2%	18.0%	15.8%
UTILITIES	7.0%	5.6%	8.9%	7.1%
MAINTENANCE	7.6%	7.2%	7.7%	8.8%
ADMINISTRATIVE COSTS	2.7%	2.0%	4.7%	4.2%
INSURANCE COSTS	10.9%	10.9%	10.9%	10.9%
ALL ITEMS	-1.3%	-6.0%	4.6%	3.6%

Source: 2022 Price Index of Operating Costs

Changes in Housing Affordability

NYC’s economy in 2021 showed many strengths as compared with the preceding year. Positive indicators include rising employment levels, which increased by 2.1%.⁶¹ Gross City Product also increased, rising in inflation-adjusted terms by 5.6% in 2021.⁶² The unemployment rate fell, decreasing by 2.5 percentage points, to 9.9%.⁶³ Both average wages and total wages increased in the most recent 12-month period, rising by an inflation-adjusted 6.8% and 3.2%, respectively.⁶⁴ Personal bankruptcy filings also fell in 2021, dropping 24.2%, to their lowest level since at least 2000.⁶⁵ Concurrent with various eviction moratoriums, homeless levels also fell for the third consecutive year, by 14.4%,⁶⁶ as did

61 NYS Dept. of Labor; <http://www.labor.state.ny.us>; Data accessed March 2022. Data is revised annually and may not match data reported in prior years.

62 Data from the Office of the NYC Comptroller as of March, 2022. GCP figures are adjusted annually by the Office of the NYC Comptroller. The figures in this report are the latest available estimate from that office, based on inflation-adjusted 2012 chained dollars.

63 NYS Dept. of Labor; <http://www.labor.state.ny.us>; Data accessed March 2022. Data is revised annually and may not match data reported in prior years.

64 NYS Department of Labor: <https://dol.ny.gov/>. Data is preliminary.

65 Administrative Office of the U.S. Courts: <https://www.uscourts.gov/statistics-reports/caseload-statistics-data-tables>.

66 NYC Department of Homeless Services daily reports.

evictions (which fell by 95.5%),⁶⁷ and both non-payment filings and non-payment calendared cases in Housing Court (which fell by 47.8% and 54.2%, respectively).⁶⁸

However, negative indicators include an increase in caseloads for cash assistance of 2.3%; for SNAP (food stamps) of 5.3%; and for Medicaid of 2.5%.⁶⁹ In addition, while many indicators are positive as compared to 2020, this is not necessarily the case when measured against 2019 (the last full year preceding the pandemic). Inflation-adjusted GCP was slightly lower in 2021 than 2019, while the unemployment rate is much higher and employment levels are much lower. It is also expected that both non-payment filings and evictions will increase sharply by the end of 2022, following the end of the eviction moratorium.

The most recent quarter for which there is comprehensive data is the fourth quarter of 2021. As compared to the fourth quarter of 2020, the fourth quarter of 2021 shows many positive indicators, including the unemployment rate, down 5.8 percentage points; employment levels, up 5.8%; GCP, up 4.0% in real terms; homeless levels, down 15.0%; cash assistance caseloads, down 1.3%; Medicaid enrollees, down 0.1%; and in Housing Court, the number of non-payment filings, down 61.9% and the number of non-payment cases heard (calendared), down 75.0%.⁷⁰ However, SNAP caseloads are up 0.5%.

Fourth quarter data can also be analyzed in relation to the third quarter of 2021, to illustrate more recent trends. As based on seasonally adjusted employment data, there was a decrease of 1.5 percentage points in the NYC unemployment rate in the fourth quarter of 2021 as compared to the third, and an increase of 1.9% in total employment. There was also a decrease of 1.7% in SNAP caseloads, 1.6% in Medicaid enrollees, and 15.8% in non-payment calendared cases in Housing Court. GCP in real terms also increased on an annualized basis, up by 1.9%. However, homeless levels were up 1.3%; cash assistance caseloads were up 3.4%; and in Housing Court, non-payment filings were up 11.8% in the fourth quarter of 2021 as compared to the third.

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 2014.

Percentage Changes in the Consumer Price Index for the New York City - Northeastern New Jersey Metropolitan Area, 2014-2022 (For “All Urban Consumers”)									
	2014	2015	2016	2017	2018	2019	2020	2021	2022
1st Quarter Avg. ⁷¹	1.4%	-0.2%	0.7%	2.5%	1.6%	1.5%	2.3%	1.5%	5.5%
Yearly Avg.	1.3%	0.1%	1.1%	2.0%	1.9%	1.7%	1.7%	3.6%	N/A

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 2022 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.

67 NYC Department of Investigation, Bureau of Auditors data.

68 ST-30 reports from the Civil Court of the City of New York.

69 New York City Human Resources Administration. HRA Charts: <http://www.nyc.gov/html/hra/html/facts/charts.shtml>.

70 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.

71 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.

2022 Mortgage Survey ⁷² Average Interest Rates and Points for New and Refinanced Permanent Mortgage Loans 2013-2022										
New Financing of Permanent Mortgage Loans, Interest Rate and Points										
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Avg. Rates	4.4%	4.9%	4.3%	4.0%	4.3%	4.8%	4.7%	4.0%	3.8%	3.9%
Avg. Points	0.59	0.54	0.70	0.42	0.44	0.44	0.38	0.22	0.38	0.32

Source: 2013–2022 Annual Mortgage Surveys, RGB.

NYS Homes and Community Renewal (HCR) Registration Data for Rent Stabilized Hotels

An analysis of 2020/2021 HCR registration data identified registration records for 81 hotels and 231 rooming houses (a total of 312 buildings). These 312 buildings contained 5,394 hotel units and 4,794 rooming house units (a total of 10,188 units). Slightly less than half of these units (5,037) were registered as “rent stabilized,” with most units including corresponding rent data. The balance of the units (5,151) were registered as either vacant or exempt. For those units where rent data is reported, the median legal rent is \$745 for hotels and \$1,161 for rooming houses (with an overall median of \$864). The average legal rent is \$1,033 for hotels and \$1,086 for rooming houses (with an overall average of \$1,066). The median “rent received” (the legal rent, except in cases where there is a preferential rent provided) is \$725 for hotels and \$941 for rooming houses (with an overall median of \$800). The average “rent received” is \$790 for hotels and \$981 for rooming houses (with an overall average of \$908). In addition, a longitudinal analysis of the change in rent in the same set of units in both 2020 and 2021 shows that the median legal rent was unchanged in hotels, rose 1.5% in rooming houses, and fell 0.3% overall. The average legal rent in the longitudinal sample rose 1.2% in hotels, 0.1% in rooming houses, and 0.4% overall. For the “rent received” by owners in the longitudinal sample, the median was unchanged in hotels, and fell 2.0% in rooming houses and 0.2% overall. Average “rent received” in the longitudinal sample rose 2.2% in hotels, fell 0.3% in rooming houses, and rose 0.6% overall.⁷³

SRO Housing and Airbnb Rentals

SRO owners may convert SRO housing to other uses after obtaining a “Certification of No Harassment” (CONH) from the NYC Department of Housing Preservation and Development (HPD). After falling by 69.6% in 2020 (to 34), the number of CONHs granted by HPD rose in 2021, by 85.3% (to 63).⁷⁴

Efforts are also underway to ensure that units meant to provide permanent housing are not used as transient hotels. As of May 1, 2011, a law was passed clarifying that Class A multiple dwellings were only to be used for occupancy of 30 consecutive days or more,⁷⁵ and on October 2, 2012, a companion law was passed strengthening the City’s ability to crack down on housing being used illegally for transient occupancy.⁷⁶ In addition, a bill in October of 2016 authorized fines up to \$7,500 for illegally advertising short-term rentals in Class A Multiple Dwellings.⁷⁷ In 2021, 2,760 violations were issued by the Mayor’s Office of Special Enforcement (OSE) for the illegal rental of units for short-term use (including apartments, hostels, and SROs), an increase of 80.7% from 2020. The majority of violations, 1,507 (54.6%) were for dwelling units in Manhattan, with 716 violations in Brooklyn (25.9% of the total); 472 violations in Queens (17.1% of the total); 59 violations in the Bronx (2.1% of the total); and 6 in Staten Island

72 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.

73 2020 and 2021 NYS Homes and Community Development apartment registration files.

74 NYC Department of Housing Preservation and Development.

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

76 Local Law No. 45 of 2012 (Council Int No. 404-Aof 2010).

77 “Cuomo Signs Bill That Deals Huge Blow to Airbnb.” New York Post. October 21, 2016.

(0.2% of the total).⁷⁸ Between May of 2011 and December of 2021, approximately 23,000 violations have been issued by this agency as part of its efforts to address illegal short-term rentals.

In January of 2022, another law was enacted to help curb the use of permanent housing for short-term rentals. The law, which takes effect in January of 2023, requires anyone wishing to operate as a host of a short-term rental (a rental of less than 30 days) to register with OSE and receive a registration number. Registration numbers will not be issued by OSE unless the unit meets the requirements of a valid short-term rental, as defined by law. The law also prohibits the registration of rent regulated units, and allows building owners to certify that short-term rentals are not allowed in their building, thereby preventing OSE from issuing a registration number to an individual tenant of such a building. In addition, upon receipt of registration applications from renters, OSE will notify the owner of record of the dwelling unit/building. The law also requires that booking services (such as Airbnb, and other similar platforms) verify that listings are properly registered with OSE before they can take a fee.⁷⁹

OTHER RELEVANT INFORMATION

The NYS Division of Housing and Community Renewal released a memo to the Board dated May 25, 2022 in which they outline information from their registration database relating to Hotels/SROs/ Rooming Houses. The following is an excerpt from that memo (Pages 4-5):

- 9. What is the total number of SRO/Hotel units registered with the DHCR in 2021? 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	9,149
Vacant Units	1,616
Temporary Exempts Units	4,880
Permanent Exempt Units	25
Total Number of Units	15,670

- 10. What is the total number of SRO/Hotel units registered with the DHCR on an annual basis from 2009-2021?

- In 2009 the total number of units registered was 25,336
- In 2010 the total number of units registered was 26,322
- In 2011 the total number of units registered was 25,746
- In 2012 the total number of units registered was 25,113
- In 2013 the total number of units registered was 23,244
- In 2014 the total number of units registered was 23,533
- In 2015 the total number of units registered was 23,013
- In 2016 the total number of units registered was 21,649
- In 2017 the total number of units registered was 21,345
- In 2018 the total number of units registered was 21,142
- In 2019 the total number of units registered was 20,136
- In 2020 the total number of units registered was 18,803 and
- In 2021 the total number of units registered was 15,670

- 11. What is the average and median rent for rent stabilized SRO/Hotel units in 2021?

- The average rent stabilized rent for SRO/Hotel units in 2021 is \$1,173.56; the median rent is \$1,238.31.

[END OF MEMO]

VOTE

The vote of the Rent Guidelines Board on the adopted motion pertaining to the provisions of Order Number 52 was as follows:

	<u>Yes</u>	<u>No</u>	<u>Abstentions</u>
Guidelines for Hotels	7	2	-

Dated: June 21, 2022

Filed with the City Clerk: June __, 2022

David Reiss
Chair
NYC Rent Guidelines Board

BIBLIOGRAPHY

The City of New York Rent Stabilization Law of 1969 Section 26 - 501 et seq.
Chapter 576 of the Laws of 1974 (The Emergency Tenant Protection Act).
Resolution Number 276 of 1974 of the New York City Council.
Chapter 203 of the Laws of 1977.
Chapter 933 of the Laws of 1977 (Open Meetings Law).

78 Office of the Criminal Justice Coordinator, Mayor’s Office of Special Enforcement.

79 New York City Local Law 18 of 2022 (Int 2309-2021).

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 Chapter 234 of the Laws of 1980.
 Chapter 383 of the Laws of 1981.
 Local Laws of the City of New York for the Year 1982, No. 18.
 Chapter 403 of the Laws of 1983.
 Chapter 248 of the Laws of 1985.
 Chapter 45 of the New York City Charter.
 Chapter 65 of the Laws of 1987.
 Chapter 144 of the Laws of 1989.
 Chapter 167 of the Laws of 1991.
 Chapter 253 of the Laws of 1993.
 Rent Regulation Reform Act of 1997.
 Chapter 82 of the Laws of 2003.
 Chapter 97 of the Laws of 2011.
 Rent Act of 2015.
 Housing Stability and Tenant Protection Act of 2019.
 RGB Staff, 2022 Price Index of Operating Costs.
 RGB Staff, 2022 Income and Affordability Study.
 RGB Staff, 2022 Mortgage Survey Report.
 RGB Staff, 2022 Housing Supply Report.
 RGB Staff, Changes to the Rent Stabilized Housing Stock in NYC in 2021.
 RGB Staff, 2022 Hotel Report.
 Written, oral and video submissions by tenants, tenant organizations, owners, and owner organizations.

◀ jy22



CITY PLANNING

■ NOTICE

NOTICE OF COMPLETION AND NOTICE OF AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT STATEMENT

Halletts North

Project Identification

CEQR No. 21DCP138Q
 ULURP Nos. C220196ZMQ;
 N220197ZRQ; C220198ZSQ;
 N220353ZQA; N220200ZQA;
 N220202ZQA; N220199ZCQ;
 N220164LDQ C220206MMQ
 SEQRA Classification: Type I

Lead Agency

City Planning Commission
 120 Broadway, 31st Floor
 New York, NY 10271

Contact Person

Stephanie Shellooe, AICP, Director (212) 720-3328 Environmental Assessment and Review Division New York City Department of City Planning

Pursuant to City Environmental Quality Review (CEQR), Mayoral Executive Order No. 91 of 1977, CEQR Rules of Procedure of 1991 and the regulations of Article 8 of the State Environmental Conservation Law, State Environmental Quality Review Act (SEQRA) as found in 6 NYCRR Part 617, a Final Environmental Impact Statement (FEIS) has been prepared for the action described below. Copies of the FEIS are available for public inspection at the office of the undersigned as well as online via the Halletts North project page on ZAP: <https://zap.planning.nyc.gov/projects/2018Q0491>. To view the Halletts North FEIS and Appendix, navigate to the project page in ZAP and select Public Documents, then “FEIS_21DCP138Q”. The proposal involves actions by the City Planning Commission (CPC) and the New York City Council pursuant to Uniform Land Use Review Procedure (ULURP). A public hearing on the DEIS was held on June 8, 2022, in conjunction with the City Planning Commission’s citywide public hearing pursuant to ULURP. Written comments on the DEIS were requested and were received and considered by the Lead Agency through June 21, 2022. The FEIS incorporates responses to the public comments received on the DEIS and additional analysis conducted subsequent to the completion of the DEIS.

The Applicant, Astoria Owners, LLC, is seeking a zoning map amendment, a zoning text amendment, a City Map amendment, a waterfront special permit, waterfront authorizations, and a waterfront certification by the New York City Planning Commission (CPC) Chairperson (collectively, “the Proposed Actions”) affecting an

approximately 3.8-acre site in the Astoria neighborhood of Queens Community District 1.

The Proposed Actions would facilitate a proposal by the Applicant to develop a new approximately 1,154,987 gross square foot (gsf) mixed-use development (“Proposed Project”) on approximately 164,392 sf of lot area (“Projected Development Site 1”). The Proposed Project would be comprised of approximately 1,400 dwelling units (DUs) (approximately 1,130,462 gsf of residential area), of which 350 DUs would be affordable; approximately 1,887 gsf of local retail space; approximately 22,638 gsf of community facility space; 525 accessory parking spaces; and 41,363 sf of publicly accessible open space. The proposed zoning map amendment would rezone Projected Development Site 1 (Block 911, Lot 1) and one additional site not under the control of the Applicant (Block 911, Lot 49, “Projected Development Site 2”). Together, these lots comprise approximately 199,245 sf (the “Project Area”). As discussed in detail below, it assumed that Block 911, Lot 49 would be redeveloped as a separate development site as a result of the Proposed Actions. The anticipated Build Year is 2031.

Development of the Proposed Project requires approvals from the City Planning Commission (CPC) for the following discretionary actions: Zoning Map Amendment to rezone the Project Area from an M1-1 to an R7-3/C2-4 district (Zoning Map 9a); Zoning Text Amendment to modify Appendix F of the Zoning Resolution (ZR) to include the Rezoning Area as a Mandatory Inclusionary Housing Area (MIHA); City Map amendment to eliminate 3rd Street between 26th Avenue and the waterfront; Waterfront Special Permit to waive height and setback regulations (ZR 62-837(a)); Waterfront Authorization to modify requirements within the waterfront public access area (ZR 62- 822(a)); Waterfront Authorization for phased developments (ZR 62-822(c)). Development of the Proposed Project requires approvals from the CPC for a ministerial certification by the Chairperson of the City Planning Commission (CPC) pursuant to ZR 62-811 pertaining to the provision of waterfront public access areas and visual corridors (not subject to ULURP). The project approvals would also include recordation of an (E) designation (E-671) and Restrictive Declaration to codify commitments made in the FEIS related to the environmental review.

The FEIS assesses whether development resulting from the Proposed Actions could result in significant adverse environmental impacts. The FEIS identifies potential significant adverse impacts related to community facilities (elementary schools and child care), open space (active), transportation (traffic, transit and pedestrians), noise (mobile source), and construction (traffic and noise). Potential mitigation measures for each of these technical areas are identified below.

Community Facilities: The Proposed Actions would result in a significant adverse impact to elementary schools and on early childhood programs.

Elementary Schools: Potential mitigation measures were explored by the Applicant in consultation with the lead agency, DCP, the New York City School Construction Authority (SCA), and the New York City Department of Education (DOE) between the DEIS and FEIS. In order to address the Proposed Actions’ potential significant adverse impact on public elementary schools, the Applicant will coordinate with SCA to provide programmatic funding for existing elementary schools within Community School District 30, Sub-District 3. This fund will go to a to-be-determined program in the sub-district, and will be outlined more specifically in the Restrictive Declaration. In addition, other options to address school seat demand in the future could include standard measures utilized by DOE/SCA to address school capacity such as redistricting, the provision of off-site capacity, or other administrative measures. Such measures could wholly or partially mitigate the significant adverse impact on public elementary schools. If feasible mitigation is found, the impacts upon elementary school seats in the study area will be considered mitigated. Absent the implementation of such measures, the Proposed Actions could result in an unmitigated significant adverse impact to elementary schools.

Early Childhood Programs: Consideration of providing additional child care facility capacity and/or other measures were explored in consultation with the lead agency, DCP, and DOE and were further explored between the DEIS and FEIS. In order to address the Proposed Actions’ potential significant adverse impact on publicly funded early childhood programs, the Applicant will coordinate with DOE to develop possible mitigation measures which may include provision of suitable space on-site for a publicly funded early childhood program facility, provision of a suitable location off-site and within a reasonable distance (at a rate affordable to DOE providers), or funding to support additional capacity.

The Restrictive Declaration for the Proposed Project will require the Applicant to work with DOE to consider the need for and the implementation of one or more measures as listed above to provide additional capacity, if required, to mitigate the significant adverse impact to publicly funded child care facilities within the 1.5-mile study area or within Queens Community District 1. Based on the results of the analysis presented in above, which accounts for the current inventory of publicly funded child care facilities and conservative future background projections, providing capacity for 27 publicly-

funded early childhood program slots would be needed to reduce the increase in the utilization rate to less than five percent. Absent the implementation of such needed mitigation measures, the Proposed Actions could have an unmitigated significant adverse impact on publicly funded early childhood programs.

Open Space: The Proposed Actions would result in a significant adverse active open space impact. Potential partial mitigation measures for this significant adverse impact were explored by the Applicant in consultation with the lead agency, DCP, and the New York City Department of Parks and Recreation (DPR). As a part of those discussions, DPR has expressed a community need to improve and renovate the existing Triborough Bridge Playground B, located approximately 0.5 miles east of the Project Area, which could increase utility and provide additional active open space facilities in the neighborhood. Improvements and renovations at the Triborough Bridge Playground B as a potential mitigation measure were further refined between the DEIS and FEIS.

In order to address the significant adverse impact on active open space, the Applicant would be required to upgrade or replace a playground and sitting area (approximately 49,000 sf area), reconfigure existing storm water management systems, restore existing pavement in the playground and sitting area, and install eight security lights at the Triborough Bridge Playground B. These improvements would increase the utility of Triborough Bridge Playground B and its capacity to meet the active open space needs of the study area, and therefore would constitute partial mitigation of the potential significant adverse impact on active open space. Improvements to Triborough Bridge Playground B would occur during Phase 2 of the proposed ULURP Phasing Plan (i.e., before a Temporary Certificate of Occupancy is granted for the 388th unit). The implementation of the above-described measures would constitute partial mitigation of the potential significant adverse impact on open space.

Transportation: The Proposed Actions would result in significant adverse transportation impacts related to traffic, transit, and pedestrians. The Applicant will commit to conducting a transportation monitoring program (TMP) at Projected Development Site 1, after the completion of Phases 1 and 2 and before the final Phase, to better estimate the transportation planning factors, the full build traffic demand generated by the Proposed Actions, and any future demand from No-Action developments. The TMP will revise traffic, transit and pedestrian analyses where necessary to determine the likelihood of potential traffic, transit and pedestrian impacts.

Traffic: The Proposed Actions would result in significant adverse impacts at 21 study area intersection during one or more analyzed peak hour during the weekday AM, weekday PM, and Saturday midday peak hours. Implementation of traffic engineering improvements, such as signal timing changes would provide mitigation for most of the anticipated traffic impacts. If, prior to implementation, DOT determines that an identified mitigation measure is infeasible, an alternative mitigation measure will be identified, if possible. In the absence of the application of mitigation measures, the impacts would remain unmitigated.

Pedestrians: Incremental demand from the Proposed Development would result in significant adverse impacts to the two sidewalks, three crosswalks, and one corner in one or more peak hours. Recommended mitigation measures consisting of the relocation/removal of impediments to sidewalk flow and the widening of crosswalks or corner areas would fully mitigate the impacts to one sidewalk (west sidewalk of 4th Street between 26th Avenue and 27th Avenue), one crosswalk and one corner (27th Avenue and 4th Street). One sidewalk (north sidewalk of 27th Avenue between 3rd Street and 4th Street) and two crosswalks (north and east crosswalks at 27th Avenue and 4th Street) would be remain unmitigated during the weekday midday and/or Saturday peak hours. In addition, the proposed traffic mitigation measures would result in a new impact on the northwest corner in the Saturday peak hour that would remain unmitigated. The Applicant will commit to the proposed mitigation measure described in further detail in the mitigation section, as deemed practicable by DOT, as needed; implementation of the proposed mitigation measures would be subject to review and approval by DOT, as well as NYC DPR if a street tree is to be removed. Absent the identification and implementation of additional feasible mitigation measures that would mitigate the pedestrian impacts to the greatest extent practicable, the Proposed Actions would result in unmitigated significant adverse pedestrian impacts.

Transit – Subway: The Proposed Actions would result in significant adverse impacts to one platform stairs in the AM peak hour and two stairs in the PM peak hour at the 30th Avenue (N/W) station on the BMT Astoria Line. Absent the implementation of practicable mitigation measures at the impacted stairways, the Proposed Actions would have an unmitigated significant adverse impact on subway stations. Nonetheless, in an effort to redistribute future project-generated ridership to other nearby stations and lessen the potential impact on the 30th Avenue station, the Applicant would commit to work with NYCT to explore an additional free subway shuttle bus service connecting the site to the adjacent subway stops at Astoria Boulevard and Broadway.

Transit – Buses: The Proposed Actions would result in significant adverse impacts adverse bus line haul impacts are on the eastbound Q18, northbound Q103, and southbound Q103 buses in the AM peak hour, as well as the northbound Q103 and southbound Q103 buses in the PM peak hour. The significant adverse impact to the Q18 could be fully mitigated by the addition of one additional bus in eastbound direction in the AM peak hour. The significant adverse impact to the Q103 could be fully mitigated by one additional bus in northbound and southbound directions in the AM peak hour. The significant adverse impacts to the Q103 could be fully mitigated by the addition of one bus in northbound direction in the PM peak hour and one additional bus in southbound direction in the PM peak hour. While NYCT and MTA Bus Company routinely monitor changes in bus ridership and would make the necessary service adjustments where warranted, these service adjustments are subject to the agencies' fiscal and operational constraints and, if implemented, are expected to take place over time.

Noise: Significant adverse impacts related to traffic-generated noise are predicted to occur on 10 residential and commercial office buildings along 26th Avenue between 3rd and 4th Street, and along 3rd Street between 26th and 27th Avenue during various peak hours. Specifically, traffic-generated noise impacts are expected to occur at 3-04 – 3-06 26th Avenue, 3-08 – 3-10 26th Avenue, 26-38 3rd Street, 26-31 3rd Street, 26-24 3rd Street, 26-18 3rd Street, 26-19 3rd Street, 26-15 3rd Street, 26-11 3rd Street, and 26-35 3rd Street. Practicable and feasible mitigations measures were explored in consultation with DCP and additional work was conducted between the DEIS and FEIS to provide a sufficient reduction to the identified noise increments to remain below the CEQR threshold (i.e., 3 dBA) or to lower interior noise levels at the identified impacted noise receptors to an acceptable range. However, the Proposed Actions would still result in significant adverse noise impacts at the 10 residential and commercial office buildings identified above. As such, for impacted receptors at 3-04-3-06 26th Avenue, 3-08-3-10 26th Avenue, 26-38 3rd Street, 26-24 3rd Street, 26-19 3rd Street, 26-15 3rd Street, and 26-11 3rd Street that do not have an alternate means of ventilation (i.e., air condition), the Applicant would offer through-window air conditioning units as partial mitigation. However, if interior noise levels at the identified impacted noise receptors are still above the acceptable level (i.e., 45 dBA or lower for residential/community facility uses, and 50 dBA or lower for commercial office uses), the significant adverse mobile source noise impacts would be considered either partially mitigated or would remain unmitigated. With respect to impacted future receptors at 26-31 3rd Street, 26-18 3rd Street, and 26-35 3rd Street, these locations are planned to have an alternate means of ventilation allowing for the maintenance of a closed window condition (i.e., central air conditioning). With 30 dBA window/wall attenuation given to newly constructed luxury buildings, interior noise levels at these buildings would be within the acceptable interior noise levels; therefore, the significant adverse mobile source noise impacts would be considered fully mitigated.

Construction: Construction of the Proposed Project would result in the potential for significant adverse construction-related impacts on traffic and noise during peak construction periods

Construction Traffic: Implementation of recommended traffic signal timing changes at an existing traffic signal would fully mitigate the significant adverse impacts to two lane groups at one intersection in the construction PM peak hour. However, significant adverse impacts to two lane groups at one intersection in the construction AM peak hour and eight lane groups at four intersections in the construction PM peak hour would remain unmitigated. Implementation of the recommended traffic signal timing changes is subject to review and approval by DOT. If, prior to implementation, DOT determines that this mitigation measure is infeasible, an alternative and equivalent mitigation measure may be identified.

Construction Noise: The Proposed Actions would have the potential to result in significant adverse construction noise impacts at several receptor locations surrounding the Project Area. As such, the Applicant is committed to feasible and practical noise mitigation measures to reduce or eliminate the potential construction noise impact. For units at 3-08 26th Avenue and 3-10 26th Avenue that do not have alternate means of ventilation (i.e., air conditioning), the Applicant would offer to provide through-window air conditioning units, which would partially mitigate the significant adverse noise impacts predicted to occur at these locations during construction. Construction activities would follow the requirements of the New York City Noise Control Code (also known as Chapter 24 of the Administrative Code of the City of New York, or Local Law 113) for construction noise control measures. Specific noise control measures would be incorporated in noise mitigation plan(s) required under the New York City Noise Control Code. These measures could include a variety of source and path controls. In addition to the requirements pursuant to the New York City Noise Control Code, the Applicant is also committing to provide noise monitoring to ensure that violations of the NYC Noise Control Code do not occur at adjacent receptors during construction. However, the implementation of these measures would not eliminate all of the identified significant adverse construction noise impacts predicted to occur during hours when the loudest pieces of construction equipment are in use. Consequently, these impacts would not be fully mitigated and would therefore constitute an unavoidable significant adverse construction (noise) impact.

The FEIS considers four alternatives – a No-Action Alternative, a No Unmitigated Significant Adverse Impacts Alternative, a Lower Density Alternative, and a Potential CPC Modification Alternative.

The No-Action Alternative examines future conditions in the Project Area, but assumes the absence of the Proposed Actions (i.e., none of the discretionary approvals proposed as part of the Proposed Actions would be adopted).

The No Unmitigated Significant Adverse Impacts Alternative examines a scenario in which the density and other components of the RWCDS are changed specifically to avoid the unmitigated significant adverse impacts associated with the Proposed Development. There is the potential for the Proposed Actions to result in unmitigated significant adverse impacts related to community facilities (public elementary schools and publicly funded early childhood programs), open space, transportation, noise, and construction traffic and noise. Overall, in order to eliminate all unmitigated significant adverse impacts, the RWCDS would have to be modified to a point where the principal goals and objectives would not be realized.

A Lower Density Alternative to the Proposed Actions was developed to determine whether the impacts to community facilities, open space, transportation, and construction could be reduced or eliminated while accomplishing the purpose and need established for the Proposed Actions. The Lower Density Alternative would result in 213 fewer DUs compared to the Proposed Actions, including 53 fewer affordable DUs; the same amount of commercial and community facility square footage (1,887 gsf and 22,638 gsf, respectively) and open space (0.95 acres) would be developed under both scenarios. The Lower Density Alternative would still result in significant adverse impacts on community facilities, active open space, transportation, noise and construction noise. The Lower Density Alternative is expected to result in the same or a slightly lower number of significant adverse traffic impacts than the Proposed Actions. In addition, both the Lower Density Alternative and the Proposed Actions would result in significant adverse bus line haul and subway station element impacts. As the

Lower Density Alternative would not substantially alter the anticipated construction schedule, similar or slightly lesser construction noise impacts are anticipated under this alternative. These impacts could be mitigated and/or partially mitigated using the same mitigation measures identified for the Proposed Actions, with slightly lesser mitigation needed to mitigate the child care impact. Overall, although the Lower Density Alternative would meet a number of the goals and objective of the Proposed Actions, this Alternative would meet these goals to a lesser degree than the Proposed Actions.

Under the Potential CPC Modification Alternative, the Proposed Project would be modified to shift Tower 3 approximately 15 feet to the south and Tower 2 approximately 6 to 10 feet to the east, and shift the terminus of the turnaround drive extending beyond 3rd Street north of 26th Avenue approximately 35 feet closer to 26th Street, thus creating additional open space areas along the waterfront as compared to the Proposed Actions. The modification is being considered by the CPC in response to questions raised during the public review process. The development program and building bulk under this alternative is identical the Proposed Actions, with exception to the massing configuration of Towers 2 and 3, which will be shifted approximately 6 to 10 feet to the east and 15 feet to the south, respectively. Accordingly, the Potential CPC Modification Alternative would result in the same or similar significant adverse impacts as the Proposed Actions, requiring the same or similar mitigation measures, while still meeting the objectives of the Proposed Actions.

Copies of the FEIS may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271, Stephanie Shelloe, Director (212) 720-3328, and on the New York City Department of City Planning’s website, via the Halletts North project page, on ZAP: <https://zap.planning.nyc.gov/projects/2018Q0491>. To view the Halletts North FEIS and Appendix, navigate to the project page in ZAP and select Public Documents, then “FEIS_21DCP138Q”

• jy22

CITYWIDE ADMINISTRATIVE SERVICES

■ NOTICE

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9000 FUEL OIL AND KEROSENE

Table with columns: CONTR. NO., ITEM NO., FUEL/OIL TYPE, DELIVERY, VENDOR, CHANGE (\$), PRICE (\$) EFF. 07/18/2022. Includes rows for various fuel types (e.g., #2DULS, B100, #1DULS) and delivery methods (CITYWIDE BY TW, PICK-UP, BARGE DELIVERY) with associated prices and change amounts.

4287149	#2DULSB5	95% ITEM 9.0 5% ITEM 10.0	PICK-UP	SPRAGUE	0.0179 GAL.	4.4658 GAL.
4287149	#2DULSB10	90% ITEM 9.0 10% ITEM 10.0	PICK-UP	SPRAGUE	0.0194 GAL.	4.5909 GAL.
4287149	#2DULSB20	80% ITEM 9.0 20% ITEM 10.0	PICK-UP	SPRAGUE	0.0223 GAL.	4.8410 GAL.
Summer						
Winter						
4287149	#1DULSB20	80% ITEM 11.0 20% ITEM 12.0	CITYWIDE BY TW	SPRAGUE	0.0718 GAL.	5.1128 GAL.
4287149	#1DULSB20	80% ITEM 13.0 20% ITEM 14.0	PICK-UP	SPRAGUE	0.0718 GAL.	4.9628 GAL.
4287149	#1DULSB5	95% ITEM 11.0 5% ITEM 12.0	CITY WIDE BY TW	SPRAGUE	0.0768 GAL.	4.7560 GAL.
4287149	#1DULSB5	95% ITEM 13.0 5% ITEM 14.0	PICK-UP	SPRAGUE	0.0768 GAL.	4.6060 GAL.
4287030	1	#4B5	MANHATTAN	UNITED METRO	-0.1089 GAL.	3.8332 GAL.
4287030	2	#4B5	BRONX	UNITED METRO	-0.1089 GAL.	3.8532 GAL.
4287030	3	#4B5	BROOKLYN	UNITED METRO	-0.1089 GAL.	3.7932 GAL.
4287030	4	#4B5	QUEENS	UNITED METRO	-0.1089 GAL.	3.8232 GAL.
4287031	5	#4B5	RICHMOND	APPROVED OIL COMPANY	-0.1089 GAL.	4.0132 GAL.
4187014	1	#2B5	MANHATTAN	SPRAGUE	0.0179 GAL.	4.1204 GAL.
4187014	3	#2B5	BRONX	SPRAGUE	0.0179 GAL.	4.0724 GAL.
4187014	5	#2B5	BROOKLYN	SPRAGUE	0.0179 GAL.	4.0854 GAL.
4187014	7	#2B5	QUEENS	SPRAGUE	0.0179 GAL.	4.0934 GAL.
4187014	9	#2B5	STATEN ISLAND	SPRAGUE	0.0179 GAL.	4.1724 GAL.
4187014	11	#2B10	CITY WIDE BY TW	SPRAGUE	0.0194 GAL.	4.1802 GAL.
4187014	12	#2B20	CITY WIDE BY TW	SPRAGUE	0.0223 GAL.	4.3540 GAL.
4187015	2.0(H)	#2B5	MANHATTAN(RACK PICK-UP)	APPROVED OIL COMPANY	0.0179 GAL.	3.8857 GAL.
4187015	4.0(I)	#2B5	BRONX(RACK PICK-UP)	APPROVED OIL COMPANY	0.0179 GAL.	3.8857 GAL.
4187015	6.0(L)	#2B5	BROOKLYN(RACK PICK-UP)	APPROVED OIL COMPANY	0.0179 GAL.	3.8857 GAL.
4187015	8.0(M)	#2B5	QUEENS(RACK PICK-UP)	APPROVED OIL COMPANY	0.0179 GAL.	3.8857 GAL.
4187015	10.0(N)	#2B5	STATEN ISLAND(RACK PICK-UP)	APPROVED OIL COMPANY	0.0179 GAL.	3.8857 GAL.

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9001
FUEL OIL, PRIME AND START**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 07/18/2022
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**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9002
FUEL OIL AND REPAIRS**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 07/18/2022
20211200451	1	#2B5	All Boroughs (Pickup under delivery)	APPROVED OIL	0.0179 GAL	4.2998 GAL.(J)
20211200451	2	#4B5	All Boroughs (Pickup under delivery)	APPROVED OIL	-0.1089 GAL	4.0836 GAL.(K)

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9003
GASOLINE**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 07/18/2022
3787120	1.0	Reg UL	CITYWIDE BY TW	GLOBAL MONTELLO	-0.0892 GAL	3.4848 GAL.
3787120	2.0	Prem UL	CITYWIDE BY TW	GLOBAL MONTELLO	-0.1480 GAL	4.1524 GAL.
3787120	3.0	Reg UL	PICK-UP	GLOBAL MONTELLO	-0.0892 GAL	3.4198 GAL.
3787120	4.0	Prem UL	PICK-UP	GLOBAL MONTELLO	-0.1480 GAL	4.0874 GAL.
3787121	5.0	E85 Summer	CITYWIDE BY DELIVERY	UNITED METRO	0.0422 GAL	3.1381 GAL.(G)
3787121	6.0	E70 Winter	CITYWIDE BY DELIVERY	UNITED METRO	0.0159 GAL	3.3026 GAL.(G)

NOTE:

1. 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.
2. The National Oil Heat Research Alliance (NORA) has been extended until February 6, 2029. A related assessment of \$.002 per gallon has been added to the posted weekly fuel prices and will appear as a separate line item on invoices. This fee applies to heating oil only and since 2015 has included #4 heating oil. All other terms and conditions remain unchanged.
3. (G) Contract 3787121, item 5.0 replaced item 6.0 (Winter Blend) effective April 1, 2022.
4. NYC Agencies are reminded to fill their fuel tanks as the end of the fiscal year approaches (June 30th).
5. (J) and (K) Effective October 1, 2020 contract #20211200451 PICKUP (ALL BOROUGHES) under DELIVERY by Approved Oil.
6. (H), (I), (L), (M) and (N) Items 2.0(Manhattan), 4.0(Bronx), 6.0(Brooklyn), 8.0(Queens) and 10.0(Staten Island) are for RACK PICKUP ONLY.
7. As of May 1, 2022 Contract 4287126 replaced Contract 3687192 for Jet Fuel.
8. NYC Agencies are reminded to begin preparing Purchase Orders for the New Fiscal Year (FY'22) as the end of the current fiscal year approaches (June 30th) where need and encouraged to continue utilizing Direct Order system for your fuel ordering, where it's in place.
9. Items 1 - 4 on contract 4287148 and 5 - 20 on contract 4287149 are effective as of June 1st, 2022.
10. For invoices starting June 1st, 2022 use this report. For invoices on May 30 and May 31st, 2022, use the previously distributed report, which includes contract 4087216.

REMINDER FOR ALL AGENCIES:

All entities utilizing DCAS fuel contracts are reminded to pay their invoices **on time** to avoid interruption of service. Please send inspection copy of receiving report for all gasoline (E70, UL PREM) delivered by tank wagon to OCP/Bureau of Quality Assurance (BQA), 1 Centre Street, 18th Floor, New York, NY 10007.

COMPTROLLER

NOTICE

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007, on 8/2/2022 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Table with 3 columns: Damage Parcel No., Block, Lot. Lists various addresses and their corresponding block and lot numbers.

Acquired in the proceeding entitled: ROMA AND HETT subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

BRAD S. LANDER
Comptroller
jy19-a1

HOUSING PRESERVATION AND DEVELOPMENT

thaNOTICE

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

Notice Date: July 15, 2022

To: Occupants, Former Occupants, and Other Interested Parties

Table with 4 columns: Property, Address, Application #, Inquiry Period. Lists properties and their application details.

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.

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.

For the decision on the Certification of No Harassment Final Determination please visit our website, at www.hpd.nyc.gov, or call (212) 863-8266.

PETICIÓN DE COMENTARIO SOBRE UNA SOLICITUD PARA UN CERTIFICACIÓN DE NO ACOSO

Fecha de notificación: July 15, 2022

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Table with 4 columns: Propiedad, Dirección, Solicitud #, Período de consulta. Lists properties and their application details.

Autoridad: SRO, Código Administrativo §27-2093

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un periodo de tiempo especificado.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038 por carta con matasellos no mas tarde que 30 días después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo periodo.

Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en www.hpd.nyc.gov o llame al (212) 863-8266.

jy15-25

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

Notice Date: July 15, 2022

To: Occupants, Former Occupants, and Other Interested Parties

Table with 4 columns: Property, Address, Application #, Inquiry Period. Lists properties and their application details.

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.

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.

For the decision on the Certification of No Harassment Final Determination, please visit our website, at www.hpd.nyc.gov, or call (212) 863-8266.

PETICIÓN DE COMENTARIO SOBRE UNA SOLICITUD PARA UN CERTIFICACIÓN DE NO ACOSO

Fecha de notificación: July 15, 2022

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad: Dirección: Solicitud #: Período de consulta:

293 Wythe Avenue, Brooklyn 49/2022 October 4, 2004 to Present

Autoridad: Greenpoint-Williamsburg Anti-Harassment Area, Código Administrativo Zoning Resolution §§23-013, 93-90

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un periodo de tiempo especificado.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038 por carta con matasellos no mas tarde que 30 días después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo periodo.

Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en www.hpd.nyc.gov o llame al (212) 863-8266.

July 15-25

CHANGES IN PERSONNEL

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Includes data for HUNTER COLLEGE HIGH SCHOOL and DEPARTMENT OF EDUCATION ADMIN.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Includes data for DEPARTMENT OF EDUCATION ADMIN.

Large table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists various personnel changes for the Department of Education Admin.

DEPARTMENT OF EDUCATION ADMIN FOR PERIOD ENDING 05/27/22

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists personnel changes for the Department of Education Admin.

DAMAGE AND ACQUISITION MAP TODT HILL BLUEBELT

KEY MAP

NOTES

- HORIZONTAL DATUM - NEW YORK STATE PLANE COORDINATE SYSTEM, LONG ISLAND ZONE, NAD83, BASED UPON GPS OBSERVATIONS BY MATRIX NEW WORLD ON JULY 24, 2020.
- THE EXISTING CONDITIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY PERFORMED BY MATRIX NEW WORLD ON 09-04-2020 USING CONVENTIONAL SURVEY AND LASER SCANNING EQUIPMENT.
- THIS ACQUISITION IS SUBJECT TO THE INTERESTS OF THE STATE OF NEW YORK, IF ANY.

DEED REFERENCES

BLOCK 908

LOTS 1 AND 18 REEL 2049 PAGE 350 RECORDED DATE 05-09-1991
 LOT 16 REEL 4462 PAGE 110 RECORDED DATE 08-17-1991
 LOT 16 REEL 8617 PAGE 118 RECORDED DATE 04-22-1996
 LOT 16 REEL 8007 PAGE 44 RECORDED DATE 03-19-1998
 LOT 16 REEL 10714 AGE 235 RECORDED DATE 01-19-2000
 LOT 16 DEC. NUMBER 72960 RECORDED DATE 09-20-2005
 LOT 16 DEC. NUMBER 73466 RECORDED DATE 10-19-2005
 LOT 11 REEL 1464 PAGE 291 RECORDED DATE 06-30-1998
 LOT 47 DEC. NUMBER 64847 RECORDED DATE 03-26-2012
 LOT 190 DEC. NUMBER 68047 RECORDED DATE 03-26-2017
 LOT 75 DEC. NUMBER 68944 RECORDED DATE 09-06-2017

BLOCK 905

LOT 8 REEL 2028 PAGE 330 RECORDED DATE 10-25-1988, GRANTOR: RICHMOND COUNTY COUNTY CLERK AND GRANTEE: THE PEOPLE OF THE STATE OF NEW YORK.

LEGEND:

- BUILDING
- WALLS
- FENCE
- GUIDE RAIL
- FIRE HYDRANT
- TREE & TRUNK DIAMETER
- DEPRESSED CURB
- TAX LOT NUMBER
- TAX LOT LINE & DIMENSION
- EASEMENT LINE
- STREET LINE & DIMENSION
- SITE LINE & DIMENSION
- LOT CROSSES LINE
- INDICATES ACQUISITION LINE
- INDICATES DAMAGE PARCEL NUMBERS
- DIMENSION SHOWN PER DEED
- WETLAND BOUNDARY
- WETLAND AREA
- MONUMENT
- WOOD UTILITY POLE W/STREET LIGHT
- OVERHEAD UTILITY LINE
- EDGE OF WOODS
- EDGE OF PAVEMENT

MAP REFERENCES

- SECTIONS 3, 4 AND 3 PROPERTY OF DOMAN HILLS RESTORATION INC. SECOND WARD BOROUGH OF RICHMOND NYC. RECORDED IN RICHMOND COUNTY CLERKS OFFICE AS FILED MAP NO. 674 RECORDED DATE 08-20-1994.
- THE CITY OF NEW YORK BOROUGH OF RICHMOND OFFICE OF THE PRESIDENT BUREAU OF ENGINEERING MAP SHOWING STREET SYSTEM FOR THE TERRITORY BOUND BY OCEAN TERRACE, TODT HILL ROAD, CLIFWOOD AVE & MANOR ROAD IN THE SECOND WARD. FINAL MAP 2008 DATED 06-29-2007.
- NYC FINANCIAL NYC DIGITAL TAX MAP EFFECTIVE DATE 06-08-2020 AND CURRENT OF BLOCK 908
- NYC STATEN ISLAND BUILDING DEPARTMENT LOT 18 PRIVATE SURVEY MAP OF ERIEVIEW OF PROPERTY OF THE BOROUGH OF STATEN ISLAND, CITY OF NEW YORK. PREPARED BY C. J. VOGLER & L. C. STOKER PLS DATED 10-09-1981.
- NYC STATEN ISLAND BUILDING DEPARTMENT LOT 47 PRIVATE SURVEY "FOUNDATION LOCATION" OF THE BOROUGH OF STATEN ISLAND, CITY OF NEW YORK. PREPARED BY C. J. VOGLER & L. C. STOKER PLS DATED 10-09-1981.
- NYC STATEN ISLAND BUILDING DEPARTMENT LOT 108 PRIVATE SURVEY MAP OF SURVEY OF PROPERTY OF THE BOROUGH OF STATEN ISLAND, CITY OF NEW YORK. PREPARED BY ANTHONY A. LEBLANCO PLS DATED 5-10-1989.
- WETLAND DELINEATION INFORMATION PROVIDED BY CLIENT BY CAD FILED TITLE MAP. NYCA WETLAND DELINEATION, PREPARED BY INCH AND SHAWER DATED FEBRUARY 2020.

DAMAGE PARCEL NO.	BLOCK NO.	LOT NO.	REPUTED OWNER	AREA IN SQ. FT.		REMARKS	REMARKS	ASSESSED VALUATIONS					
				TAXABLE	REMAINING			2019-2020	2020-2021	2021-2022	TOTAL VALUE		
1	908	18	HOBBS 918D & DORSEN DESIGN	33,693	NA	THIS LOT IS BEING ACQUIRED SUBJECT TO THE ENCUMBRANCE OF PROPERTIES FRONTING DREYER STREET HEREON, AS LONG AS SUCH ENCUMBRANCES EXIST.	VACANT	75,94	75,94	14,813	14,813	75,94	75,94

*ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS INKED OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE A TRUE COPY. UNAUTHORIZED ALTERATIONS OR ADDITION TO A LAND SURVEYING DRAWING BEARING A LICENSED PROFESSIONAL LAND SURVEYORS SEAL IS A VIOLATION OF ARTICLE 146, SECTION 200 PARAGRAPHS 1 OF THE NEW YORK STATE EDUCATION LAW. ALL INFORMATION OF THIS MAP EXCEPT THAT PERTAINING TO THE PROPERTY LINE IS FOR REFERENCE ONLY.

CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION

DAMAGE & ACQUISITION MAP
TODT HILL BLUEBELT

IN THE MATTER OF ACQUIRING TITLE IN FEE SIMPLE TO REAL PROPERTY FOR THE
TODT HILL BLUEBELT
IN THE BOROUGH OF STATEN ISLAND, CITY AND STATE OF NEW YORK

DATE: 09-07-2020
PAGE: 1 OF 2
SHEET: 1

KEY MAP

LEGEND:

- BUILDING
- WALLS
- FENCE
- GUIDE RAIL
- FIRE HYDRANT
- TREE & TRUNK DIAMETER
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- TAX LOT NUMBER
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PAGE: 2 OF 2
SHEET: 1