



# THE CITY RECORD

Official Journal of The City of New York

THE CITY RECORD U.S.P.S. 0114-660  
Printed on paper containing 30% post-consumer material

VOLUME CXLVIII NUMBER 93

FRIDAY, MAY 14, 2021

Price: \$4.00

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## THE CITY RECORD

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Published Monday through Friday except legal  
holidays by the New York City Department of  
Citywide Administrative Services under Authority  
of Section 1066 of the New York City Charter.

Subscription \$500 a year, \$4.00 daily (\$5.00 by  
mail). Periodicals Postage Paid at New York, NY  
POSTMASTER: Send address changes to  
THE CITY RECORD, 1 Centre Street,  
17th Floor, New York, NY 10007-1602

Editorial Office/Subscription Changes:  
The City Record, 1 Centre Street, 17th Floor,  
New York, NY 10007-1602 (212) 386-0055

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## PUBLIC HEARINGS AND MEETINGS

### BOROUGH PRESIDENT - BROOKLYN

#### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that, pursuant to Section 201 of the New York City Charter, the Brooklyn Borough President will hold a remote public hearing on the following matter, commencing at 6:00 P.M., on Monday, May 17, 2021.

The hearing will be conducted via the Webex video conferencing system.

Members of the public may join using the following information:

#### Event Address:

<https://nycbp.webex.com/nycbp/onstage/g.php?MTID=ec665350d0b1eba26074c6d9e6816a96b>

Event Number: 173 760 8762

Event Password: ulurp

Those wishing to call in without video may do so using the following information:

**Audio Conference:** +1-408-418-9388

**Access Code:** 173 760 8762

This hearing will be recorded for public transparency and made available on Borough President Adams' YouTube channel, One Brooklyn.

*Note: For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact Nathan Sherfinski via email at [nathan.sherfinski@brooklynbp.nyc.gov](mailto:nathan.sherfinski@brooklynbp.nyc.gov) or via phone at (718) 802-3857, at least five (5) business days in advance to ensure availability.*

#### 840 Atlantic Avenue Rezoning (210249 ZMK, 210250 ZRK)

An application submitted by Vanderbilt Atlantic Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for land use actions affecting the western portion of a block bounded by Atlantic Avenue, Pacific Street, Underhill Avenue, and Vanderbilt Avenue. The applicant proposes a zoning map amendment to change a portion of the development site from M1-1 and R6B to C6-3X, and two zoning text amendments, one designating a portion of the project area a Mandatory Inclusionary Housing (MIH) area, and another establishing New York City Zoning Resolution (ZR) Section 35-662, which would apply street wall regulations to zoning lots along Atlantic Avenue in C6-3X districts in Brooklyn Community District 8 (CD 8). Such actions are requested to facilitate an 18-story, 342,610 square-foot, mixed-use development at 840 Atlantic Avenue. The building would provide 316 apartments, of which 95 would be affordable to households earning an average 80 percent area median income (AMI), pursuant to MIH Option 2. The non-residential portion includes 50,650 square feet of commercial uses and 7,490 square feet of community

facility space on the first and second floors.

Accessibility questions: Nathan Sherfinski, (718) 802-3857, nathan.sherfinski@brooklynbp.nyc.gov, by: Monday, May 10, 2021, 5:00 P.M.



m7-17

**CITY COUNCIL**

**■ PUBLIC HEARINGS**

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

The Subcommittee on Zoning and Franchises will hold a remote public hearing on the following matters, commencing at 10:00 A.M., on May 19, 2021, at <https://council.nyc.gov/livestream/>. Please visit <https://council.nyc.gov/testify/> in advance for information about how to testify and how to submit written testimony.

**CRAB SHANTY RESTAURANT – 361 CITY ISLAND AVENUE REZONING**

**BRONX CB – 10 C 210149 ZMX**

Application submitted by SHAR-JO Rest. Inc. d/b/a/ Crab Shanty, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4d, by establishing within an existing R3A District a C1-2 District bounded by a line 100 feet northerly of Tier Street, City Island Avenue, Tier Street and a line 120 feet westerly of City Island Avenue, as shown on a diagram (for illustrative purposes only) dated December 14, 2020, and subject to the conditions of CEQR Declaration E-594.

**909 CASTLE HILL AVENUE REZONING**

**BRONX CB – 9 C 190118 ZMX**

Application submitted by 510 East Realty Inc., pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a:

1. changing from an R3-2 District to an R6B property bounded by Quimby Avenue, Castle Hill Avenue, Story Avenue, a line 180 feet westerly of Castle Hill Avenue, a line midway between Quimby Avenue and Story Avenue, and a line 80 feet westerly of Castle Hill Avenue; and
2. establishing within the proposed R6B District a C1-3 District bounded by Quimby Avenue, Castle Hill Avenue, Story Avenue, and a line 80 feet westerly of Castle Hill Avenue;

as shown on a diagram (for illustrative purposes only) dated December 14, 2020, and subject to the conditions of CEQR Declaration E-596.

**909 CASTLE HILL AVENUE REZONING**

**BRONX CB – 9 N 210096 ZRX**

Application submitted by 510 East Realty Inc., pursuant to Section 201 of the New York City Charter, for an amendment of 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**

\* \* \*

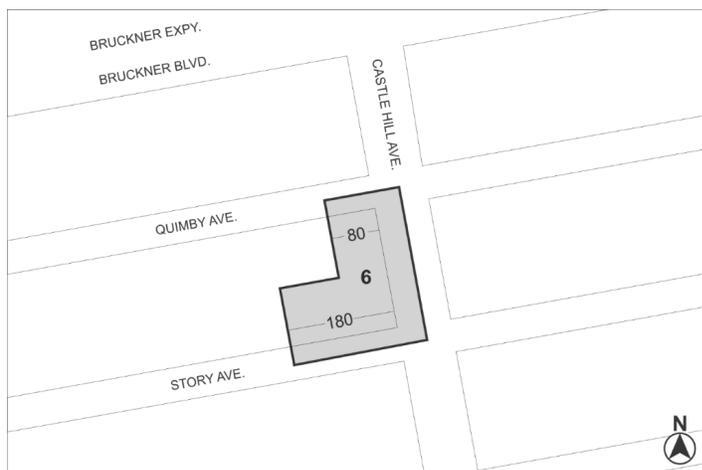
**THE BRONX**

\* \* \*

**THE BRONX COMMUNITY DISTRICT 9**

\* \* \*

**Map 6 – [date of adoption]**



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

Area 6 — [date of adoption] — MIH Program Option 1 and Option 2

**Portion of Community District 9, The Bronx**

**WEST 16<sup>TH</sup> STREET SPECIAL PERMIT**

**BROOKLYN CB – 13 C 200298 ZSK**

Application submitted by Bedford Carp Realty III, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 106-32(a) of the Zoning Resolution to allow a commercial use (Use Group 16 use) not permitted by the provisions of Section 106-31 (Special Provisions for As-of-Right New Buildings for Use Group M or Commercial Use) to facilitate the development of a 2-story commercial warehouse building, on property located 2706 West 16th Street (Block 6995, Lot 74), in an M1-2 District, within the Special Coney Island Mixed Use District.

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

**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, May 14, 2021, 3:00 P.M.



m13-19

**CITY PLANNING**

**■ NOTICE**

**PUBLIC NOTICE OF A SCOPING MEETING  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
(CEQR No. 21DCP180Q)**

**NOTICE IS HEREBY GIVEN** that, pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **Innovation QNS** project (CEQR Number 21DCP180Q). The CEQR lead agency hereby requests that the applicant prepare a DEIS in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

**A public scoping meeting has been scheduled for Monday, June 14, 2021, at 2:00 P.M.** In support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit NYC Engage (<https://www1.nyc.gov/site/nycengage/events/index.page>).

**To dial into the meeting** to listen by phone you may call any of the following numbers:

- +1 (646) 558-8656
- +1 (253) 215-8782

- +1 (877) 853-5247 (toll free)
- +1 (888) 788-0099 (toll free)

Enter the following meeting ID and password when prompted:

- Meeting ID: 938 6698 8414
- Password: 1
- [The Participant ID can be skipped by pressing #]

If you would like to register to testify via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed above. Then enter the following meeting ID and password when prompted.

- Meeting ID: 963 2027 6792
- Password: 1
- [The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the site in advance of the meeting, at least one hour prior to the start time. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The livestream can be found in the above NYC Engage link and will be made available on the day of the scoping meeting.

Written comments will be accepted through Thursday, June 24, 2021. They can be submitted through the above webpage or mailed to Olga Abinader, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271, Olga Abinader, Director, by calling (212) 720-3493 or by emailing, oabinad@planning.nyc.gov. In addition, the Draft Scope of Work and scoping protocol will be made available for download, at <https://www1.nyc.gov/site/planning/applicants/scoping-documents.page>.

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. 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 ten business days before the meeting, by May 31, 2021.

The Applicant (a joint venture between Kaufman Astoria Studios, Bedrock Real Estate Partners, and Silverstein Properties) is requesting a rezoning and other discretionary actions (the Proposed Actions) to facilitate the Proposed Development, which would redevelop a portion of the five (5) city blocks bounded by 35th Avenue to the north, 43rd Street/Northern Boulevard to the east, 36th Avenue to the south and 37th Street to the west (the "Project Area") in the Astoria neighborhood of Queens, in Community Board 1. The Project Area (Blocks 641, 668, 669, 670, and 671) contains 43 tax-lots, of which 21 are controlled by the Applicant while the remaining lots are controlled by others. The Applicant-controlled lots would be declared a Large Scale General Development (LSGD) and would contain the Proposed Development also known as the Innovation QNS project.

The Innovation QNS project is intended create a series of arts and cultural venues, eating and drinking establishments, a grocery store and world market and other local retail, service and community facility uses, as well as approximately 2,800 new residential dwelling units of which 25% of the residential floor area (approximately 711 dwelling units) would be permanently set aside as affordable units under the Mandatory Inclusionary Housing (MIH) program.

The Analysis Year for the Proposed Actions is 2032.

◀ m14

## 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. 18 - Wednesday, May 19, 2021, 7:00 P.M., via WebEx: <https://nycb.webex.com/nycb/onstage/g.php?MTID=ea8de76e58f081b331969c5ba1fd7ff8e>.

**N 210270 ZRY - Elevate Transit: Zoning for Accessibility (ZFA) -**

The MTA and DCP are proposing a Citywide zoning text amendment, that will allow the MTA to work more efficiently with private developers, to help achieve systemwide accessibility. The proposal includes a system-wide transit easement certification and an authorization for transit improvement bonuses in high density areas, to facilitate the implementation of ADA access, at stations throughout the City, more quickly and efficiently.

m11-19

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

#### BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 18 - Wednesday, May 19, 2021, 7:00 P.M., via Webex: <https://nycb.webex.com/nycb/onstage/g.php?MTID=ea8de76e58f081b331969c5ba1fd7ff8e>.

**N 210406 ZRY - Citywide Hotels Text Amendment - A Zoning Text Amendment to analyze and understand the potential impact of a Citywide City Planning Commission (CPC) Hotel Special Permit, in NYC.**

m11-19

**NOTICE IS HEREBY GIVEN** that the following matter(s) has/have been scheduled for public hearing by a Community Board:

#### BOROUGH OF MANHATTAN

COMMUNITY BOARD NO. 08 - Wednesday, May 19, 2021, 6:30 P.M., Zoom accessible, at <https://www.cb8m.com/event/19967/>.

**IN THE MATTER OF Elevate Transit: Zoning for Accessibility (ZFA), ULURP Number: N210270ZRY. Deadline June 14, 2021.** The MTA and DCP are proposing a Citywide zoning text amendment that will allow the MTA to work more efficiently with private developers to help achieve system-wide accessibility. The proposal includes a system-wide transit easement certification and an authorization for transit improvement bonuses in high density areas to facilitate the implementation of ADA access, at stations throughout the City more quickly and efficiently.

m12-18

**NOTICE IS HEREBY GIVEN** that the following matter has been scheduled for public hearing by Community Board:

#### BOROUGH OF MANHATTAN

COMMUNITY BOARD NO. 06 - Monday, May 24, 2021, at 6:30 P.M., through Zoom webinar. Register for the webinar here: [https://zoom.us/webinar/register/WN\\_-Es\\_4F7kQTWDCnHpYQdgqw](https://zoom.us/webinar/register/WN_-Es_4F7kQTWDCnHpYQdgqw).

A public hearing with respect to a ULURP application by BP 343 Madison Associates LLC and the MTA for two Vanderbilt Corridor special permits (ZR 81-633 and 81-634) to redevelop 341-347 Madison Avenue with a maximum 30 FAR commercial building.

m12-24

**NOTICE IS HEREBY GIVEN** that the following matter has been scheduled for public hearing by Community Board:

#### BOROUGH OF MANHATTAN

COMMUNITY BOARD NO. 06 - Monday, May 24, 2021, at 6:30 P.M., through Zoom webinar. Register for the webinar here: [https://zoom.us/webinar/register/WN\\_-Es\\_4F7kQTWDCnHpYQdgqw](https://zoom.us/webinar/register/WN_-Es_4F7kQTWDCnHpYQdgqw)

A public hearing with respect to a Citywide Text Amendment (N 210270 ZRY) that will allow the MTA to work with private developers to make more subway stations ADA accessible.

m12-24

**NOTICE IS HEREBY GIVEN** that the following matter has been scheduled for public hearing by Community Board:

#### BOROUGH OF MANHATTAN

COMMUNITY BOARD NO. 06 - Thursday, June 3, 2021, at 7:00 P.M. through Zoom. Register for the Zoom meeting here: [https://zoom.us/webinar/register/WN\\_Ngy7pn0HQwG7r4cwlH\\_xBg](https://zoom.us/webinar/register/WN_Ngy7pn0HQwG7r4cwlH_xBg)

A public hearing with respect to a Citywide Text Amendment (N 210406 ZRY) that would require City Planning Commission approval for new hotels in order, to ensure that they do not create significant conflicts with surrounding development.

m12-j3

**EMPLOYEES' RETIREMENT SYSTEM**

■ MEETING

Please be advised, that the next Common Investment Meeting of the Board of Trustees of the New York City Employees' Retirement System, is Wednesday, May 19, 2021, at 9:00 A.M.

Due, to the Covid-19 pandemic and for everyone's safety the NYCERS Regular Board of Trustees no longer meet in person and instead the meeting is held over Zoom. However, you can still view only the public session online, at <https://comptroller.nyc.gov/services/financialmatters/pension/common-investment-meeting/>.

m12-18

**FINANCE**

■ PUBLIC HEARINGS

A meeting of the NYC Banking Commission is scheduled for Thursday, May 20, at 1:00 P.M..

Meeting Agenda:

- 3. Roll Call
- 4. Acceptance of Minutes of May 12, 2021 Banking Commission Meeting
- 5. 2021 Designation of NYC Designated Banks
- 6. Other items

This meeting will be held via Microsoft Teams Live. You can join the meeting via the following link:  
[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZjhhOTQwMjktZDU3Yi00ZDQ5LWlWYNDktZDZmYzM1ODcxM2Vj%40thread.v2%0?context=%7b%22Tid%22%3a%2232f56fc7-5f81-4e22-a95b-15da66513bef%22%2c%22Oid%22%3a%22c47f8d30-134f-4124-bbaa-c3e3827ad791%22%2c%22IsBroadcastMeeting%22%3atrue%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjhhOTQwMjktZDU3Yi00ZDQ5LWlWYNDktZDZmYzM1ODcxM2Vj%40thread.v2%0?context=%7b%22Tid%22%3a%2232f56fc7-5f81-4e22-a95b-15da66513bef%22%2c%22Oid%22%3a%22c47f8d30-134f-4124-bbaa-c3e3827ad791%22%2c%22IsBroadcastMeeting%22%3atrue%7d)

m3-20

**HOUSING AUTHORITY**

■ MEETING

Because of the ongoing COVID-19 health crisis, and in relation to Governor Andrew Cuomo's Executive Orders, the Board Meeting of the New York City Housing Authority, scheduled for Wednesday, May 26, 2021, at 10:00 A.M., will be limited to viewing the live-stream or listening, via phone, instead of attendance in person.

For public access, the meeting will be streamed live on NYCHA's Website, <http://nyc.gov/nycha> and <http://on.nyc.gov/boardmeetings>, or can be accessed by calling (646) 558-8656, using Webinar ID: 835 3321 1006 and Passcode: 7262636738.

For those wishing to provide public comment, pre-registration is required, via email, to [corporate.secretary@nycha.nyc.gov](mailto:corporate.secretary@nycha.nyc.gov), or by contacting (212) 306-6088, no later than 5:00 P.M., on the day prior to the Board Meeting. When pre-registering, please provide your name, development or organization name, contact information and item you wish to comment on. You will then be contacted with instructions for providing comment. Comments are limited to the items on the Calendar.

Speaking time will be limited to three minutes. Speakers will provide comment in the order in which the requests to comment are received. The public comment period will conclude upon all speakers being heard, or at the expiration of 30 minutes allotted for public comment, whichever occurs first.

Copies of the Calendar will be available on NYCHA's Website, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Minutes will also be available on NYCHA's Website, 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 <http://www1.nyc.gov/site/nycha/about/board-calendar.page>, to the extent practicable at a reasonable time before the meeting.

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

m5-26

**INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS**

■ PUBLIC HEARINGS

NOTICE OF A FRANCHISE AND CONCESSION REVIEW COMMITTEE ("FCRC") PUBLIC HEARING to be held remotely via a Microsoft Teams dial-in on June 7, 2021, at 2:30 P.M., relative to:

A proposed third amendment ("Amendment No. 3") to a public communications structure franchise agreement (as previously amended, the "Agreement") between the City of New York (the "City") and CityBridge, LLC ("CityBridge") that will, among other things, modify the rights and responsibilities of the parties, including, among other things: (1) modification of construction, installation, and siting requirements applicable to CityBridge, (2) permitting certain new and retrofit designs for public communications structures, subject to all required approvals, including but not limited to design approval by the Public Design Commission, (3) adding the installation of mobile telecommunications equipment as an ancillary service subject to requirements in the amendment, (4) the removal of public pay telephones installed on or before April 30, 2014, (5) modification of CityBridge's minimum investment commitments, (6) modification of requirements regarding compensation payable by CityBridge to the City, and (7) modification to advertising space available to the City for its own use.

The public may participate in the public hearing by calling the dial-in number below. Written testimony may be submitted in advance of the hearing electronically to [fcrc@mocs.nyc.gov](mailto:fcrc@mocs.nyc.gov). All written testimony must be received by June 4, 2021. In addition, the public may also testify during the hearing by calling the dial-in number. The dial-in information is below:

Dial-in #: +1 646-893-7101

Access Code: 240928032, then press #

Press # on further prompts

A draft copy of Amendment No. 3 and/or a copy of the Agreement may be obtained at no cost by any of the following ways:

- 1) Submitting a written request to DoITT at [franchiseopportunities@doitt.nyc.gov](mailto:franchiseopportunities@doitt.nyc.gov), from **May 14, 2021** through **June 7, 2021**.
- 2) Downloading from **May 14, 2021** through **June 7, 2021**, on DoITT's website. To download a draft copy of Amendment No. 3, <https://www1.nyc.gov/site/doitt/business/linknyc-franchises.page>. The Agreement is available now for download, at <https://www1.nyc.gov/site/doitt/business/linknyc-franchises.page>
- 3) by submitting a written request by mail to NYC Department of Information Technology and Telecommunications, 2 MetroTech Center, P-1 Level Mailroom. Written requests must be received by **May 21, 2021**. For mail-in request, please include your name, return address, and a request for CityBridge Amendment No. 3 and/or CityBridge Franchise Agreement.

A transcript of the hearing will be posted on the FCRC website, at <https://www1.nyc.gov/site/mocs/reporting/agendas.page>.

For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact the Mayor's Office of Contract Services (MOCS) via email, at [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov), or via phone at (646) 872-0231. Any person requiring reasonable accommodation for the public hearing should contact MOCS at least five (5) business days in advance of the hearing to ensure availability.

Accessibility questions: [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov), (646) 872-0231, by: Monday, May 31, 2021, 10:00 A.M.



m14-j7

**OFFICE OF LABOR RELATIONS**

■ MEETING

The New York City Deferred Compensation Board, will hold its next Deferred Compensation Board Hardship meeting, on Thursday, May 20, 2021, at 3:00 P.M. The meeting will be held remotely via conference call. Please visit the below link to access the audio recording of the Board meeting, or to access archived Board meeting audio/videos: <https://www1.nyc.gov/site/olr/deferred/dcp-board-webcasts.page>

m13-20

## 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, May 18, 2021, 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/nyclpc](http://www.youtube.com/nyclpc). 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 Rich Stein, Community and Intergovernmental Affairs Coordinator, at [richstein@lpc.nyc.gov](mailto:richstein@lpc.nyc.gov), or (646) 248-0220, 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.

**522 Halsey Street - Bedford-Stuyvesant/Expanded Stuyvesant Heights Historic District**  
**LPC-19-40719** - Block 1665 - Lot 32 - **Zoning:** R6B  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse, designed by Isaac D. Reynolds and built in 1882. Application is to legalize the replacement of the areaway fence and stoop ironwork and alterations to the façade without Landmarks Preservation Commission permit(s).

**101 Greene Avenue - Clinton Hill Historic District**  
**LPC-21-06569** - Block 1943 - Lot 44 - **Zoning:** R6B  
**CERTIFICATE OF APPROPRIATENESS**

A transitional Italianate and Neo-Grec style rowhouse, designed by Joseph Kirby and built in 1878, and altered in 1934. Application is to construct a stoop and alter a door.

**33 Strong Place - Cobble Hill Historic District**  
**LPC-21-05910** - Block 324 - Lot 12 - **Zoning:** R6  
**CERTIFICATE OF APPROPRIATENESS**

A Queen Anne style rowhouse, built in 1891. Application is to enlarge an existing rear yard addition.

**326 Richmond Road - Douglaston Historic District**  
**LPC-20-08505** - Block 8024 - Lot 14 - **Zoning:** R1-2  
**CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style house, built c. 1915. Application is to legalize alterations to the house and site without Landmarks Preservation Commission permits, and to alter the entrance porch and construct a new garage.

**39-26 44th Street - Sunnyside Gardens Historic District**  
**LPC-21-05696** - Block 182 - Lot 56 - **Zoning:** R4  
**CERTIFICATE OF APPROPRIATENESS**

A simplified Colonial Revival style house, designed by Clarence Stein and Henry Wright and built in 1927. Application is to install solar panels.

**1-3 Union Square West - Individual Landmark**  
**LPC-21-06105** - Block 842 - Lot 21 - **Zoning:** C6-4C6-1  
**CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style transitional skyscraper, designed by R.H. Roberston and built in 1889-1890. Application is to replace entrance infill.

**975 Park Avenue - Park Avenue Historic District**  
**LPC-21-05262** - Block 1511 - Lot 69 - **Zoning:** R10, R8B  
**CERTIFICATE OF APPROPRIATENESS**

A Medieval Revival style apartment building, designed by J.M. Felson and built in 1928-29. Application is to enlarge the penthouse.

**m5-18**

**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, May 18, 2021, at 9:30 A.M., 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/nyclpc](http://www.youtube.com/nyclpc). 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 Rich Stein, Community and Intergovernmental Affairs Coordinator, at [richstein@lpc.nyc.gov](mailto:richstein@lpc.nyc.gov), or (646) 248-0220, 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.**

**LP-2648 - Conference House Park Archaeological Site**  
**298 Satterlee Street, Staten Island - Block 7857 Lot 1 in part**  
**ITEM PROPOSED FOR PUBLIC HEARING**

An approximately 20-acre site within Conference House Park that is associated with over 8,000 years of occupation by Native American people and contains important archaeological resources.

**m5-18**

## 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.

**f23-a4**

### OFFICE OF CITYWIDE PROCUREMENT

#### ■ SALE

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

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

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

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

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

**j4-j30**

HOUSING PRESERVATION AND DEVELOPMENT

PUBLIC HEARINGS

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

j4-d30

PROCUREMENT

“Compete To Win” More Contracts!

Thanks to a new City initiative - “Compete To Win” - the NYC Department of Small Business Services offers a new set of FREE services to help create more opportunities for minority and Women-Owned Businesses to compete, connect and grow their business with the City.

- 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.

HHS ACCELERATOR

To respond to human services Requests for Proposals (RFPs), in accordance with Section 3-16 of the Procurement Policy Board Rules of the City of New York (“PPB Rules”), vendors must first complete and submit an electronic prequalification application using the City’s Health and Human Services (HHS) Accelerator System.

Important information about the new method

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

The Client and Community Service Catalog, which lists all Prequalification service categories and the NYC Procurement Roadmap, which lists all RFPs to be managed by HHS Accelerator may be viewed, at http://www.nyc.gov/html/hhsaccelerator/html/roadmap/roadmap.shtml.

Participating NYC Agencies

HHS Accelerator, led by the Office of the Mayor, is governed by an Executive Steering Committee of Agency Heads who represent the following NYC Agencies:

- Administration for Children’s Services (ACS)
Department for the Aging (DFTA)
Department of Consumer Affairs (DCA)
Department of Corrections (DOC)
Department of Health and Mental Hygiene (DOHMH)
Department of Homeless Services (DHS)
Department of Probation (DOP)
Department of Small Business Services (SBS)

Department of Youth and Community Development (DYCD)
Housing and Preservation Department (HPD)
Human Resources Administration (HRA)
Office of the Criminal Justice Coordinator (CJC)

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

ADMINISTRATION FOR CHILDREN’S SERVICES

AWARD

Human Services/Client Services

ST. JOHNS - RES CARE NAE - Negotiated Acquisition - Other - PIN# 06821N0013001 - AMT: \$8,740,589.61 - TO: St Johns Residence for Boys Inc., 150 Beach 110 Street, Rockaway Park, NY 11694.

This Negotiated Acquisition Extension is to extend the subject contract until 6/30/2022 to continue providing these critical mandated services to our youth while ACS completes the RFP process for new awards. The RFP is anticipated to be released spring 2021 with new awards to begin on 7/1/2022.

Pursuant to Section 3-04 (b)(2)(iii) of the Procurement Policy Board Rules, ACS, has decided to extend the current contract agreement with this vendor, utilizing the negotiated acquisition extension procurement method, to continue providing these critical and state-mandated services. ACS, is planning a new RFP for these services with an anticipated release Spring 2021.

m14

ADMINISTRATION

INTENT TO AWARD

Human Services/Client Services

FAMILY REUNIFICATION PROGRAM - Negotiated Acquisition - Judgment required in evaluating proposals - PIN#06821N0092001 - Due 6-1-21 at 10:00 A.M.

The Administration for Children’s Services (ACS), intends to enter negotiations with Youth Advocate Program, Inc., for the continued provision of a Family Reunification program. In accordance with Section 3-04(b)(2)(iii) of the Procurement Policy Board Rules, ACS intends to use the negotiated acquisition extension process to extend their contract for one year from April 1, 2021 thru June 30, 2022.

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.

Administration for Children’s Services, 150 William Street, 9th Floor, New York, NY 10009. Peter Pabon (212) 341-3450; peter.pabon@acs.nyc.gov

m13-19

EDUCATIONAL CONSTRUCTION FUND

FINANCE

SOLICITATION

Services (other than human services)

REAL ESTATE ADVISORY SERVICES - Request for Proposals - PIN# 7184728285 - Due 5-14-21 at 12:00 P.M.

The New York City Educational Construction Fund (“ECF”), is seeking proposals from organizations that are capable of providing real estate development advisory services, for the redevelopment of select underutilized properties, within the portfolio of the New York City Department of Education. A copy of the Request for Proposal (RFP), for Real Estate Advisory Services, may be obtained from ECF, by contacting the Fund, at cwong@nycsca.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.

Educational Construction Fund, 30-30 Thomson Avenue, 6th Floor,  
Long Island City, NY 11101. Cynthia Wong (718) 472-8285;  
cwong@nycsca.org

m5-14

## ENVIRONMENTAL PROTECTION

### WASTEWATER TREATMENT

#### ■ SOLICITATION

##### Construction Related Services

**82621B0059-BWT-1554-CEN** - Competitive Sealed Bids -  
PIN# 82621B0059 - Due 6-15-21 at 10:00 A.M.

BWT-1554-CEN: Repair and Maintenance of Centrifuges at various Wastewater Resource Recovery Facilities, pump stations and Associated DEP Facilities. This Competitive Sealed Bid ("RFx") is being released through PASSPort, New York City's online procurement portal. Responses to this RFx should be submitted via PASSPort. To access the solicitation, vendors should visit the PASSPort Public Portal at <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page>, and click on the "Search Funding Opportunities in PASSPort" blue box. This will take you to the Public Portal of all procurements in the PASSPort system. To quickly locate the RFx, insert the EPIN 82621B0059 into the Keywords search field. If you need assistance submitting a response, please contact [help@mocs.nyc.gov](mailto:help@mocs.nyc.gov). On the Response Due Date at 10:00 A.M., please be advised that you will be required to submit a PAPER copy of the Bid Submission Form, and the Bid Security, to NYC Department of Environmental Protection, 96-05 Horace Harding Expressway, 1st Floor Lobby, Corona, NY 11368.

Bid opening Location - Microsoft Teams-call in (audio only) +1 347-921-5612, 391048007#, [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_OGU2MmNmZTAtNTA4OS00Yzc4LWewYjltYWY14YmIwZTRkN2Y3%40thread.v2/0?context=%7b%22id%22%3a%22f470a35f-0853-4633-aae3-ce4e8b5085a3%22%2c%22oid%22%3a%2211373%22%2c%22preBidConferenceLocation%22%3a%22Microsoft+Team-call+in+\(audio+only\)+1+347-921-5612,+854721320#+59-17+Junction+Boulevard,+Flushing,+NY+11373,+Mandatory%3A+no+Date/Time+-2021-5-21+10:00](https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGU2MmNmZTAtNTA4OS00Yzc4LWewYjltYWY14YmIwZTRkN2Y3%40thread.v2/0?context=%7b%22id%22%3a%22f470a35f-0853-4633-aae3-ce4e8b5085a3%22%2c%22oid%22%3a%2211373%22%2c%22preBidConferenceLocation%22%3a%22Microsoft+Team-call+in+(audio+only)+1+347-921-5612,+854721320#+59-17+Junction+Boulevard,+Flushing,+NY+11373,+Mandatory%3A+no+Date/Time+-2021-5-21+10:00)

m14

## HEALTH AND MENTAL HYGIENE

#### ■ INTENT TO AWARD

##### Goods

**SIRTURO (BEDAQUILINE) MEDICATION PURCHASE** - Sole Source - Available only from a single source - PIN# 22TB003501R0X00 - Due 5-20-21 at 10:00 A.M.

DOHMH, intends to enter into a Sole Source agreement with Cardinal Health 108, LLC to supply SIRTURO (Bedaquiline) Medication, in accordance with purchases by the DOHMH Bureau of STD and TB Pharmacy, for usage by the DOHMH's Bureau of Tuberculosis Control (BTBC). The purpose of this medicine is for the treatment of patients with Multi drug-resistant Tuberculosis, to prevent the spread of TB and eliminate it as a public health threat in NYC. This medication will be disbursed to patients that are seen at TB clinics across the five boroughs. DOHMH has made the determination that Cardinal Health 108, LLC is the sole specialty distributor, as Jansen Pharmaceuticals, Inc. the sole manufacturer of SIRTURO (Bedaquiline), has authorized Cardinal Health 108, LLC to be a specialty distributor for this medication. Any vendor that believes it can provide these services are welcome to submit an expression of interest via email to [cminer@health.nyc.gov](mailto:cminer@health.nyc.gov), no later than 5/20/2021, by 10:00 A.M. All questions and concerns regarding this sole source should also be submitted via email.

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

Health and Mental Hygiene, 42-09 28th Street, 17th Floor, Long Island City, NY 11101. Chassidi Miner (347) 396-6754; [cminer@health.nyc.gov](mailto:cminer@health.nyc.gov)

m10-14

#### ■ AWARD

##### Goods and Services

**STAFF MEALS AT COVID-19 VACCINE SITES/PODS** -  
Emergency Purchase - PIN# 21BS056201R0X00 - AMT: \$250,000.00 -

TO: Cornels Catering Company Inc., 735 East 163rd Street, Apartment 7A, Bronx, NY 10456-7229.

m14

##### Human Services/Client Services

**VACCINATION SERVICES ADMINISTERING FLU AND COVID-19** - Emergency Purchase - PIN# 21ID031101R0X00 - AMT: \$45,299,990.00 - TO: New Partners Inc., Partners in Care, 220 East 42nd Street, New York, NY 10017.

m14

**COVID-19 TEMPORARY MEDICAL STAFF FOR VACCINE DISTRIBUTION SITE** - Emergency Purchase - PIN# 21PH052901R0X00 - AMT: \$3,000,000.00 - TO: White Glove Placement Inc., 85 Bartlett Street, Brooklyn, NY 11206.

m14

**COVID-19 TEMPORARY MEDICAL STAFF FOR VACCINE DISTRIBUTION SITES** - Emergency Purchase - PIN# 21PH053101R0X00 - AMT: \$3,000,000.00 - TO: TPF Nursing Registry Inc., 198 Sixth Avenue, Suite 1, New York, NY 10013.

m14

**EMERGENCY COVID TESTING PROVIDER PARTNERSHIPS** - Emergency Purchase - PIN# 21EQ051301R0X00 - AMT: \$2,427,500.00 - TO: Maimonides Medical Center, 4810 Tenth Avenue, Brooklyn, NY 11219.

m14

##### Services (other than human services)

**HEALTHY MEALS-WORKERS-DOHMH COVID-19 VACCINATION/POD SITES** - Emergency Purchase - PIN# 21BS054901R0X00 - AMT: \$250,000.00 - TO: The BGB Inc., 840 East 28th Street, Paterson, NJ 07513-1219.

m14

**HEALTHY MEALS WORKERS AT DOHMH COVID-19 VACCINATION/POD SITE** - Emergency Purchase - PIN# 21BS056501R0X00 - AMT: \$250,000.00 - TO: Events By Yudy Inc., 2427 Webster Avenue, Apartment F14, Bronx, NY 10458-5620.

m14

## HOUSING AUTHORITY

### PROCUREMENT

#### ■ SOLICITATION

##### Services (other than human services)

**SMD SERVICES ANNUAL GRAVITY WATER TANK INSPECTION, CLEANING, DISINFECTION, BACTERIOLOGICAL WATER SAMPLING AND RELATED WORK AT VARIOUS NYCHA DEVELOPMENTS CITYWIDE** - Competitive Sealed Bids - PIN# 302848 - Due 6-10-21 at 10:00 A.M.

Gravity Tank Inspection, Cleaning, Disinfection and Bacteriological Water Sampling Requirements 1) Inspect, clean and disinfect, each tank in accordance with the New York City Health Code, Article 141, Section 141.07, Chapter 31 of Title 24 of the Rules of the City of New York and Section 17-194 and the New York City Construction Code, Plumbing Code, Chapter 6 Section PC 606.5.4.5. Each tank shall be inspected, cleaned and disinfected annually during each one (1) year period of this Contract. Perform bacteriological water sampling which consists of the collection of a sample of potable water to be analyzed for the presence of harmful bacteria. Bacteriological water quality samples must be conducted in accordance with the Standard Methods for the Examination of water and must be analyzed and reported by a laboratory that is certified by the State of New York through the Environmental Laboratory Approval Program (ELAP) to perform potable(drinking) water analyses. A listing of currently certified ELAP laboratories can be found online <https://www.wadsworth.org/regulatory/elap>. Any sample which indicates the presence of Coliform or E.coli must be reported to Technical Services Fire Safety Unit and the NYC Department of Health and Mental Hygiene (DOHMH) within 24 hours and the necessary corrective actions, such as cleaning and disinfection, must be coordinated with Technical Services Fire Safety Unit immediately. DOHMH may be contacted by email, at: [watertanks@health.nyc.gov](mailto:watertanks@health.nyc.gov).

Interested vendors are invited to obtain a copy of the opportunity at NYCHA's website, by going to the <http://www.nyc.gov/nychabusines>. 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 the RFQ Number(s) 302848.

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@nycha.nyc.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. Mimose Julien (212) 306-8141; mimose.julien@nycha.nyc.gov

m14

**SMD SERVICES INSTALLATION OF V/C FLOOR TILE IN APARTMENTS - LOCATED WITHIN THE BOROUGH OF BROOKLYN AND MANHATTAN - Competitive Sealed Bids - Due 6-3-21 at 10:00 A.M.**

323897 - Rangel Houses - Manhattan  
323898 - Pink Houses - Brooklyn

The work shall consist of furnishing all labor, materials, equipment and all other incidental items necessary and required to perform the subject work as follows: installation of vinyl-composition floor tile over existing floor tile, installation of vinyl-composition floor tile, over the existing properly prepared concrete floor, the removal and replacement of existing/or missing vinyl cove base molding and, as directed, remove Non-Asbestos Containing floor coverings, including but not limited to vinyl composition floor tile, linoleum, self-adhesive floor tile, carpet, ceramic floor tile, wood flooring, etc.

Interested vendors are invited to obtain a copy of the opportunity at NYCHA's website, by going to the 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 the RFQ Number (s) 323897 & 323898.

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. Mimose Julien (212) 306-8141; mimose.julien@nycha.nyc.gov

m14

**RISK MANAGEMENT**

**SOLICITATION**

Services (other than human services)

**INVITATION FOR BIDS FOR PUBLIC OFFICIALS LIABILITY & EMPLOYMENT PRACTICES LIABILITY INSURANCE**

- Negotiated Acquisition - Specifications cannot be made sufficiently definite- PIN# POLEPL 812021 - Due 6-4-21 at 3:00 P.M.

Request for insurance companies to submit proposals for Public Officials and Employment Practices Liability Insurance effective August 1, 2021, for the New York City Housing Authority.

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, Edgewood Partners Insurance Center, One American Lane, 1st Floor, Greenwich, CT 06831-2551. Kristin Falzone (203) 658-0509; kristin.falzone@epicbrokers.com; kelly.geary@epicbrokers.com

m14-20

**HUMAN RESOURCES ADMINISTRATION**

**AWARD**

Human Services/Client Services

**PROVISION OF NON-EMERGENCY SCATTER SITE HOUSING AND SUPPORTIVE SERVICES FOR PERSONS LIVING WITH AIDS (PLWAS) - Negotiated Acquisition - Judgment required in evaluating proposals - PIN# 09611P0045002N001 - AMT:**

\$1,115,112.00 - TO: Volunteers of America Greater New York Inc., 135 West 50th Street, 9th Floor, New York, NY 10020-1201.

Contract Term: 4/1/2021 - 6/30/2021

m14

**INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS**

**INTENT TO AWARD**

Services (other than human services)

**85821N0020-MOME - FREELANCERS HUB - Negotiated Acquisition - Other - PIN# 85821N0020 - Due 6-1-21 at 3:30 P.M.**

The Department of Information Technology and Telecommunications, acting on behalf of the Mayor's Office of Media and Entertainment, is seeking the use of the Negotiated Acquisition Method to contract with the Freelancers Union Inc., to operate the Freelancers Hub and provide services relating to freelance workers, pursuant to Section 3-04(b)(2)(i) (C) and Section 3-04(b)(2)(ii) of the Procurement Policy Board (PPB) Rules.

The term of the Freelancers Union's sub-subcontract with IFP ended on June 30, 2020. MOME has a continued need for the services that the Freelancers Union provides because freelance workers, especially those working in media and entertainment, were substantially impacted by the COVID-19 pandemic. Freelancers is an excellent partner and this is MOME's most important contract to help media and entertainment freelancers recover from COVID-19. For now, Freelancers will be providing services to freelancer workers virtually, and when freelance workers are ready to go back to in-person work, they'll establish a new space. Because these services are needed to address the COVID-19 recovery, there is inadequate time to procure through a competitive sealed proposal. Please see the justification memo attached for further details.

m14-20

**PARKS AND RECREATION**

**AWARD**

Goods and Services

**NYC PARKS AWARD OF CONCESSION - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# M391-SB - AMT: \$1,257,791.00 - TO: South Street Seaport Limited Partnership, 199 Water Street, 28th Floor, New York, NY 10038.**

License Agreement: NO.: M391-SB

The City of New York Department of Parks & Recreation ("Parks"), has awarded a concession to South Street Seaport Limited Partnership of 199 Water Street, 28th Fl, New York, NY, 10038, for the development, operation, and maintenance of a snack bar at the John Street Service Building on the East River Waterfront Esplanade, Manhattan. The concession, which was solicited by a Request for Proposals, will operate pursuant to a license agreement for one (1) ten (10) year term. Licensee shall pay to City license fees for each Year, consisting of the higher of a minimum annual fee versus 10% of Gross Receipts according to the following schedule: Year 1: \$100,000.00; Year 2: \$105,000.00; Year 3: \$110,250.00; Year 4: \$115,763.00; Year 5: \$121,551.00; Year 6: \$127,628.00; Year 7: \$134,010.00; Year 8: \$140,710.00; Year 9: \$147,746.00; Year 10: \$155,133.00.

m14

**REVENUE AND CONCESSIONS****■ SOLICITATION***Services (other than human services)***RENOVATION, OPERATION AND MAINTENANCE OF AN OUTDOOR CAFÉ AT PIER I - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# M353-SB-2021 - Due 6-17-21 at 3:00 P.M.**

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice a significant Request for Proposals ("RFP") proposals for the renovation, operation, and maintenance of an outdoor café with the option to operate up to two (2) mobile food units at Pier I at West 70th Street, Riverside Park South, Manhattan.

There will be a recommended remote proposer meeting on Tuesday, May 25, 2021, at 1:00 P.M., If you are considering responding to this RFP, please make every effort to attend this recommended remote proposer meeting.

The Cisco WebEx link for the remote proposer meeting is as follows: <https://nycparks.webex.com/nycparks/j.php?MTID=m148183f4f5c92693a1e2714563288291>

Meeting number: 173 312 6704 Password: Pier2021

You may also join the remote proposer meeting by phone using the following information: +1-646-992-2010 OR +1-408-418-9388 Access code: 173 312 6704

Subject to availability and by appointment only, we may set up a meeting at the proposed concession site (Block # 1171 & Lot # 13), which is located at 500 West 70th Street, New York, NY 10069.

All proposals submitted in response to this RFP must be submitted no later than Thursday, June 17, 2021, at 3:00 P.M.

Hard copies of the RFP can be obtained at no cost, commencing Friday, May 14, 2021 through Thursday, June 17, 2021, by contacting Eric Weiss, Senior Project Manager, at (212) 360-3483, or at [Eric.Weiss@parks.nyc.gov](mailto:Eric.Weiss@parks.nyc.gov).

The RFP is also available for download, on Friday, May 14, 2021 through Thursday, June 17, 2021, on Parks' website. To download the RFP, visit <http://www.nyc.gov/parks/businessopportunities>, and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description.

For more information or if you cannot attend the remote proposer meeting, prospective proposers may contact Eric Weiss, Senior Project Manager, at (212) 360-3483, or at [Eric.Weiss@parks.nyc.gov](mailto:Eric.Weiss@parks.nyc.gov).

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

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

*Parks and Recreation, The Arsenal, Central Park, 830 Fifth Avenue, Room 407, New York, NY 10065. Eric Weiss (212) 360-3483; [eric.weiss@parks.nyc.gov](mailto:eric.weiss@parks.nyc.gov)*

◀ m14-27

**POLICE DEPARTMENT****MANAGEMENT AND BUDGET****■ INTENT TO AWARD***Services (other than human services)***05621Y0021-SOLE SOURCE - FIRE ALARM MAINTENANCE & SUPPORT POLICE ACADEMY - Request for Information - PIN#05621Y0021 - Due 6-1-21 at 2:00 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 Fire Service, Inc with the expectation that Fire Service, Inc., will be awarded a contract with the NYPD for Fire Alarm Maintenance & Support at the Police Academy in Queens. It is the NYPD's belief that the maintenance and support can only be performed exclusively by Fire Service, Inc. due to the custom programming to implement enhancements and maintain its original functionality. Any vendor besides Fire Service, Inc. that believes it can provide these services is invited to do so. To respond in PASSPort, please complete the Acknowledgment tab and submit a response in the Manage Responses tab or respond by email, to [anish.koshy@nypd.org](mailto:anish.koshy@nypd.org).

If you have questions about the details of the RFX, please submit through the Discussion with Buyer tab. If you have questions about functionality of PASSPort, please contact [help@mocs.nyc.gov](mailto:help@mocs.nyc.gov).

m13-20

**SMALL BUSINESS SERVICES****PROCUREMENT****■ INTENT TO AWARD***Services (other than human services)***80121Y0025-CITYWIDE ECONOMIC DEVELOPMENT MARITIME AND INTERMODAL TRANSPORTATION SERVICES - Request for Information - PIN#80121Y0025 - Due 5-24-21 at 12:00 A.M.**

The NYC Department of Small Business Services, intends to enter into sole source negotiations with the New York City Economic Development Corporation for citywide economic development services primarily related to maritime, aviation, rail freight, market and intermodal transportation development. Any entity with the in-house expertise and experience in all areas of maritime, aviation, rail freight, market and intermodal transportation development, or related areas of economic development on a citywide basis that believes it is qualified to provide such services or would like to provide such services in the future is invited to express an interest. Please indicate your interest and qualifications in PASSPort. If you have questions please email [procurementhelpdesk@sbs.nyc.gov](mailto:procurementhelpdesk@sbs.nyc.gov), with the subject line "80121Y0025 City-Wide Economic Development Services Primarily Related to Maritime, Aviation, Rail Freight, Market and Intermodal Transportation." no later than May 13, 2021.

m7-14

**80121Y0024-CITYWIDE ECONOMIC DEVELOPMENT SERVICES - Request for Information - PIN#80121Y0024 - Due 5-24-21 at 12:00 A.M.**

The NYC Department of Small Business Services, intends to enter into sole source negotiations with the New York City Economic Development Corporation, for citywide economic development services. Any entity with the in-house expertise and experience in all areas of economic development on a Citywide basis that believes it is qualified to provide such services or would like to provide such services in the future is invited to express an interest. If you have questions please email [procurementhelpdesk@sbs.nyc.gov](mailto:procurementhelpdesk@sbs.nyc.gov), with the subject line "80121Y0024 City-Wide Economic Development Services." no later than May 13, 2021. Please upload your interest by responding to the RFI EPIN: 80121Y0024, which must be received no later than May 24, 2021, 2:00 P.M.

m7-14

**CONTRACT AWARD HEARINGS**

**NOTE: LOCATION(S) ARE ACCESSIBLE TO INDIVIDUALS USING WHEELCHAIRS OR OTHER MOBILITY DEVICES. FOR FURTHER INFORMATION ON ACCESSIBILITY OR TO MAKE A REQUEST FOR ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETATION SERVICES, PLEASE CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES (MOCS) VIA E-MAIL AT [DISABILITYAFFAIRS@MOCS.NYC.GOV](mailto:DISABILITYAFFAIRS@MOCS.NYC.GOV) OR VIA PHONE AT (212) 788-0010. ANY PERSON REQUIRING REASONABLE ACCOMMODATION FOR THE PUBLIC HEARING SHOULD CONTACT MOCS AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE HEARING TO ENSURE AVAILABILITY.**

**AGING****■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 27, 2021, at 10:00 A.M. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** of a proposed contract between the City of New York Department for the Aging and The Neighborhood Self-Help by Older Persons Project, Inc., located at 953 Southern Blvd., Suite 203, Bronx, NY 10459, to support senior services. The contract term will be

from July 1, 2020 to June 30, 2021 with no options to renew. The contract amount will be \$171,000.00. E-PIN #: 12521L1339001. All Community Boards, Bronx.

The proposed contractor is being funded through City Council Discretionary Funds/Line Item Appropriation, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 27, 2021, at 10:00 A.M. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** of a proposed contract between the City of New York Department for the Aging and Boro Park Jewish Community Council, Inc., located at 1310 46th Street, Brooklyn, NY 11219, to support senior services. The contract term shall be from July 1, 2019 to June 30, 2020 with no option to renew. The contract amount will be \$277,000.00. E-PIN #: 12520L2084001. CB 4, Brooklyn.

The proposed contractor is being funded through City Council Discretionary Funds/Line Item Appropriation, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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**CITYWIDE ADMINISTRATIVE SERVICES**

■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 27, 2021, at 10:00 A.M. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** of a proposed contract between the Department of Citywide Administration Services and WEX Bank, located at 7090 South Union Park Center, Suite 350, Midvale, UT 84047, for the provision of a fuel card service program. The contract is in the amount of \$11,119,876.00. The contract term will be from June 22, 2021 to June 21, 2022. E-PIN #: 85721N0002001. CB 1, Manhattan.

The proposed contractor has been selected by Negotiated Acquisition Extension, pursuant to Section 3-04 (b)(2)(iii) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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**DESIGN AND CONSTRUCTION**

■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 27, 2021, at 10:00 A.M. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** of a Purchase Order/Contract between the Department of Design and Construction of the City of New York and Enterprise Management LLC, 400 Virginia Avenue, SW, Suite 100, Washington, DC 20024, for the Application Development for MWBE Access Portal. The Purchase Order/Contract amount will be \$437,500.00. The term shall be 365 Consecutive Calendar days from date of registration. CB 2, Queens. PIN #: 85004222021.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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**IN THE MATTER** of a proposed Purchase Order/Contract between the Department of Design and Construction of the City of New York and Quality and Assurance Technology Corp., PMB 165, 5507 Nesconset Highway, Suite 10, Mount Sinai, NY 11766, for the Bronx Children Museum Cloud Theatre Equipment. The Purchase Order/Contract amount shall be \$112,682.57. The term shall be 365 Consecutive Calendar days from date of registration. CB 4, Bronx. PIN #: 85005072021.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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**BOARD OF ELECTIONS**

■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 27, 2021, at 10:00 A.M. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** of a Purchase Order/Contract between the New York City Board of Elections and Miller Advertising Agency, Inc., 10 Rockefeller Plaza, Suite 1016, New York, NY 10030-1903, to conduct Rank Choice Voting Education Program, Citywide. The amount of this Purchase Order/Contract will be \$427,000.00. The term shall be from March 15, 2021 to June 30, 2021. PIN #: 003202123.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 27, 2021, at 10:00 A.M. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** a proposed Purchase Order/Contract between the New York City Board of Elections and APARTNERSHIP, Inc., to create awareness for the NYCBOE's Recruitment of Chinese and Korean Translators for the Primary Election, City Wide. The amount of this Purchase Order/Contract is \$150,000.00. The term will be April 1, 2021 to December 30, 2021.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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**FINANCIAL INFORMATION SERVICES AGENCY****■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 27, 2021, at 10:00 A.M. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** of a Purchase Order/Contract between the Financial Information Services Agency of the City of New York ("FISA-OPA") and BlackHawk Data LLC, located at 225 West 34th Street, 9th Floor, New York, NY 10122, for the purchase of Veritas Hardware with Deployment, Migration and Maintenance Services. The Purchase Order/Contract amount will be \$182,450.42. The term shall be from June 1, 2021 to May 31, 2022. CB 4, Manhattan. PIN #: 127FY2100073.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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**FIRE DEPARTMENT****■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 27, 2021, at 10:00 A.M. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** of a Purchase Order/Contract between the Fire Department of the City of New York and SHI International Corp., 290 Davidson Avenue, Somerset, NJ 08873, for the provision of Firemon Firewall Management System. The Purchase Order/Contract amount shall be \$251,203.23. The term shall be for one year from the date of award. CB 2, Brooklyn. PIN #: 057210000965.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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**HEALTH AND MENTAL HYGIENE****■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 27, 2021, at 10:00 A.M. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** of a proposed contract between the Department of Health and Mental Hygiene and Richmond Medical Center, located at 355 Bard Avenue, Staten Island, NY 10310, to support the Vital Access Provider (VAP) initiative for Article 31 freestanding clinics to provide resources for strategic investments that will enable the programs to achieve fiscal viability, thereby preserving access to clinics to special populations or within a geographic region. The contract term shall be from July 1, 2021 to June 30, 2022 with no option to renew. The contract amount will be \$439,366.00. CB 1, 2 and 3, Staten Island. PIN #: 22AZ008801R0X00, E-PIN #: 81621R0361001.

The proposed contractor has been selected by Required Authorized Source Method, pursuant to Section 1-02 (d)(2) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business

days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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**IN THE MATTER** of a Purchase Order/Contract between the Department of Health and Mental Hygiene and Mola Group Corporation, 401 Park Avenue South, 10th Floor New York, NY 10016, for Zengine Enterprise Subscription Services. The amount of this Purchase Order/Contract will be \$139,227.33. The term shall be from July 1, 2021 to June 30, 2024 with one one-year option to renew from July 1, 2024 to June 30, 2025. CB 4, Manhattan. PIN #: 21PT058501R0X00, E-PIN #: 81621W0455001.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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**IN THE MATTER** of a proposed contract between the Department of Health and Mental Hygiene and Lantern Community Services, Inc., located at 494 8th Avenue, 20th Floor, New York, NY 10001, for the provision of Supported Housing Services, Citywide. The contract term shall be from July 1, 2021 to June 30, 2024 with one six-year option to renew from July 1, 2024 to June 30, 2030. The contract amount will be \$17,233,023.00. E-PIN #: 81621M0016001, PIN #: 22AZ004501R0X00.

The proposed contractor was selected by Required Method of Source Selection, pursuant to Section 1-02(d)(1) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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**HOMELESS SERVICES****■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 27, 2021, at 10:00 A.M. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** of a proposed contract between the Department of Homeless Services of the City of New York and the contractor listed below, for the provision of Shelter Facilities for Homeless Single Adults. The term of this contract will be from July 1, 2021 to June 30, 2027 with one four-year renewal option from July 1, 2027 to June 30, 2031.

<b>Vendor/ Address</b>	<b>Site Name/ Address</b>	<b>CB</b>	<b>E- PIN #</b>	<b>Amount</b>
Black Veterans for Social Justice, Inc. 665 Willoughby Avenue Brooklyn, NY 11206	Duryea Place 21 Duryea Place Brooklyn, NY 11226	14	07119I0001010	\$62,991,823.00

The proposed contractor has been selected through HHS ACCELERATOR Method, pursuant to Section 3-16 of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business

days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 27, 2021, at 10:00 A.M. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** of a proposed contract between the Department of Homeless Services of the City of New York and the contractor listed below, for the provision of Shelter Facilities for Homeless Families with Children. The term of this contract will be from July 1, 2021 to June 30, 2052.

<u>Contractor/Address</u>	<u>Site Name/Address</u>	<u>CB</u>	<u>E-PIN #</u>	<u>Amount</u>
Urban Resources Institute, Inc. 75 Broad Street 5 <sup>th</sup> Floor NY, NY 10004	St. John's Family Center 1604, 1620, 1630 St. John's Pl. Brooklyn, NY 11233	16	21PHEDC06601	\$344,257,305.00

The proposed contractor has been selected through HHS ACCELERATOR Method, pursuant to Section 3-16 of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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**IN THE MATTER** of a proposed contract between the Department of Homeless Services of the City of New York and the contractor listed below, for the provision of Shelter Services for Homeless Families with Children. The term of this contract will be from July 1, 2021 to June 30, 2054.

<u>Contractor/Address</u>	<u>Site Name/Address</u>	<u>CB</u>	<u>E-PIN #</u>	<u>Amount</u>
Westhab, Inc. 8 Bashford Street Yonkers, NY 10701	Queens Boulevard Rapid Re-Housing Center 92-54 Queens Blvd Rego Park, NY 11374	6	07119I0003029	\$279,985,616.00

The proposed contractor has been selected through HHS ACCELERATOR Method, pursuant to Section 3-16 of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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**HOUSING PRESERVATION AND DEVELOPMENT**

■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 27, 2021, at 10:00 A.M. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** of a proposed contract between the Department of Housing Preservation and Development (HPD) and Crown Heights Jewish Community Council, Inc., located at 392 Kingston Avenue, Brooklyn, NY 11225, to support outreach and enrollment services under HPD's Lead Hazard Reduction and Healthy Homes Program. The vendor will be required to assist building owners with the enrollment and due diligent processes required to participate in the

Program and for building owners to successfully receive lead-based paint remediation funding. The proposed services will be provided to owners of potentially eligible buildings. The contract amount shall be \$150,000.00. The contract term shall be from July 1, 2021 to December 31, 2023 with no option to renew. All Community Boards, Brooklyn. E-PIN #: 80621M0002001.

The proposed contractor has been selected by Required Authorized Source Method, pursuant to Section 1-02 (d)(2) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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**HUMAN RESOURCES ADMINISTRATION**

■ NOTICE

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 27, 2021, at 10:00 A.M. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** of a proposed contract between the Human Resources Administration of the City of New York and the contractor listed below, for the provision of Scattered-Site Supportive Housing Services. The term of this contract will be for five years from July 1, 2021 to June 30, 2026 with one four-year renewal option from July 1, 2026 to June 30, 2030.

<u>Contractor/Address</u>	<u>E-PIN #</u>	<u>Amount</u>	<u>CB</u>
Unique People Services Inc. 4234 Vireo Avenue Bronx, NY 10470	09617I0009012	\$7,953,287.00	12 (Bronx)

The proposed contractor has been selected through HHS ACCELERATOR, pursuant to Section 3-16 of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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**IN THE MATTER** of a proposed contract between the Human Resources Administration and the contractor listed below for the AHRA portal M&O services under the Virtual Client Service Center (VCSC) contract. The amount of this contract will be \$1,756,460.40. The contract term will be from January 1, 2021 to June 30, 2021.

<u>Contractor/Address</u>	<u>PIN #/E-PIN #</u>	<u>Amount</u>	<u>Service Area</u>
Accenture Federal Services, LLC 800 North Glebe Road, Suite 300, Arlington, VA 22203	21NPEMI09601 09621N0002001	\$1,756,460.40	Citywide

The proposed contractor has been selected by Negotiation Acquisition Method, pursuant to Section 3-04 (b)(2)(ii) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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**IN THE MATTER** of a proposed contract between the Human Resources Administration of the City of New York and the contractor listed below, for the provision of Master Leasing for Homeless and At-Risk Persons. The term of this contract will be from April 15, 2021 to April 14, 2051.

<u>Contractor/ Address</u>	<u>E-PIN #</u>	<u>Amount</u>	<u>Service Area</u>	<u>CB</u>
Concourse House HDFC 2751 Grand Concourse Bronx, NY 10468	09617I0004011	\$101,591,430.00	Bronx	5 & 7

The proposed contractor has been selected through HHS ACCELERATOR, pursuant to Section 3-16 of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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## INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 27, 2021, at 10:00 A.M. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** of a Purchase Order/Contract between the New York City Department of Information Technology and Telecommunications and Protek Information Technology Services DBA Protekit Services, located at 492 Mitchell Drive, Valley Cottage, NY 10989, for External Platform Testing Amendment #1. The amount of this Purchase Order/Contract will be \$385,000.00. The term will be one year from date of Notice to Proceed. CB 2, Brooklyn. PIN #: 20210120769, E-PIN #: 85821W0409001A001.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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## MAYOR'S OFFICE OF CRIMINAL JUSTICE

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 27, 2021, at 10:00 A.M. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** of a proposed contract between the Mayor's Office of Criminal Justice and The Center for Anti-Violence Education, Inc., located at 327 7th Street, 2nd Floor, Brooklyn, NY 11215, for providing physical and sexual assault services, which include crisis intervention, legal advocacy, individual and group trauma-focused therapy, short-term counseling, forensic training to medical personnel, training to individuals that work with children, and referrals. The contract term shall be from July 1, 2020 to June 30, 2021 with no option to renew. The contract shall be in an amount not to exceed \$167,500.00. CB 2, 3, 6, 8, 10 and 14, Brooklyn; CB 6, Bronx; CB 3, 5 and 12, Manhattan; CB 5 and 9, Queens; CB 2, Staten Island. E-PIN #: 00221L1215001.

The proposed contractor is being funded through City Council Discretionary Funds/Line Item Appropriation, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business

days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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## PARKS AND RECREATION

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 27, 2021, at 10:00 A.M. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** of a proposed contract between the City of New York Parks and Recreation and City Parks Foundation, Inc., located at 830 5th Avenue, New York, NY 10065, for supporting community programming in smaller neighborhood parks, and the work of park and garden volunteer groups, Citywide. The term of this contract shall be from July 1, 2020 to June 30, 2021. The contract amount will be \$939,500.00. E-PIN #: 84621L0326001

The proposed contractor is being funded through City Council Discretionary Funds/Line Item Appropriation, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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## SANITATION

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 27, 2021, at 10:00 A.M. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** of a Purchase Order/Contract between the Department of Sanitation and the contractor listed below, to Repair and Maintain Fire Alarms. The term shall be from April 19, 2021 to April 18, 2024.

<u>Vendor/Address</u>	<u>E-PIN #</u>	<u>Amount</u>	<u>Borough/ Community Board</u>
Miles Petroleum Co., Inc. 66 Marine Street Farmingdale, NY 11735	82721W0060001	\$250,000.00	All Boroughs/All Community Boards
Layne Lubrications LLC 120 Middle Street, #643 Bridgeport, CT 06640	82721W0061001	\$250,000.00	All Boroughs/All Community Boards

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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**IN THE MATTER** of a Purchase Order/Contract between the Department of Sanitation and the contractor listed below, to Repair and Maintain Fire Alarms. The term shall be from April 19, 2021 to April 18, 2024.

Vendor/Address	E-PIN #	Amount	Borough/ Community Board
Falcon Fire and Security LLC 1307 37th Avenue Long Island City, NY 11101	82721W0058001	\$500,000.00	All Boroughs/All Community Boards

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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### SMALL BUSINESS SERVICES

#### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 27, 2021, at 10:00 A.M. The Public Hearing will be held via Conference Call. **Call-in #: 1-646-992-2010, ACCESS CODE: 715 951 139.**

**IN THE MATTER** of a proposed Purchase Order/Contract between the New York City Department of Small Business Services and Malone Creative Group LLC, 888 8th Avenue, New York, NY 10019, to engage an appropriately qualified Consultant to launch a public service advertising campaign to support recovery efforts on behalf of small businesses, Citywide. The amount of this Purchase Order/Contract is \$475,000.00. The term shall be from May 3, 2021 to August 30, 2021. E-PIN #: 80121W0019001.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call **1-646-992-2010, ACCESS CODE: 715 951 139** no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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## AGENCY RULES

### FINANCE

#### ■ NOTICE

#### Notice of Adoption of Final Rule

The New York City Department of Finance (the "Department"), pursuant to sections 1043 and 1054 of the New York City Charter, hereby adopts the following final rule establishing requirements and processes related to the Senior Citizen Rent Increase Exemption ("SCRIE") and Disability Rent Increase Exemption ("DRIE") rent freeze programs.

This final rule was first proposed and published on September 21, 2020. A public hearing was held on October 22, 2020. After receiving and reviewing public comments, the Department has adopted this final rule.

#### Statement of Basis and Purpose of Final Rule

The SCRIE and DRIE programs are authorized by sections 467-b and 467-c of the New York State Real Property Tax Law and established by Chapter 3 (Section 26-401 et seq.), Chapter 4 (Section 26-501 et seq.) and Chapter 7 (Section 26-601 et seq.) of Title 26 of the Administrative Code of the City of New York. These programs provide eligible senior citizens and persons with disabilities with exemptions from certain rent increases. Covered property owners receive a corresponding

abatement of real property taxes.

This final rule amends Chapter 52 of Title 19 of the Rules of the City of New York to:

- Establish requirements for eligibility for SCRIE and DRIE benefits based on the applicant's status and household income;
- Establish criteria for the types of apartments which are eligible for SCRIE and DRIE benefits;
- Establish criteria for the determination of SCRIE and DRIE abatement amounts set forth in Rent Increase Exemption Orders; and
- Establish an application process, including deadlines.

In addition, this final rule provides definitions for relevant terms in Section 52-01 and moves the current Rent Increase Exemption Orders provisions from Section 52-01 to new sections 52-02 and 52-03.

#### New material is underlined

[Deleted material is bracketed]

"Shall" and "must" denote mandatory requirements and may be used interchangeably in the rules of this department unless otherwise specified or unless the context clearly indicates otherwise.

Section 1. Section 52-01 of title 19 of the rules of the city of New York, relating to rent increase exemption orders, is REPEALED, and a new section 52-01 is added to read as follows:

#### § 52-01 Definitions

467-c apartment. The term "467-c apartment" means a dwelling unit, as defined by section 467-c of the real property tax law, that is owned by a limited dividend housing company, a redevelopment company or a housing development fund company incorporated under the private housing finance law, or a section 213 cooperative housing company or a mitchell lama apartment or co-op.

Agent. The term "agent" means a person who is either a court appointed guardian for the SCRIE or DRIE applicant, or a person who has been granted power of attorney authorization for SCRIE/DRIE applications.

Current rent. The term "current rent" means the monthly rent a SCRIE or DRIE beneficiary would have been required to pay if they did not receive such benefits.

Department. The term "department" means the department of finance of the city of New York.

DRIE. The term "DRIE" means the Disability Rent Increase Exemption Program.

Dwelling unit. The term "dwelling unit" means the part of a dwelling in which the head of the household resides and which is subject to either: (i) the emergency housing rent control law, (ii) the rent and rehabilitation law of the city of New York as provided in section 26-401 et seq. of the administrative code of the city of New York, (iii) article II, IV, V or XI of the private housing finance law, or (iv) a mortgage insured or initially insured by the federal government pursuant to section two hundred thirteen of the National Housing Act, as amended.

Eligible apartment. The term "eligible apartment" means any apartment eligible for SCRIE or DRIE benefits as that term is defined in section 52-06 of this chapter.

Family member. The term "family member" means a person meeting the definition of a family member set forth in subdivision (o) of section 2520.6 of the New York code of rules, and regulations.

Frozen rent. The term "frozen rent" means the monthly rent a SCRIE or DRIE beneficiary is required to pay pursuant to a rent increase exemption approval order.

Fuel cost adjustment. The term "fuel cost adjustment" means the monthly amount a landlord of a rent controlled apartment may charge a tenant of such apartment for the cost of fuel. The tenant, however, will not be subject to a fuel cost adjustment or pass-along increase in rent as of June 14, 2019.

Head of the Household. The term "head of the household" means a person who is 62 years of age or older, or a person with a disability who is 18 years of age or older with tenancy rights to an eligible apartment who is otherwise eligible for SCRIE or DRIE benefits. If a head of the household is either married or a member of a registered domestic partnership, both spouses or partners shall be deemed to be the co-head of the household if they meet the eligibility requirements set forth in section 52-07(b).

HCR. The term "HCR" means the New York State Division of Homes and Community Renewal.

Housing company. The term "housing company" means any limited-profit housing company, limited dividend housing company, redevelopment company or housing development fund company incorporated pursuant to the private housing finance law and operated exclusively for the benefit of persons or families of low income, or any

corporate owner of a dwelling which is or was subject to a mortgage insured or initially insured by the federal government pursuant to section two hundred thirteen of the national housing act, as amended.

HPD. The term "HPD" means the New York city department of housing preservation and Development.

Initial eligibility date. For rent controlled and rent stabilized units, the term "initial eligibility date" means the first day of the first month after receipt of an application which is subsequently approved by the Department. For 467-c apartments, the term "initial eligibility date" means the last day of the month in which a person became an eligible head of a household in the dwelling unit where such person resides at the time of filing the most recent application for SCRIE or DRIE benefits.

Legal regulated rent. The term "legal regulated rent" means the amount in rent that a landlord can charge a tenant for a rent stabilized unit.

Major capital improvement increase. The term "major capital improvement increase" or "MCI" means the amount in additional rent a landlord may collect as a result of a building-wide improvement or installation to a building with rent controlled and/or rent stabilized units for which HCR has granted approval for a rent increase to the legal regulated rents. MCIs increases are for building-wide improvements, not for improvements to individual apartments. Major capital improvements effective prior to June 14, 2019 are permanent rent increases. Major capital improvements effective on or after June 14, 2019 are temporary major capital improvements and shall be removed 30 years after effective date.

Maximum collectible rent. The term "maximum collectible rent" means the monthly rent a rent controlled tenant is required to pay.

Maximum rent. For rent controlled apartments, the term "maximum rent" means the maximum legal regulated rent that a landlord may charge for the use of such an apartment pursuant to the rent control law set forth in chapter 3 of title 26 of the administrative code of the city of New York. For 467-c apartments, the term "maximum rent" means the maximum rent, excluding gas and electric utility charges, which has been authorized or approved by the HCR or HPD or the legal regulated rent established for the dwelling unit pursuant to the provisions of either article II, IV, V or XI of the private housing finance law, or the rent established for a cooperatively owned dwelling unit previously regulated pursuant to the provisions of article II, IV, V or XI of the private housing finance law, or the rent established for a dwelling unit, in a dwelling subject to a mortgage insured or initially insured by the federal government pursuant to section 213 of the national housing act, as amended.

Person with a disability. The term "person with a disability" has the following meanings. For rent controlled and rent stabilized apartments, such term means an individual who is currently receiving social security disability insurance (SSDI) or supplemental security income (SSI) benefits under the federal social security act, disability pension or disability compensation benefits provided by the United States Department of Veterans Affairs, or disability pension or disability compensation benefits provided by the United States Postal Service, or an individual who was previously eligible by virtue of receiving disability benefits under the SSI program or the SSDI program and is currently receiving medical assistance benefits based on a determination of disability as provided in section 366 of the social services law. For 467-c apartments for the benefit period ending June 30, 2022, such term means an individual who is currently receiving social security disability insurance (SSDI) or supplemental security income (SSI) benefits under the federal social security act, disability pension or disability compensation benefits provided by the United States Department of Veterans Affairs, or an individual who was previously eligible by virtue of receiving disability benefits under the SSI program or the SSDI program and is currently receiving medical assistance benefits based upon a determination of disability as provided by section 366 of the social services law. For 467-c apartments for the benefit period commencing June 30, 2022, such term means an individual who is currently receiving social security disability insurance (SSDI) or supplemental security income (SSI) benefits under the federal social security act, disability pension or disability compensation benefits provided by the United States Department of Veterans Affairs, or an individual who was previously eligible by virtue of receiving disability benefits under the SSI program or the SSDI program and is currently receiving medical assistance benefits based upon a determination of disability as provided by section 366 of the social services law and whose income for the current income tax year, together with the income of all members of such individual's household, does not exceed the maximum income at which such individual would be eligible to receive cash supplemental security income benefits under federal law during such tax year.

Rent controlled apartment. The term "rent controlled apartment" means a dwelling unit subject to the rent and rehabilitation law of the city of New York.

Rent regulated hotel. The term "rent regulated hotel" means a

dwelling unit in a hotel, single room occupancy hotel or rooming house, that is subject to the rent stabilization code.

Rent increase exemption approval order. The term "rent increase exemption approval order" means an order issued by the Department or HPD to a SCRIE or DRIE beneficiary and the building owner that sets forth the SCRIE or DRIE beneficiary's benefit period, frozen rent, current rent and the building owner's monthly tax abatement and benefit period.

Rent stabilized apartment. The term "rent stabilized apartment" means a dwelling unit subject to the emergency tenant protection act of 1974.

Rent guidelines board rent increases. The term "rent guidelines board rent increases" means the annual rent increases promulgated by the New York City Rent Guidelines Board for rent stabilized apartments.

Senior citizen. The term "senior citizen" means a person 62 years of age or older.

Surviving member of the household. The term "surviving member of the household" means a member of the household who continues to live in an apartment after the head(s) of the household who held a current, valid tax abatement certificate either dies or permanently leaves the household.

SCRIE. The term "SCRIE" means the Senior Citizen Rent Increase Exemption Program.

Tax abatement credit (TAC). The term "tax abatement credit" or "TAC" means the credit against real estate taxes that building owners receive in lieu of rent increases. The calculation for such credit for rent controlled units is determined in accordance with subdivision b of section 26-406 of the administrative code of the city of New York. The calculation for such credit for rent stabilized units is determined in accordance with subdivision c of section 26-509 of the administrative code of the city of New York. The calculation for such credit for section 467-c apartments is determined in accordance with subdivisions 3, 4 and 4-a of section 467-c of the real property tax law.

Tenant representative. The term "tenant representative" means a person who is designated to receive notices from the Department in addition to the tenant and assists SCRIE and DRIE applicants in completing SCRIE and DRIE renewal and other applications in a timely manner.

§ 2. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-02 to read as follows:

#### **§ 52-02 Applications for SCRIE or DRIE Benefits**

All SCRIE and DRIE applications are available on the Department's website or can be requested by dialing 311 or visiting the Department's SCRIE/DRIE walk-in center. The list of current tenant and building owner applications are set forth below:

##### **(a) Initial Applications.**

If a tenant wishes to apply to receive SCRIE or DRIE benefits, they must fully complete and submit to the Department a SCRIE or DRIE initial application. Such application can be submitted at any time, as long as the applicant meets all qualification requirements for the program for which they are applying at the time of submission.

##### **(1) Supporting Documentation.**

(i) A DRIE initial applicant must provide, together with their application, documentary proof that the applicant is at least 18 years of age and, if applicable, (i) either the current and most recent prior apartment lease(s) signed by both the applicant or the applicant's designated agent and the building owner or the building owner's designated representative or, documentary proof that the applicant has been granted succession rights to the apartment, and (ii) documentation for all income for all members of the household for the previous calendar year and documentation that they qualify as a person with a disability. Applicants residing in rent controlled apartments are required to submit the Maximum Collectible Rent ("MCR") document instead of a lease. Applicants residing in a rent regulated hotel are required to provide proof as to the rent they are paying for their dwelling unit. The DRIE initial applicant must also provide, if applicable, a copy of any recent MCI order(s) issued by HCR. Applications and corresponding documents may be submitted by the applicant, tenant representative or agent.

(ii) A SCRIE initial applicant must provide together with their application documentary proof that the applicant is at least 62 years of age, a copy of the applicant's current and most recent prior, if applicable, apartment lease signed by both the applicant or designated agent and the building owner or designated representative and documentation for all income for all members of the household for the previous calendar year. Applicants residing in rent controlled apartments are required to submit the Maximum Collectible Rent ("MCR") document instead of a lease. Applicants residing in a rent regulated hotel are required to provide proof as to the rent they are paying for their dwelling unit. The SCRIE applicant must also

provide, if applicable, a copy of any recent MCI order(s) issued by DHR. Applications and corresponding documents may be submitted by the applicant, tenant representative or agent.

(iii) An initial application for SCRIE or DRIE benefits will not be approved by the Department if the tenant, tenant representative, or agent does not provide a lease or other documentation which proves that the tenant has the right to reside in such apartment, except that the Department will accept a HCR order or court order which proves that the tenant has a right to live in the apartment and such order specifies the rent to be paid.

(iv) A SCRIE or DRIE applicant who submits an initial application to the Department prior to April 16th in any given year may submit income information from two calendar years prior to the application submission date if income information for the previous calendar year is not available.

(2) Signature and designated agents. SCRIE and DRIE initial and renewal applications must be signed by the applicant or their designated agent if such agent has either been court appointed or is acting pursuant to a power of attorney. Such application may be submitted by either the applicant or their agent or designated tenant representative unless otherwise stated on the initial application. A designation of a tenant representative on an initial application by a tenant will remain in effect until the designation is withdrawn by the applicant or the representative requests that the designation be removed. Any designation of a tenant representative must include the mailing address of such representative.

(3) Effective date. If a tenant initial application for a rent stabilized or rent controlled apartment is approved by the Department, the SCRIE or DRIE order will take effect on the initial eligibility date. If a tenant initial application for a 467-c apartment is approved by the Department, the effective date shall be the date of the first increase in maximum rent becoming effective after the applicant's initial eligibility date.

(b) Renewal Application. A fully completed application to renew a SCRIE or DRIE order must be submitted by or on behalf of the tenant and approved by the Department. Any tenant that has been issued a tax abatement certificate for five consecutive benefit periods, and who meets the income eligibility requirements set forth in section 52-09 of this chapter, and whose residence has not changed since the most recently approved renewal application, shall be eligible to file the Department's short form renewal application. If such tenant is found eligible, the renewal order will be deemed to have taken effect upon expiration of the prior rent increase exemption order. The tenant may designate a representative to receive notices sent to the tenant, and assist in the completion of a renewal application on the tenant's behalf so that the renewal application is filed in a timely manner as provided in subdivisions (c) and (d) of this section. If a tenant desires to designate a representative, the tenant may do so in a renewal application. A designation of a tenant representative submitted to the Department by a tenant will continue until the designation is withdrawn or the representative requests that the designation be removed. Any designation of a representative must include the mailing address of such representative.

(c) Time to File Renewal Applications. Except as provided in subdivision (d) and (e) of this section, renewal applications must be filed no later than six months after the expiration of a rent increase exemption order.

(d) Extension of Time to File Renewal, Other Tenant Applications, Appeals, And Requested Documentation. Under certain circumstances, the time to file the following applications, appeals, and other documentation will be extended:

- (i) a renewal application provided in subdivision (c) of this section;
- (ii) any other tenant application;
- (iii) an appeal relating to SCRIE or DRIE benefits; or
- (iv) any documentation requested by the Department pursuant to section 52-04 of this chapter. The time to file such applications, appeals, and requested documentation may be extended under the following circumstances:

(1) Upon a showing of good cause, the time to file any application, appeals, and requested documentation will be extended for an additional period of six months. The tenant or their representative must submit sufficient documentary evidence acceptable to the Department demonstrating good cause. Upon approval of the extension of the time to file and of the renewal application, such rent increase exemption order will be renewed retroactive to the date of expiration of the prior rent increase exemption. For purposes of this paragraph, good cause exists when:

- (i) the tenant requires hospitalization for a documented illness or medical condition during the six-month period following expiration of the rent increase exemption order, which prevents the tenant from filing a timely renewal application;
- (ii) the tenant's dwelling unit is damaged by fire or flood or a natural catastrophe during the six-month period following expiration of the

rent increase exemption order, which prevents the tenant from filing a timely renewal application;

(iii) the tenant demonstrates other exceptional circumstances; or

(iv) the tenant states that the delay in timely submission is due to COVID-19.

(2) Upon a showing of need for more time as a reasonable accommodation for a tenant's disability consistent with the requirements of the Americans with Disability Act (42 U.S.C §12101 et seq.) (ADA) or the New York City Human Rights Law (§8-101 et seq. of the Administrative Code of the City of New York (NYCHRL)), the time to file any application, appeals, and requested documentation will be extended for an additional period of time to be determined by the agency, which may exceed six months if the agency determines more time would be a reasonable modification of its procedure necessary to avoid discrimination on the basis of disability. To obtain an extension of time as a reasonable accommodation, the tenant or a representative of the tenant must provide or assist with the provision of medical documentation from an appropriate health care professional showing that the tenant had a disability as defined by the ADA or the NYCHRL, and that because of this disability the tenant needed more time to file an application or appeal. For purposes of this paragraph, appropriate health care professionals include, but are not limited to, doctors (including psychiatrists), psychologists and licensed health professionals. If the tenant cannot secure medical documentation from an appropriate health care professional with reasonable efforts, an extension of time may be granted if other reliable documentation is provided as may be determined by the Department.

(e) Extension of rent increase exemption order when there is a showing of good cause or need for disability related reasonable accommodation. If a tenant is granted an extension of time to file pursuant to subdivision (d) of this section, the tenant or the tenant's representative must file a renewal application and all supporting documents for the period commencing on the expiration of the prior rent increase exemption order as well as for any succeeding renewal period which commenced prior to the date such extension of time to file was granted within the time period of the extension. Upon approval of the extension of time to file and of the renewal application where seeking additional time to file a renewal application or other application, such rent increase exemption order will be renewed retroactive to the date of expiration of the prior rent increase exemption.

(f) Apartment lease renewal documentation. The tenant in a rent stabilized apartment or an apartment owned by a limited dividend housing company, redevelopment company or housing development fund company incorporated under the private finance housing law, section 213 Cooperative Housing Companies or a Mitchell Lama apartment or co-op, is required to submit a copy of a written lease signed by both parties, except as set forth in this subdivision, which proves that the tenant has the right to reside in such apartment. A copy of a written lease signed by both parties must be submitted for renewal applications; provided that if a tenant cannot provide a lease signed by both parties, such tenant may instead provide a lease signed by the tenant and other evidence of the rent amount. All correspondence from the Department concerning an application will be sent to both the tenant and, if applicable, the tenant's representative or agent.

(g) Renewal applications without lease renewal documentation. If the tenant is not able to provide a lease for the renewal period, the tenant will be able to satisfy the lease eligibility requirement for a SCRIE or DRIE renewal application if they submit the Department's Certification Without A Renewal Lease form with their SCRIE or DRIE renewal application and explain why the tenant is not able to provide a renewal lease. The completed and signed form must be submitted with acceptable proof of tenancy for the apartment.

(1) When a tenant's renewal application without lease renewal documentation form is approved the tenant will continue to receive the same monthly benefit and the building owner will receive the same tax abatement credit for the renewal period. The tenant will be required to pay for any increase in rent for the renewal period until a lease signed by the tenant and landlord and other evidence of the rent amount is provided to the Department. If the tenant is subsequently able to provide a copy of a lease signed by the tenant and other evidence of the rent amount during such renewal period, the tenant will receive retroactive monthly benefits so that the tenant will receive the same benefits they would have received if such signed lease and rental evidence had been provided in a timely manner. The tax abatement credit due to the building owner for the renewal period will be adjusted.

For example:

The legal regulated rent for an apartment for the previous lease was \$1,000 per month and the frozen monthly rent was \$800. If the legal regulated rent is increased by two percent, the legal regulated monthly rent will be increased to \$1,020. If the tenant is unable to provide a lease signed by the tenant and other evidence of the rent amount

to the Department, the tenant will be required to pay the \$20 rent increase and pay a monthly rent of \$820 until such a lease is provided by such tenant. If the tenant is able to provide such signed lease and rental evidence during this renewal period, the monthly frozen rent the tenant will be required to pay will be reduced to \$800 for the entire term of the renewal period and the tenant will receive retroactive benefits of \$20 for each month they paid a monthly rent of \$820.

(2) A Certification Without a Renewal Lease form cannot be utilized for more than two consecutive lease periods, unless the tenant provides a HCR order or court order which proves that the tenant has a right to live in the apartment and such order specifies the rent to be paid.

(3) Tenants living in rent controlled apartments are required to provide a copy of the notice of maximum collectible rent ("MCR") for the prior and current year with their initial and renewal applications. If the tenant is not able to provide a new MCR for a renewal application, the Department will continue to utilize the most recently submitted MCR.

(4) A tenant may submit more than one initial application and, if applicable, more than one renewal application each calendar year.

(h) SCRIE or DRIE Apartment Benefit Transfer Application. If a current SCRIE or DRIE beneficiary has moved out of the apartment currently associated with their SCRIE or DRIE benefits, such beneficiary may transfer such benefits to a new apartment by submitting a fully completed SCRIE or DRIE apartment benefit transfer application to the Department. The calculation for the dollar amount of the benefit being transferred from the previous apartment to the new apartment is governed by section 52-17 of this chapter.

For example:

If the monthly legal regulated rent for the previous apartment is \$800 and the monthly TAC is \$200, the SCRIE or DRIE beneficiary would have paid a frozen rent of \$600 per month. If the rent for the new eligible apartment is \$1,000, the TAC is still \$200 and the SCRIE or DRIE beneficiary would be required to pay a frozen rent of \$800 per month (i.e. \$1,000 minus \$200).

(i) SCRIE or DRIE Redetermination Application. If a current SCRIE or DRIE beneficiary has experienced a permanent decrease, as defined in section 52-15 of this chapter, of 20% or more of their total combined household income as compared to the income that was reported in their last approved SCRIE or DRIE application, then such beneficiary may submit a fully completed SCRIE or DRIE redetermination application in order to adjust the beneficiary's frozen rent.

(j) SCRIE or DRIE Application for Benefit Takeover. If a current SCRIE or DRIE beneficiary has permanently vacated the household or has died, a remaining or surviving member of the household may assume the SCRIE or DRIE benefit by submitting a fully completed SCRIE or DRIE application for benefit takeover to the Department.

(k) SCRIE to DRIE or DRIE to SCRIE Transfer Application. A current SCRIE or DRIE beneficiary may transfer their current SCRIE benefit to a DRIE benefit or current DRIE benefit to a SCRIE benefit by submitting a fully completed SCRIE to DRIE or DRIE to SCRIE transfer application to the Department provided that a tenant may not receive both SCRIE and DRIE benefits simultaneously. Transferring from one benefit to another will not affect the frozen rent.

(l) SCRIE or DRIE Tax Abatement Credit (TAC) Adjustment Application for Tenants. A current SCRIE or DRIE beneficiary may apply for an adjustment to the TAC amount by submitting a fully completed SCRIE or DRIE tax abatement credit adjustment application.

(m) SCRIE and DRIE Application for Appeal. A SCRIE or DRIE tenant or agent may appeal a SCRIE or DRIE determination by submitting a SCRIE and DRIE Application for Appeal.

§ 3. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-03 to read as follows:

#### **§ 52-03 Rent Increase Exemption Orders**

(a) Effective Date and Duration.

(1) A rent increase exemption order will be issued to each tenant who applies to the Department and is found to be eligible for SCRIE or DRIE benefits, except that SCRIE benefits for 467-c apartments are administered by the Department of Housing Preservation and Development (HPD) and are not governed by this rule. The effective date of a new rent increase exemption order for rent controlled and rent stabilized apartments is the first day of the first month after receipt of an initial application for SCRIE or DRIE benefits. The tenant's order will set forth the benefit period, tenant's frozen rent, tenant's current rent, building owner's monthly TAC (i.e. SCRIE or DRIE Credit) and the total number of months the order will be in effect. The building owner's order will set forth the benefit period, tenant's frozen rent, tenant's current rent, owner's monthly TAC, total number of months the order will be in effect and total TAC for benefit period.

(2) A new rent increase exemption order for a rent controlled apartment will be for a term of two years. A new rent increase exemption order for a rent stabilized apartment will be for the duration of the lease in effect on the first day of the first month after receipt of the initial application. The effective date of a new DRIE rent increase exemption order for a 467-c apartment will be the date of the first increase in maximum rent that takes effect after the tenant is first determined to be eligible for DRIE benefits, and will be for a term of one year.

(b) The tenant will be required to pay the building owner the rent set forth in the rent exemption order.

(1) The rent the tenant will be required to pay for a rent stabilized apartment, pursuant to an initial or renewal application, will be the legal regulated rent in effect for the rental period immediately preceding the initial eligibility date, except as set forth herein.

For example:

If a tenant has a legal regulated rent of \$700 as of the initial eligibility date, and the legal regulated rent for the immediately preceding rental period was \$650, the tenant's frozen rent will be \$650.

(2) The rent the tenant will be required to pay for a rent controlled apartment, pursuant to an initial or renewal application, will be the maximum rent in effect as of December 31st of the year preceding the effective date of the initial rent exemption order, except as set forth herein.

(3) The rent the tenant will be required to pay for a 467-c apartment, pursuant to an initial or renewal application, will be the maximum rent in effect on the tenant's initial DRIE eligibility date, except as set forth herein. The tenant will continue to pay the same maximum rent for subsequent DRIE renewals except as set forth in these rules.

(4) The rent the tenant will be required to pay for a rent stabilized apartment may be increased based upon an electrical inclusion adjustment or an increase in dwelling space, services or equipment.

(5) If a rent stabilized apartment is subject to a rent reduction order the amount of the rent reduction shall be subtracted from the rent payable by the tenant specified in the rent exemption order and the TAC amount will remain the same. If the rent reduction order is canceled, the SCRIE or DRIE TAC will be adjusted to reflect the difference between the frozen rent and the legal regulated rent. If a rent reduction order is issued after the initial SCRIE or DRIE approval order the amount of the reduction shall be subtracted from the rent payable by the tenant specified in the rent exemption order and the TAC amount will remain the same. The TAC for the rent stabilized apartment as of the effective date of the rent restoration order will be the difference between the frozen rent and the legal regulated rent. Any increase in the amount of the TAC will be prospective from the effective date of the restoration order.

For example:

If the tenant has a frozen rent of \$650 and the legal regulated rent for the rent stabilized apartment was \$700 at the time a rent reduction order of \$100 was issued in 2015, during the effective period of such rent reduction order, the tenant would pay \$550 in rent and the TAC would be \$50. If a HCR rent restoration order is issued with an effective date of July 1, 2020 and the legal regulated rent for the apartment as of such date was \$800, the tenant will pay the frozen rent of \$650 and the TAC will be increased from \$50 to \$150 on a prospective basis from July 1, 2020 forward.

(c) The rent the tenant will be required to pay for a rent controlled apartment may be adjusted under the following circumstances:

(1) The building owner and the tenant in occupancy voluntarily enter into a valid written lease in good faith with respect to any housing accommodation that provides for an increase in the maximum rent on the basis of specified increased services, furniture, furnishings, or equipment and such increases are approved by HCR.

(2) The building owner and the tenant in occupancy by mutual voluntary written agreement, agree to a substantial increase or decrease in dwelling space or a change in the services, furniture, furnishings or equipment provided in the housing accommodations.

(3) There has been a subletting without written consent from the landlord or an increase in the number of adult occupants who are not members of the immediate family of the tenant and the building owner has not been compensated therefor by adjustment of the maximum rent by lease or order of HCR or pursuant to the state rent act or the federal rent act.

Some charges that result in rent increases are not eligible for SCRIE or DRIE benefits. This includes, but is not limited to rent increases for the following:

- (i) Door attendant
- (ii) Cleaning service
- (iii) Air conditioning
- (iv) Painting

- (v) Garages
- (vi) Parking
- (vii) Storage facility
- (viii) Security deposits
- (ix) New appliances (e.g. stove, refrigerator, etc.)
- (x) Any other increase for an individual apartment improvement, other than a building wide improvement.
- (xi) Vacancy increases
- (xii) Changes in household (i.e. an increase in the number of people living in the apartment).

§ 4. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-04 to read as follows:

**§ 52-04 Department Document Requests.**

The tenant, designated tenant representative or agent must submit all documentation and information requested by the Department pertaining to any application for SCRIE or DRIE benefits within 120 days of the written request by the Department unless the tenant has a good cause reason for a late filing or disability based need for additional time to submit documents as set forth in section 52-02(d). Failure to provide the documentation and/or information requested by the Department will result in the denial of an application or revocation of benefits.

§ 5. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-05 to read as follows:

**§ 52-05 Eligibility Requirements for SCRIE and DRIE Benefits.**

(a) In order to qualify for SCRIE benefits the applicant must be 62 years of age or older. In order to qualify for DRIE benefits the applicant must be a person with a disability who is 18 years of age or older. In addition, an applicant for SCRIE or DRIE benefits must also meet all eligibility requirements set forth in subdivision (b) of this section. If the applicant does not meet such criteria, the application will be denied.

(b) Eligibility Requirements.

(1) The applicant must reside in an eligible apartment as set forth in section 52-06 of this chapter, provided that an applicant who is temporarily residing in a hospital or rehabilitation facility will be deemed to be residing in an eligible apartment.

(2) The applicant must meet the eligibility requirements for head of the household as defined in this chapter.

(3) The applicant must be named on the lease or rent order or have been granted succession rights to the apartment.

(4) The applicant's apartment must have a maximum rent or legal regulated rent exceeding one-third of the applicant's total aggregate household disposable income, except for SCRIE or DRIE renewals which have been in effect since January 1, 2015 or took effect on or before July 1, 2015.

(5) The applicant's total aggregate household disposable income cannot exceed \$50,000.

§ 6. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-06 to read as follows:

**§ 52-06 Eligible Apartment**

An "eligible apartment" is a rent controlled or rent stabilized apartment that is eligible for either SCRIE or DRIE benefits. 467-c apartments are eligible apartments for SCRIE or DRIE benefits, provided that applications for SCRIE benefits for 467-c apartments must be submitted to HPD, the agency that administers the SCRIE program for such apartments. Other types of housing are not eligible for SCRIE or DRIE benefits.

§ 7. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-07 to read as follows:

**§ 52-07 Head of the Household Benefit Takeover Procedures**

(a) If a head of the household has died or permanently vacated the household, a tenant remaining in the eligible apartment will be deemed eligible to become the head of the household if such tenant receives approval from the Department for a benefit takeover as defined in section 52-15 of this chapter.

(b) If a head of the household is either married or a member of a registered domestic partnership at the time of their most recently approved initial or renewal application was filed, then such spouse or partner will be deemed to be the new head of the household, when the previous head of the household has either died or permanently vacated the household, if they: (i) met the eligibility requirements for SCRIE or DRIE benefits at the time such approved initial or renewal application was submitted to the Department; and (ii) was included in such application as a member of the household.

(1) The head of the household's spouse or registered domestic partner does not need to be named on the lease or rent increase exemption order to be eligible to become the head of household.

**(2) Benefit Takeover Applications.**

(i) If the current head of the household in the marriage or registered domestic partnership dies or otherwise permanently leaves the apartment then the other spouse or domestic partner residing in the apartment at the time such event occurs, will not be required to submit a benefit takeover application.

(ii) If a head of the household's spouse or registered domestic partner does not meet the requirements set forth in subdivision (b) of this section at the time of the approval of the most recent SCRIE or DRIE application, but they meet the SCRIE or DRIE eligibility requirements at the time a head of the household either died or permanently vacated the household, they must submit a benefit takeover application as defined in section 52-14 of this chapter.

(c) If the surviving head of the household has incurred a permanent decrease in aggregate disposable income in an amount that exceeds 20 percent of aggregate household disposable income since the last approved application, it will be necessary for the surviving head of the household to submit a benefit takeover application to the Department for approval in order to request that the rent payable by the surviving head of the household be reduced as set forth in section 52-15 of this chapter. For DRIE applicants residing in an apartment in a building which was subject to a mortgage insured, or initially insured by the federal government pursuant to section 213 of the national housing act, as amended, "head of the household" is limited to that person or his or her spouse who was entitled to possession and occupancy of such apartment at the time of termination of such mortgage. The DRIE benefit for this type of apartment cannot be transferred to any other person except such beneficiary's spouse.

§ 8. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-08 to read as follows:

**§ 52-08 Member of the Household**

A member of the household includes the head of the household and all persons permanently residing in the apartment except for roomers, boarders, or subtenants. All relatives of the head of the household residing in the apartment are members of the household. Roomers, boarders or subtenants are persons who are non-family members who pay rent to reside in the apartment.

§ 9. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-09 to read as follows:

**§ 52-09 Income Eligibility Requirements**

(a) Except as provided in section 52-10 of this chapter, the total aggregate disposable income of all members of the household residing in the apartment cannot exceed 50,000 dollars in the calendar year preceding the date of filing of the initial or renewal application with the Department. SCRIE and DRIE applicants who submit initial or renewal applications to the Department during the period January 1st to April 15th may submit income information from two calendar years prior to the application submission date if income information for the previous calendar year is not available. However, if a household member deceases or permanently leaves the apartment prior to the date of filing of such application with the Department, their aggregate disposable income will not be included in the calculation of aggregate disposable income.

(b) Total aggregate household disposable income is income from all sources, except as provided herein, for all members of the household after deduction of all income and social security taxes. Medicare taxes are not deductible in determining total aggregate household disposable income. Sources of income include, but are not limited to:

- (1) social security and retirement benefits;
- (2) supplemental security income and additional state payments;
- (3) public assistance cash award benefits;
- (4) interest income;
- (5) dividends;
- (6) net rental income;
- (7) salary and earnings;
- (8) net income from self-employment;
- (9) capital gains;
- (10) annuity or Individual Retirement Account earnings;
- (11) rent payments received from bona fide roomers, boarders or subtenants;
- (12) unemployment benefits; or
- (13) income from a pooled income trust as defined in 26 U.S.C. §642.

Anything that is considered to be income by the Internal Revenue Service will be included in total aggregate household disposable income.

Total aggregate household disposable income includes both taxable and tax exempt income.

(c) The following items are not included in total aggregate household disposable income:

- (1) gifts or inheritances;

(2) payments made to individuals because of their status as victims of Nazi persecution as defined in Victims of Nazi Persecution Act of 1994; or

(3) increases in benefits accorded pursuant to the Social Security Act or a public or private pension paid to any member of the household which increase, in any given year, does not exceed annual average (i.e. December of one year to December of the next year) consumer price index (all items United States city average) ("CPI") for such year which take effect after the date of eligibility of a head of the household receiving benefits hereunder whether received by the head of the household or any other member of the household.

The Department will post information on its website the years in which such increases in social security benefits will not be included in aggregate disposable income. The annual CPI increases will also be posted on the website. Three examples are set forth below:

Year	Social Security Increase	CPI Increase
2016	0.3%	2.1%
2017	2.0%	2.1%
2018	2.8%	1.9%
2019	1.6%	2.3%
2020	1.3%	1.4%

In calendar year 2016 the social security increase in benefits was 0.3%. The CPI increase in calendar year 2016 was 2.1%. Since the increase in social security benefits for calendar year 2016 did not exceed the CPI, the increase in social security benefits for calendar year 2016 will not be included in total aggregate household disposable income.

In calendar year 2017 the social security increase in benefits was 2.0%. The CPI increase in calendar year 2017 was 2.1%. Since the increase in social security benefits for calendar year 2017 did not exceed the CPI, the increase in social security benefits for calendar year 2017 will not be included in total aggregate household disposable income.

In calendar year 2018 the social security increase in benefits was 2.8%. The CPI increase in calendar year 2018 was 1.9%. The increase in social security benefits for calendar year 2018 exceeded the increase in CPI and will be included in total aggregate household disposable income.

In calendar year 2019 the social security increase in benefits was 1.6%. The CPI increase in calendar year 2019 was 2.3%. Since the increase in social security benefits for calendar year 2019 did not exceed the CPI, the increase in social security benefits for calendar year 2019 will not be included in total aggregate household disposable income.

In calendar year 2020 the social security increase in benefits was 1.3%. The CPI increase in calendar year 2020 was 1.4%. Since the increase in social security benefits for calendar year 2020 did not exceed the CPI, the increase in social security benefits for calendar year 2020 will not be included in total aggregate household disposable income.

(d) Disbursements from a Supplemental Needs Trust (also known as a Special Needs Trust) can be counted as income depending on what the disbursements are used for.

- (1) Disbursements for food or shelter for a member of the household will be counted as income.
- (2) Disbursements to a third party for items other than food and shelter for a member of the household are not counted as income. Examples of such disbursements are education expenses, cable television bills, computer related expenses, phone bills and recreation and entertainment expenses.

(e) For apartments owned by a limited dividend housing company, redevelopment company or housing development fund company incorporated under the private finance housing law, section 213 Cooperative Housing Companies or a Mitchell Lama apartment or co-op, if the head of the household has retired on or after the commencement of the taxable period and prior to the date of making an application for a rent increase exemption order/tax abatement certificate, such person's income shall be adjusted by excluding salary or earnings and projecting such person's retirement income over the entire taxable period.

(f) If a person residing in the apartment is a roomer, boarder or subtenant, their income is not included in the total aggregate household disposable income. Rent paid by the roomer, boarder or subtenant will be included in the total aggregate household disposable income.

(g) The head of the household must provide documentation for all income for all members of the household for the calendar year preceding the date the initial application or renewal application was filed. If the renewal application is denied because it was not filed timely, the head of the household will be required to submit a new initial application.

Documentary proof for sources of income include, but are not limited to, the following:

- (1) income tax returns, federal and state (if filed);
- (2) Social Security benefit statement or copy of check or direct deposit bank statement indicating amount of Social Security benefits received during applicable year;
- (3) pension/annuity statement;
- (4) W-2 form(s);
- (5) signed letter from roomer, boarder or subtenant stating amount of total monthly rental payments;
- (6) 1099 form(s);
- (7) IRA end of year earnings statement(s), if such earnings statement is not provided the taxable distribution may be utilized; or
- (8) public assistance budget statement.

(h) The amount of income taxes to be deducted from the total aggregate household disposable income will be the greater of the total amount of income taxes withheld or the total amount of income taxes due for the applicable calendar year for all members of the household.

(i) Total Aggregate Household Income will not be reduced due to claimed losses for any category of income, i.e. capital gains, net rental income or for any type of depreciation.

(j) The head of the household must provide documentation acceptable to the Department concerning the total aggregate household disposable income as well as the items not included in total aggregate household disposable income for all members of their household.

(k) When the head of the household retires before the commencement of such income tax year and the date of filing the application, the income for such year for such head of the household may be adjusted by excluding salary or earnings and projecting their retirement income over the entire period of such year.

§ 10. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-10 to read as follows:

**§ 52-10 Rent as a Percentage of Total Aggregate Household Disposable Income Requirement and Total Aggregate Household Disposable Income Limit**

(a) For an initial SCRIE or DRIE application, the rent for the apartment must exceed one-third of the total aggregate household disposable income of all members of the household to be eligible for benefits. For renewal applications, redetermination applications and apartment benefit transfer applications, if the rent set forth in the rent exemption order does not exceed one third of the total aggregate household disposable income of all members of the household, the rent the head of the household will be required to pay will be increased to one-third of the total aggregate household disposable income of all members of the household for those whose benefits are effective as of July 2, 2015 or later. However, this one-third of the total aggregate disposable income of all members of the household eligibility requirement does not apply to a head of the household to whom a rent exemption order took effect on or before July 1, 2015.

(b) For renewal applications for the period commencing immediately after the expiration of a rent increase exemption order where it is determined that the head of the household is ineligible for a rent increase exemption order because the total aggregate household income exceeds \$50,000 or because the maximum rent or legal regulated rent does not exceed one-third of the total aggregate household disposable income, such head of the household may submit a new application during the following calendar year and if such head of the household receives a rent increase exemption order that commences during such calendar year, the frozen rent amount and tax abatement amount for such order shall be calculated as if such prior rent increase exemption order had not expired. However, the frozen rent amount may be adjusted higher or lower to maintain the one-third ratio based upon the renewal total aggregate disposable income. However, no rent increase exemption benefits or tax abatement benefits will be provided for the period of ineligibility. No head of the household may receive more than three such rent increase exemption orders in accordance with this subdivision.

§ 11. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-11 to read as follows:

**§ 52-11 Treatment of Major Capital Improvements ("MCI")**

Tenants who receive SCRIE or DRIE benefits will not be required to pay for an MCI which is issued by HCR either after or no more than 90 days before the date of the Department's receipt of an application. The tax abatement credit for a building owner for an eligible MCI increase will be retroactive to the effective date of the MCI order. If applicable, it will include any collectible portion of such increase which covers a period prior to the effective date of the SCRIE or DRIE rent exemption order. If an MCI is issued more than 90 days prior to the date of the Department's receipt of an application, the tenant will be required to pay for the MCI increase and it will not be included in the tax abatement credit for the building owner.

§ 12. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-12 to read as follows:

**§ 52-12 Preferential Rent**

(a) A preferential rent, which is lower than the legal regulated rent, will be established as the frozen rent except as set forth in subdivisions (b), (c) and (d) of this section. The tax abatement credit for such preferential rent will be the difference between the frozen rent and the current preferential rent for all initial preferential rent increase exemption orders that are in effect as of July 1, 2019 or later.

(b) The tax abatement credit for preferential rent renewals whose initial eligibility was June 1, 2019 or earlier shall be the difference between the preferential rent and the legal regulated rent for the period covered by the rent increase exemption approval order.

(c) A preferential rent, which is lower than the legal regulated rent, will be established as the frozen rent if the tenant lives in a low income housing tax credit apartment in a low income tax credit building pursuant to section 42 of the Internal Revenue Code.

(d) A preferential rent, which is lower than the legal regulated rent, may not be the frozen rent for buildings subject to paragraph 14 of subdivision c of section 26-511 of the administrative code of the city of New York.

§ 13. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-13 to read as follows:

**§ 52-13 Capital Assessments and Voluntary Capital Contributions for Certain DRIE Beneficiaries**

(a) Capital Assessments.

(1) A DRIE beneficiary who resides in a 467-c apartment has an exemption from an increase in maximum rent attributable to a capital assessment or voluntary capital contribution.

(2) A DRIE beneficiary is responsible for paying gas and electric charges if their apartment is a 467-c apartment.

(3) A DRIE beneficiary is responsible for paying increases in capital assessments or voluntary capital contributions if they resides in an apartment in a building which is or was subject to a mortgage insured or initially insured by the federal government pursuant to section 213 of the National Housing Act.

(b) Transfer of Shares. If A person receiving DRIE benefits who resides in a 467-c apartment later transfers their shares in such housing company they are required to pay over to such housing company, or such housing company shall be entitled to deduct from the amount to be paid to such person for the sale of such shares, all amounts covered by such rent increase exemption order/tax abatement certificate which are attributable to such capital assessment or voluntary capital contribution. Such housing company shall not approve the transfer of shares unless it has received the payment required by the preceding sentence or made the authorized deduction. Such housing company shall remit such amount to the commissioner of finance within 90 days of the collection thereof. Payments due to the city in accordance with this section shall be deemed a tax lien and may be enforced in any manner authorized for the collection of delinquent taxes on real property. Notification and documentation of any transfer of shares by an eligible head of household who has received a DRIE subsidy under this chapter shall be provided in writing to the Department by the affected housing company immediately upon the closing date of such transfer except in cases involving a succession of rights claim, in which case, notification shall be made in writing within 5 days of approval of the succession claim. The housing company shall be entitled to deduct from the amount to be paid to the head of household for the sale of such shares all amounts previously covered by a DRIE subsidy which are attributable to a capital assessment or voluntary capital contribution. Where there is a transfer of shares through succession rights and where the successor is not entitled to a DRIE subsidy under this chapter, the affected housing company shall be entitled to receive a payment from the successor in an amount equal to all DRIE subsidies attributable to a capital assessment or voluntary capital contribution.

(c) DRIE Subsidy Notice. A housing company which imposes a capital assessment or voluntary capital contribution shall provide notice to all persons affected by such capital assessment or voluntary capital contribution of the potential availability of a DRIE subsidy pursuant to these rules. Such notice shall be included in the notice to such person of the imposition of such capital assessment or capital contribution.

§ 14. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-14 to read as follows:

**§ 52-14 Benefit Takeover**

(a) A surviving member of the household, who has not already been determined to be an eligible head of the household as described in section 52-07 of this chapter will be required to submit a benefit takeover application if a head of the household who holds a current valid rent exemption order dies or permanently leaves a household, in order to transfer SCRIE or DRIE benefits into the name of such

surviving head of the household. Such benefits will continue on an uninterrupted basis if the surviving member of the household applying for a benefit takeover meets all of the requirements, set forth below, on the date a head of the household either died or permanently vacated the household. A surviving member of the household will not need to submit a benefit takeover application to continue to receive SCRIE or DRIE benefits on an uninterrupted basis if they have already been determined to be a head of the household in accordance with the requirements set forth in section 52-07 of this chapter.

(1) The surviving member of the household who is eligible for SCRIE or DRIE benefits or their representative must submit an application for benefit takeover, unless determined to be a head of the household pursuant to section 52-07 of this chapter, to the Department within 6 months of the death or permanent departure from the home of the head of the household or within 90 days from the date of the notice from the Department concerning the head of the household's death, whichever is later. Such notice shall include an explanation of the process to transfer the exemption to a surviving eligible member of the household and the time period to do so, accompanied by the form which must be completed and submitted to transfer the exemption. The deadline for submission will be extended upon a showing of good cause or need for more time as a reasonable accommodation for a tenant's disability as defined in section 52-02 of this chapter.

(2) If the surviving member of the household was not listed as a household member and moved into the apartment after the most recent Department SCRIE or DRIE benefits approval, such member of the household may submit an application for SCRIE or DRIE benefits if inclusion of their income in the total aggregate household income meets the income eligibility requirements.

(b) A surviving member of the household that wishes to assume the SCRIE or DRIE benefits of a head of the household who has died or permanently vacated the household must meet the following criteria. Such member must:

(1) be named on the lease or rent order or provide written proof that they reside in the apartment;

(2) be at least 18 years old for DRIE and 62 years old for SCRIE benefits;

(3) meet the eligibility requirements for SCRIE or DRIE benefits;

(4) have a combined aggregate disposable income less than or equal to 50,000 dollars for all members of the household for the income tax year immediately preceding the date of submitting the benefits takeover application to the Department, beginning July 1, 2014; and

(5) provide documentary evidence acceptable to the Department that a head of the household to whom a rent exemption order is currently in effect has died or has permanently vacated the household. Such documentary evidence will include, but is not limited to the following:

(i) A death certificate for such head of the household.

(ii) A letter from nursing home stating that such head of the household has permanently vacated the household and is a resident of the nursing home.

(iii) A court order showing that such head of the household has permanently vacated the household.

(iv) An affidavit or notarized letter from either the surviving member of the household or the former head of the household attesting to the fact that such head of the household has permanently vacated the household along with documented evidence of residency for their new dwelling. Such documentary evidence will include, but not be limited to; written signed lease for new dwelling, New York State or New York City identification card or utility bill.

(v) A letter from the landlord stating that such head of the household has died or permanently vacated the household.

(vi) If the documentary evidence set forth in subparagraphs (i) through (v) of this paragraph cannot be provided, a head of the household will be considered to have permanently vacated the household if such head of the household has vacated the household on an uninterrupted basis for a period of two years.

(c) If a benefit takeover application is approved, the new head of the household will continue to pay the same frozen rent and will receive a rent exemption order for the remainder of the tax abatement approval period except as otherwise provided by these rules. If a benefit takeover application is denied, the rent exemption order and corresponding TAC will be canceled as of the first day of the month following the date the former head of the household either died or permanently vacated the household and the tenant will be required to pay the rent that would have otherwise been in effect in the absence of such rent exemption order.

(d) A benefit takeover applicant must indicate on the application if they want to request that the frozen rent be adjusted because a head of the household has died or permanently vacated the household as required by section 52-15 of this chapter.

§ 15. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-15 to read as follows:

**§ 52-15 Rent Redetermination**

If a SCRIE or DRIE beneficiary has had a permanent decrease in their income, such beneficiary may apply to the Department for rent redetermination.

(a) In order for a decrease in income to be considered a permanent decrease in income, the head of the household or their representative must submit documentary evidence acceptable to the Department.

(1) The following events constitute a permanent decrease in income:

- (i) a member of the household has died;
- (ii) a member of the household has permanently moved to a nursing home;
- (iii) a member of the household has permanently retired or has a permanent disability; or
- (iv) a member of the household is no longer receiving social security disability income benefits.

(2) Such documentary evidence shall include, but not be limited to, a long term lease or letter of employment for the member of the household that has permanently vacated. A letter stating that a member of the household has permanently vacated the household will not be sufficient documentary proof. Any decrease of income from a roomer, boarder or subtenant will not be eligible for consideration as a permanent decrease in income. The loss of a job for a member of the household will in itself not constitute a permanent decrease of income.

(b) Applications cannot be submitted for rent redeterminations during the first twelve months the head of the household is receiving benefits except when a remaining member of the household is determined to be a head of the household pursuant to either section 52-07 or 52-14 of this chapter.

(c) If there is a permanent decrease in total aggregate household disposable income in an amount that exceeds 20 percent of such total aggregate household disposable income as represented in the head of the household's last approved SCRIE or DRIE application for a rent exemption order or for renewal thereof, the head of the household or the head of the household's representative must submit a Department rent redetermination application within six months of the date that the tenant sustained a permanent decrease in total aggregate household disposable income. The deadline for submission will be extended upon a showing of good cause or need for more time as a reasonable accommodation for a tenant's disability as defined in section 52-02 of this chapter.

(d) If the permanent decrease in total aggregate household disposable income is a result of a benefit takeover, the tenant or the tenant's representative submitting the benefit takeover application will also have to complete the redetermination section of the benefit takeover application and provide required household disposable income documentation in order to have the rent they are required to pay redetermined by the Department.

(e) Upon approval of a Department redetermination application, the rent will be redetermined so as to reestablish the ratio of adjusted rent to total aggregate household disposable income which existed at the time of such head of the household's last approved application, initial or renewal, except that in no event shall the amount of adjusted rent be redetermined to be less than one third of disposable income except:

(1) if the head of the household does not receive a monthly allowance for shelter pursuant to the social services law and has been granted a rent exemption order that takes effect on or before July 1, 2015; or

(2) in the case of a head of the household who receives a monthly allowance for shelter pursuant to such law, less than the maximum allowance for shelter which such head of the household is entitled to pursuant to the social services law.

**Example:**

Total aggregate household monthly income was \$2,000. One of the members of the household dies and the total aggregate monthly income is now \$1,200. The frozen rent the tenant was required to pay was \$800. The new frozen rent is \$480. The calculation is as follows:

Old income: (\$2,000) minus new income (\$1,200) = change in income (\$800)

Percentage of reduction in income:  $\$800/\$2000 = 40\%$

The equivalent corresponding 40% reduction in rent is calculated as follow:

Old rent (\$800) times 40% = (\$320)

New Reduced Rent (\$800 - 40% rent reduction (\$320) = \$480

For rent controlled or rent stabilized apartments, a decrease in total aggregate household disposable income shall not include any decrease in such income resulting from the manner in which such income is calculated pursuant to amendment to the definition of income in real property tax law section 467-b. For 467-c apartments, a decrease in

total aggregate household disposable income shall not include any decrease in such income resulting from the manner in which such income is calculated pursuant to amendment to the definition of income in real property tax law section 467-c.

§ 16. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-16 to read as follows:

**§ 52-16 Reclassification of an Apartment**

(a) If a DRIE order is in effect, the benefits will continue to be in effect on an uninterrupted basis if the apartment is reclassified as set forth below:

(1) From rent controlled to rent stabilized;

(2) From rent stabilized to rent controlled;

(3) From rent stabilized to an apartment owned by a limited dividend housing company, redevelopment company or housing development fund company incorporated under the private finance housing law, section 213 Cooperative Housing Companies or a Mitchell Lama apartment or co-op; or

(4) From an apartment owned by a limited dividend housing company, redevelopment company or housing development fund company incorporated under the private finance housing law, section 213 Cooperative Housing Companies or a Mitchell Lama apartment or co-op to rent stabilized.

(b) If a SCRIE order is in effect, the benefits will continue to be in effect on an uninterrupted basis if the apartment is reclassified as set forth below:

(1) from rent controlled to rent stabilized; or

(2) from rent stabilized to rent controlled.

(c) If an apartment is reclassified from rent controlled or rent stabilized to an apartment owned by a limited dividend housing company, redevelopment company or housing development fund company incorporated under the private finance housing law, section 213 Cooperative Housing Companies or a Mitchell Lama apartment or co-op, it will be necessary for the tenant to contact HPD. SCRIE benefits for apartments owned by a limited dividend housing company, redevelopment company or housing development fund company incorporated under the private finance housing law, section 213 Cooperative Housing Companies or a Mitchell Lama apartment or co-op are administered by HPD.

(d) If an apartment is reclassified from an apartment owned by a limited dividend housing company, redevelopment company or housing development fund company incorporated under the private finance housing law, section 213 Cooperative Housing Companies or a Mitchell Lama apartment or co-op, to rent controlled or rent stabilized, it will be necessary for the tenant to submit the current SCRIE rent exemption order issued by HPD to the Department and request that a new SCRIE rent exemption order be issued.

(e) If a SCRIE or DRIE order is in effect, the benefits will be terminated if an apartment is reclassified so that it no longer meets the definition of an eligible apartment as set forth in section 52-06 of this chapter.

§ 17. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-17 to read as follows:

**§ 52-17 Move or Transfer (Portability) to New Apartment**

(a) If a DRIE beneficiary moves from one eligible apartment to another eligible apartment, whether the new apartment is in the same building or in a different building, and the tenant otherwise remains eligible for DRIE benefits, such beneficiary's DRIE order can be continued for the new apartment without interruption but the tenant must submit an Apartment Benefit Transfer Application for approval by the Department. Provided that the rent that the tenant will be required to pay may change. The DRIE TAC will be the least of the following:

(1) the difference between the monthly frozen rent set forth in the current rent exemption order for the old apartment and the monthly legal regulated rent for the new apartment (this amount cannot be less than zero);

(2) the monthly TAC for the old apartment; or

(3) the difference between one-third of the monthly total aggregate household disposable income and the new monthly rent in the new apartment.

(b) If a SCRIE beneficiary moves from a rent controlled apartment to a rent stabilized apartment or from a rent stabilized apartment to a rent controlled apartment, whether the new apartment is in the same building or in a different building, and the tenant otherwise remains eligible for SCRIE benefits, such beneficiary's SCRIE order can be continued for the new apartment without interruption. Provided that the rent that the tenant will be required to pay may change.

(1) The SCRIE TAC will be the least of the following:

- (i) the difference between the monthly frozen rent amount set forth in the current rent exemption order for the old apartment and the monthly legal regulated rent in the new apartment (this amount cannot be less than zero).
- (ii) the monthly tax abatement credit for the old apartment.
- (iii) the difference between one-third of the monthly total aggregate household disposable income and the new monthly legal regulated rent in the new apartment.

This calculation method will not be utilized for SCRIE or DRIE renewals which have been in effect since January 1, 2015 or took effect on or before July 1, 2015.

For example:

The frozen rent the tenant is required to pay pursuant to the rent exemption order is \$550. The legal regulated rent for the old apartment is \$650. The legal regulated rent for the tenant's new apartment is \$750. The tenant's annual total aggregate household disposable income is \$18,000 (\$1,500 per month).

The TAC for the new apartment will be the lowest of the three calculations set forth below:

- (i) \$200 (\$750 (legal regulated rent for the new apartment)) minus (\$550 (frozen rent for the old apartment)).
- (ii) \$100 (\$650 (legal regulated rent for the old apartment)) minus (\$550 (frozen rent for the old apartment)).
- (iii) \$250 (\$750 (legal regulated rent for new apartment)) minus (\$500 (1/3 of monthly income)).

In the above example, the TAC for the new apartment will be \$100. This is the lesser of the three calculated tax abatement credits for the old and new apartment. The tenant will be required to pay a frozen rent of \$650 for the new apartment.

The same formula is utilized to determine the frozen rent increase the tenant will be required to pay for their new apartment. For example:

The rent the tenant is required to pay pursuant to the rent exemption order is \$700. The legal regulated rent for the old apartment is \$750. The legal regulated rent for the tenant's new apartment is \$650. The tenant's annual total aggregate household disposable income is \$18,000 (\$1,500 per month).

- (i) \$0 (\$650 (legal regulated rent for the new apartment) minus (\$700 (frozen rent for the old apartment))
- (ii) \$50 (\$750 (legal regulated rent for the old apartment) minus (\$700 (frozen rent for the old apartment))
- (iii) \$250 (\$750 (legal regulated rent for new apartment) minus (\$500 (1/3 of \$1,500 monthly income)).

The lowest increase amount is \$0. The frozen rent the tenant will be required to pay pursuant to the amended rent exemption order, therefore, is \$650.

(2) If a SCRIE beneficiary moves from a 467-c apartment it will be necessary for the tenant to submit a SCRIE Apartment Benefit Transfer application to the Department since the SCRIE tenant's benefits are administered by HPD. The tenant must include in the application a copy of the SCRIE order issued by HPD.

(3) If a SCRIE beneficiary moves from a rent controlled or rent stabilized apartment to an apartment owned by a limited dividend housing company, redevelopment company or housing development fund company incorporated under the private finance housing law, section 213 Cooperative Housing Companies or a Mitchell Lama apartment or co-op, it will be necessary for the tenant to contact HPD and comply with their apartment portability procedures.

(c) The portability application must be submitted within 120 days from the date the tenant moved into the new apartment. The deadline for submission will be extended upon a showing of good cause or for need for more time as a reasonable accommodation for a tenant's disability as defined in section 52-02 of this chapter.

§ 18. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-18 to read as follows:

**§ 52-18 Electrical Metering Conversion**

(a) The cost of electricity for a current SCRIE or DRIE beneficiary's rent stabilized or rent controlled apartment is included in the frozen rent and may not be adjusted due to a change from master metering to individual metering of electricity.

(b) If a tenant is already receiving SCRIE or DRIE benefits when a SCRIE or DRIE beneficiary's building experiences a conversion from master metering of electricity to individual metering of electricity (also known as direct metering or sub-metering) and subsequently vacates the rent stabilized or rent controlled apartment associated with their benefits, then such building's owner is required to reduce the legal rent/maximum rent according to the rent reduction schedule in effect at the time of the vacancy. The new tenant is responsible for their legal rent as reduced, including any applicable major capital improvement rent increase based upon the cost of work done to effectuate the electrical conversion and their electric bill.

(c) If a tenant's SCRIE or DRIE benefits cease and the building's owner subsequently converts such tenant's apartment from master metering to individual metering of electricity (also known as direct metering or sub-metering), such owner may reduce the rent in accordance with the schedule of rent reductions and such tenant is responsible for their reduced legal rent and electric bills.

(d) If the tenant's SCRIE or DRIE benefits are reinstated, the building owner is required to eliminate the rent reduction and resume responsibility for the tenant's electricity costs.

§ 19. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-19 to read as follows:

**§ 52-19 Appeal Process**

The tenant has the right to appeal a SCRIE or DRIE determination rendered by the Department, such determination will stand until and unless it is reversed on appeal. An appeal must be submitted on the Department's form no later than 120 days after the date on the Department's determination letter except that the time period to submit an appeal may be extended for a tenant, upon a showing of good cause or a need for more time as a reasonable accommodation for a tenant's disability as defined in section 52-02 of this chapter. A tenant cannot appeal the same determination more than once. The final determination of the Department is also reviewable under Article 78 of the New York Civil Practice Law and Rules.

§ 20. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-20 to read as follows:

**§ 52-20 Tenant's Ineligibility for SCRIE or DRIE Benefits**

(a) If it is determined that a tax abatement credit has been issued to the building owner's property after the date the head of the household is no longer eligible for SCRIE or DRIE benefits, the Department will reinstate property tax charges against the building owner from the first day of the first month following such determination.

(b) The Department must notify a tenant in writing if their SCRIE or DRIE benefits are terminated and provide the reason for such termination. Such tenant may appeal such termination in accordance with the procedures set forth in section 52-19 of this chapter.

§ 21. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-21 to read as follows:

**§ 52-21 Tax Abatement Credit Adjustment Application**

A building owner or their designated representative may submit a tax abatement credit adjustment application if they have updated FCA or MCR documentation or if such owner wants to apply for an adjustment to the SCRIE or DRIE recipients TAC amount due to an MCI increase, J-51 tax abatement reduction or a rent discrepancy.

An innocent subsequent purchaser of a building or their designated representative may also submit an application if the TAC for the building was reduced after such purchase for a time period prior to such purchaser's acquisition of the building and the purchaser was unaware that an adjustment was appropriate. The TAC amount will be adjusted if such application is approved by the Department.

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**RENT GUIDELINES BOARD**

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■ NOTICE

**Notice of Public Hearings and Opportunity to Comment on Proposed Rules**

**What are we proposing?** Pursuant to its statutory mandate, the New York City Rent Guidelines Board ("RGB") is proposing rent guidelines for October 1, 2021 through September 30, 2022.

**When and where are the hearings?** See information on the following pages for dates, times, and disability access.

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

- **Website.** You can submit comments to the RGB through the NYC rules Web site at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to [board@nycrgb.org](mailto:board@nycrgb.org).
- **Mail.** Due to the current COVID-19 health crisis, the RGB offices are closed and we do not have access to mail on a daily basis. Materials can be mailed to the office of the RGB at 1 Centre Street, Suite 2210, New York, N.Y. 10007, but we cannot guarantee that they will get to the members of the Board in a timely manner.
- **Audio.** You can leave a voicemail comment at 929-256-5472. You can also submit prerecorded audio comments up to two minutes in length. Instructions to upload your audio file can be found on the RGB's website, [nyc.gov/rgb](http://nyc.gov/rgb).
- **Video.** You can submit prerecorded video comments up to two minutes in length. Instructions to upload your video can be found on the RGB's website, [nyc.gov/rgb](http://nyc.gov/rgb).
- **By Speaking at the Hearings.** If you want to comment on the proposed rule at our virtual public hearings you can sign up to speak. If there is time at the end of each hearing, after all of those who have registered have been heard, we will hear from other attendees at each virtual hearing. Registration to speak will begin **May 17, 2021**. You can register online through our website, [nyc.gov/rgb](http://nyc.gov/rgb), by email at [csuperville@nycrgb.org](mailto:csuperville@nycrgb.org) or you can sign up to speak by calling 212-669-7480 from 9:00 A.M. till 5:00 P.M., Monday through Friday. Directions for participating in the hearings can be found below.

**Is there a deadline to submit comments?** The deadline to submit comments is June 17, 2021.

**What if I need assistance to participate in the Hearings?** You must tell the RGB if you need a reasonable accommodation of a disability at a hearing. Simultaneous Spanish translation is planned to be provided at the hearings. You must tell us if you need a sign language interpreter or language interpreter for a language other than Spanish. You can tell us by telephone at 212-669-7480 or by email at [csuperville@nycrgb.org](mailto:csuperville@nycrgb.org). Advance notice is requested to allow sufficient time to arrange the accommodation. Please inform us by June 7, 2021.

**Can I review the comments made on the proposed rules?** You can review the comments made online on the proposed rules by going to the website at <http://rules.cityofnewyork.us/>. Copies of comments submitted online, by email, through voicemail and by video will be available by calling 212-669-7480 or by email at [csuperville@nycrgb.org](mailto:csuperville@nycrgb.org). A few weeks after the hearings, a transcript of oral comments concerning the proposed rule made at the hearings will be available.

**What authorizes the NYC Rent Guidelines Board to make these rules?** Section 1043(a) of the City Charter, the Rent Stabilization Law of 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended, implemented by Resolution No. 276 of 1974 of the New York City Council, authorize the RGB to make this proposed rule. The proposed rule was included in the most recent regulatory agenda for the RGB.

**Where can I find the NYC Rent Guidelines Board rules?** The RGB rules are in Title 30 of the Rules of the City of New York.

**What laws govern the rulemaking process?** The RGB must meet the requirements of Section 1043 of the City Charter when creating or changing rules. This notice is made according to the requirements of Section 1043 of the City Charter.

**PUBLIC NOTICE**

PLEASE TAKE NOTICE THAT SCHEDULES AND PROCEDURES RELATING to meetings and hearings of the New York City Rent Guidelines Board ("RGB" or the "Board") for consideration of the guidelines for rent adjustments for apartment, loft and hotel dwelling units subject to the Rent Stabilization Law of 1969, as amended, have been formulated. In accordance with Chapter 45 of the New York City Charter (the "City Administrative Procedure Act"), the Board has proposed rent guidelines, which are now being followed by a notice and comment period, public hearings and the promulgation of final rent orders.

The proposed rent guidelines will be published in accordance with the City Administrative Procedure Act. The public will have a minimum of 30 days to review and consider the proposals at public hearings prior to the final Board meeting.

Following the hearings and the receipt of public comments on the proposed rent guidelines, the Board will hold a virtual meeting **Wednesday, June 23, 2021 at 7:00 PM** to adopt **final** rent guidelines.

Apartment leases and loft increase periods during the period of **October 1, 2021 through September 30, 2022** and rent stabilized hotel units will be affected.

**SCHEDULE OF MEETINGS AND HEARINGS**

The schedule of Rent Guidelines Board meetings and hearings to consider such adjustments is as follows:

DATE	LOCATION	TIME
Thursday June 3, 2021 Public Meeting	RGB staff report presentations and board discussion of data via Zoom webinar. There will be no public testimony.	9:30 A.M. <i>Public can view meeting via YouTube feed or listen via telephone. Details below.</i>
Tuesday June 15, 2021 Public Hearing	<b>Virtual Zoom Public Hearing</b> where the public can testify live. The public can also submit written, video and voice comments prior to the hearing.	4 P.M. – 7 P.M. <i>Public can view meeting via YouTube feed or listen via telephone. Details below.</i>
Thursday June 17, 2021 Public Hearing	<b>Virtual Zoom Public Hearing</b> where the public can testify live. The public can also submit written, video and voice comments prior to the hearing.	5 P.M. – 9 P.M. <i>Public can view meeting via YouTube feed or listen via telephone. Details below.</i>
Wednesday June 23, 2021 Public Meeting	<b>Final Vote</b> on lease adjustments for rent stabilized apartments, lofts and hotels via a Zoom webinar. There will be no public testimony.	7:00 P.M. <i>Public can view meeting via YouTube feed or listen via telephone. Details below.</i>

**NOTE: The Rent Guidelines Board reserves the right to cancel or reschedule public meetings.**

ATTENDING THE JUNE 3, 2021 PUBLIC MEETING

The RGB will hold a public Zoom meeting online to discuss staff research on June 3, 2021 beginning at 9:30 A.M. To watch the meeting, it may be livestreamed from YouTube at: <https://www.youtube.com/RentGuidelinesBoard>. The public may also listen to the meeting using a telephone by dialing 646-558-8656, then when prompted, entering Meeting ID: 828 8426 6962; when prompted for Participant ID, pressing #; then when prompted, entering Passcode: 680822. There will be no public testimony at this meeting.

ATTENDING THE JUNE 15, 2021 PUBLIC HEARING

The RGB will hold a virtual Zoom public hearing on the proposed guidelines on June 15, 2021, beginning at 4 P.M. No in-person hearing will occur. The public may participate in the hearing online by going to <https://us02web.zoom.us/j/83877223517> and entering Passcode: 403700 (video) or by telephone by dialing 646-558-8656, then when prompted, entering Meeting ID: 838 7722 3517; when prompted for Participant ID, pressing #; then when prompted, entering Passcode: 403700. Directions on how to register to speak can be found below. The public may also view, but not participate in, the hearing via livestream from YouTube at: <https://youtube.com/RentGuidelinesBoard> and by listening on the phone by dialing the number above and when prompted, entering the above Meeting ID.

ATTENDING THE JUNE 17, 2021 PUBLIC HEARING

The RGB will hold a virtual Zoom public hearing on the proposed guidelines on June 17, 2021 beginning at 5 P.M. No in-person hearing will occur. The public may participate in the hearing online by going to <https://us02web.zoom.us/j/84907708770> and entering Passcode: 848480 (video) or telephone by dialing 646-558-8656, then when prompted, entering Meeting ID: 849 0770 8770; when prompted for Participant ID, pressing #; then when prompted, entering Passcode: 848480. Directions on how to register to speak can be found below. The public may also view, but not participate in, the hearing via livestream from YouTube at: <https://youtube.com/RentGuidelinesBoard> and by listening on the phone by dialing the number above and when prompted, entering the above Meeting ID.

ATTENDING THE JUNE 23, 2021 PUBLIC MEETING

The RGB will hold an online Zoom public meeting to vote to enact new rent guidelines (effective October 1, 2021 through September 30, 2022) on June 23, 2021 beginning at 7 P.M. To watch the meeting, it may be livestreamed from YouTube at: <https://www.youtube.com/RentGuidelinesBoard>. The public may also listen to the meeting using a telephone by dialing 646-558-8656, then when prompted, entering Meeting ID: 851 7665 3671; when prompted for Participant ID, pressing #; then when prompted, entering Passcode: 814706. There will be no public testimony at this meeting.

SPEAKING AT A VIRTUAL PUBLIC HEARING

People wishing to speak at the virtual public hearings can register in advance. The instructions for registering to speak follow below. If you are registered, you will be heard in the order of registration. If there is time at the end of each hearing, after all of those who have registered have been heard, we will hear from other attendees at each virtual hearing. The information for joining and/or participating in a hearing (whether registered or not) can be found above or can be obtained by calling our office at 212-669-7480.

Registration will begin on **May 17, 2021 at 9:00 A.M.** and will end on **June 14, 2021 at 12:00 P.M.** Speakers can attend and participate in a hearing by two different methods. You can use a phone to dial in to the meeting or join the meeting online. Detailed instructions on how to attend and participate in a hearing can be found above.

You can register online through our website, <https://rentguidelinesboard.cityofnewyork.us/registration/> or you can sign up to speak by calling 212-669-7480 from 9:00 A.M. till 5:00 P.M., Monday through Friday.

Written requests for registration can be emailed to [csuperville@nycrgb.org](mailto:csuperville@nycrgb.org) and must be received no earlier than 9:00 A.M. on May 17, 2021 and no later than 12:00 P.M. on June 14, 2021. Emails must include the name of the speaker, if they are speaking on behalf of tenants or owners and the method they will use to testify (telephone or video). Those testifying by phone must include their phone number and those testifying by video must include the exact name they will use to sign into the online meeting. Failure to provide the exact phone number or name may result in the loss of your place in the queue to speak. Instructions on how to attend the meeting will be emailed to the registered speaker.

Persons who request that a language interpreter or a sign language interpreter or other form of reasonable accommodation for a disability be provided at any of the scheduled hearings must notify Ms. Charmaine Superville at the NYC Rent Guidelines Board at (212) 669-7480 or via email at [csuperville@nycrgb.org](mailto:csuperville@nycrgb.org) by **Monday, June 7, 2021** no later than 4:30 PM.

Speakers who have confirmed their presence on the day of a hearing will be heard in the order of registration. Public officials may be given priority over other speakers. The public is invited to observe all public meetings and public hearings but is invited to speak at only the public hearings.

SUBMITTING WRITTEN COMMENTS

Written comments on the proposed rent guidelines must be received by **Thursday, June 17, 2021**. Due to the current COVID-19 health crisis the RGB offices are closed and we do not have access to mail on a daily basis. Materials can be mailed to the office of the RGB at 1 Centre Street, Suite 2210, New York, N.Y. 10007, but we cannot guarantee that they will get to the members of the Board in a timely manner. Where possible, we **strongly** urge you to submit written submissions via email to [board@nycrgb.org](mailto:board@nycrgb.org), through the RGB's website, <https://rentguidelinesboard.cityofnewyork.us/testimony/>, or through NYC RULES at <http://rules.cityofnewyork.us>.

SUBMITTING AUDIO AND VIDEO COMMENTS

In addition to written testimony, the RGB is providing platforms for submitting both audio and video comments. Audio and video comments must be received by **Thursday, June 17, 2021**. Audio comments can be recorded via voicemail by dialing 929-256-5472. When prompted, you will have up to two minutes to speak. You can also submit prerecorded audio and video comments of up to two minutes in length. Instructions for how to submit these prerecorded comments are available on the Board's website at <https://rentguidelinesboard.cityofnewyork.us/testimony/>

INSPECTION AND ACCESS TO THE MATERIAL

Copies of comments submitted online, by email, through voicemail and by video will be available by calling 212-669-7480 or by email at [csuperville@nycrgb.org](mailto:csuperville@nycrgb.org). A few weeks after the final hearing on June 17, 2021 a transcript of oral comments concerning the proposed rule made at the hearings will be available. In addition, copies of the existing guidelines and the RGB's Explanatory Statements from prior years are also available for inspection and copies may be obtained in the manner provided above and on the RGB's website, [nyc.gov/rgb](http://nyc.gov/rgb).

**NEW YORK CITY RENT GUIDELINES BOARD  
NOTICE OF OPPORTUNITY TO COMMENT  
PROPOSED 2021 APARTMENT AND LOFT ORDER (#53)**

Notice of Opportunity to Comment on Proposed Rent Guidelines Governing Rent Levels in the following accommodations subject to the Rent Stabilization Law of 1969, as amended: Apartments and Lofts.

**NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY VESTED IN THE NEW YORK CITY RENT GUIDELINES BOARD BY THE RENT STABILIZATION LAW OF 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended, and as implemented by Resolution No 276 of 1974 of the New York City Council, and in accordance with the requirements of Section 1043 of the New York City Charter, that the Rent Guidelines Board (RGB) hereby **proposes** the following levels of fair rent increases over lawful rents charged and paid on **September 30, 2021**. These rent adjustments will apply to rent stabilized apartments with leases commencing on or after **October 1, 2021** and through **September 30, 2022**. Rent guidelines for loft units subject to Section 286, Subdivision 7 of the Multiple Dwelling Law are also included in this order.**

PROPOSED 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, 2021** and on or before **September 30, 2022**: **0% - 2%**

For a **two-year** lease commencing on or after **October 1, 2021** and on or before **September 30, 2022**: **1% - 3%**

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.

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

The Rent Guidelines Board **proposes** 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, 2021** and on or before **September 30, 2022**: **0% - 2%**

For **two-year** increase periods commencing on or after **October 1, 2021** and on or before **September 30, 2022**: **1% - 3%**

FRACTIONAL TERMS - PROPOSAL

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 - PROPOSAL

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, 2021** 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, 2021** 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 - PROPOSAL

All rent adjustments lawfully implemented and maintained under previous apartment orders and included in the base rent in effect on **September 30, 2021** shall continue to be included in the base rent for the purpose of computing subsequent rents adjusted pursuant to this Order.

PROPOSED 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 **proposes** the following Special Guidelines:

For dwelling units subject to the Rent and Rehabilitation Law on **September 30, 2021**, which become vacant after **September 30, 2021**, the special guideline shall be **39%** above the maximum base rent.

DECONTROLLED UNITS - PROPOSAL

The permissible increase for decontrolled units as referenced in Order

3a which become decontrolled after **September 30, 2021**, shall be **39%** above the maximum base rent.

CREDITS - PROPOSAL

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: May 5, 2021**

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David Reiss, Chair  
New York City Rent Guidelines Board

**NEW YORK CITY RENT GUIDELINES BOARD  
NOTICE OF OPPORTUNITY TO COMMENT  
PROPOSED 2021 HOTEL ORDER (#51)**

Notice of Opportunity to Comment on Proposed Rent Guidelines Governing Rent Levels in the following accommodations subject to the Rent Stabilization Law of 1969: Hotels, Rooming Houses, Single Room Occupancy Buildings and Lodging Houses.

**NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY VESTED IN THE NEW YORK CITY RENT GUIDELINES BOARD BY THE RENT STABILIZATION LAW OF 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended, and as implemented by Resolution No. 276 of 1974 of the New York City Council, and in accordance with the requirements of Section 1043(d) of the New York City Charter, that the Rent Guidelines Board hereby proposes the following levels of fair rent increases over lawful rents charged and paid on **September 30, 2021**.**

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, 2021**, 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, 2021** 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.

PROPOSED 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 **proposes** the following rent adjustments:

The allowable level of rent adjustment over the lawful rent actually charged and paid on **September 30, 2021** shall be:

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

NEW TENANCIES – PROPOSAL

No "vacancy allowance" is permitted under this order. Therefore, the rents charged for tenancies commencing on or after **October 1, 2021** and on or before **September 30, 2022** may not exceed the levels over rentals charged on **September 30, 2021**.

ADDITIONAL CHARGES – PROPOSAL

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: May 5, 2021**

-----  
David Reiss, Chair  
New York City Rent Guidelines Board

**NEW YORK CITY LAW DEPARTMENT  
DIVISION OF LEGAL COUNSEL  
100 CHURCH STREET  
NEW YORK, NY 10007  
212-356-4028**

**CERTIFICATION PURSUANT TO  
CHARTER §1043(d)**

**RULE TITLE:** 2021 Rent Guidelines

**REFERENCE NUMBER:** 2021 RG 029

**RULEMAKING AGENCY:** New York City Rent Guidelines Board

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

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

/s/ STEVEN GOULDEN  
Acting Corporation Counsel

Date: May 7, 2021

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

**CERTIFICATION / ANALYSIS  
PURSUANT TO CHARTER SECTION 1043(d)**

**RULE TITLE:** 2020 Rent Guidelines

**REFERENCE NUMBER:** RGB-11

**RULEMAKING AGENCY:** Rent Guidelines Board

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

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

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

May 7, 2021  
Date

## SPECIAL MATERIALS

### CITY PLANNING

#### ■ NOTICE

#### POSITIVE DECLARATION

##### Project Identification

Innovation QNS  
CEQR No. 21DCP180Q  
ULURP Nos. Pending  
SEQRA Classification: Type I

##### Lead Agency

City Planning Commission  
120 Broadway  
New York, NY 10271  
Contact: Olga Abinader  
(212) 720-3493

##### Name, Description and Location of Proposal:

###### Innovation QNS

The Applicant (a joint venture between Kaufman Astoria Studios, Bedrock Real Estate Partners, and Silverstein Properties) is requesting a rezoning and other discretionary actions (the Proposed Actions) to facilitate the Proposed Development, which would redevelop a portion of the five (5) city blocks bounded by 35th Avenue to the north, 43rd Street/Northern Boulevard to the east, 36th Avenue to the south and 37th Street to the west (the "Project Area") in the Astoria neighborhood of Queens in Community Board 1. The Project Area (Blocks 641, 668, 669, 670, and 671) contains 43 tax lots, of which 21 are controlled by the Applicant while the remaining lots are controlled by others. The Applicant-controlled lots would be declared a Large Scale General Development (LSGD) and would contain the Proposed Development also known as the Innovation QNS project.

The Innovation QNS project is intended create a series of arts and cultural venues, eating and drinking establishments, a grocery store and world market and other local retail, service and community facility uses, as well as approximately 2,800 new residential dwelling units of which 25% of the residential floor area (approximately 711 dwelling units) would be permanently set aside as affordable units under the Mandatory Inclusionary Housing (MIH) Option 1 program.

Development of the Proposed Project requires approvals from the City Planning Commission (CPC) for the following discretionary actions:

- Zoning Text Change to Section ZR 123-00 creating a new MX District
- Zoning Map Amendment to Map 9b changing the Project Area from M1-1, M1-5, and C4-2A districts to a Special Mixed Use District (MX) consisting of M1-4/R7-3, M1-4/R7X, M1-4/R9 and M1-5/R9-1 districts
- Zoning Text Change to make the rezoning area a Mandatory Inclusionary Housing Area (MIH)
- Zoning Text Change to exempt the school square footage from Floor Area in the LSGD, if a school is determined to be required as part of the Proposed Actions
- Special Permit under ZR 74-743: to modify ZR 23-10, 43-10, 123-64 (Floor Area), 23-40, 43-40, 123-65 (Rear Yards), 23-711 (minimum distance between buildings), 123-66 (height and setback)
- Special Permit under ZR 74-922, Certain Large Retail Establishments: to modify ZR 42-10 to permit a food store and retail uses greater than 10,000 sf of floor area
- Special Permit under ZR 74-744 (c) to modify sign regulations: to modify ZR 123-40, 32-60
- Zoning Text Change to Special Permit ZR 74-744 (a) 4 to make Physical Culture Establishments (PCE's) as of right in a Special MX District in Community Board 1 (CB1) Queens
- Special Permit under ZR 74-531 to increase the number of spaces in an accessory group parking facility in the LSGD, Modifying ZR 123-70, 44-10, 25-10, 25-20
- Special Permit under ZR 74-745 to locate required spaces throughout the five (5) LSGD accessory group parking facilities
- Special Permit under ZR 74-745 (a) to allow the distribution of parking spaces across the LSGD

- Zoning Text Change to make the reduction in loading berths permitted under Special Permit ZR 74-745 (b) applicable to a Special MX District in CB1 Queens
- Special Permit under ZR 74-745 (b) to reduce loading berths: to modify ZR 44-50, 123-70.

Implementation of the proposed actions would require review and approval of the discretionary actions pursuant to the City's Uniform Land Use Review Procedure (ULURP). DCP is acting as lead agency on behalf of the CPC and is conducting a coordinated environmental review under the City Environmental Quality Review (CEQR) process.

The analysis year for the Proposed Actions is 2032.

##### **Statement of Significant Effect:**

On behalf of the City Planning Commission (CPC), the Department of City Planning has determined, pursuant to 6 NYCRR Part 617.7, that the Proposed Actions may have a significant adverse effect on the environment as detailed in the following areas, and that an environmental impact statement will be required:

The Proposed Actions may result in significant adverse impacts related to: land use, zoning, and public policy; socioeconomic conditions; community facilities; open space; shadows; historic and cultural resources; urban design and visual resources; hazardous materials; water and sewer infrastructure; solid waste and sanitation services; energy; transportation, air quality; greenhouse gas emissions and climate change; noise; public health; neighborhood character; and construction.

The Proposed Actions would not result in significant adverse impacts related to natural resources.

##### **Supporting Statement:**

The above determination is based on an Environmental Assessment Statement prepared for the Proposed Actions which finds that:

1. Land Use, Zoning, and Public Policy - As the Proposed Project requires a number of zoning actions including a zoning map amendment, zoning text amendments and special permits, the potential effects of the Proposed Actions on land use trends, zoning and applicable public policies in the study area will be assessed in the EIS.
2. Socioeconomic Conditions - The Proposed Actions warrant an assessment of socioeconomic conditions with respect to all but one principal issue of concern - direct residential displacement. Direct displacement of fewer than 500 residents would not typically be expected to alter the socioeconomic characteristics of a neighborhood. The assessment of the remaining four areas of concern - indirect residential displacement, direct and indirect business displacement, and adverse effects on specific industries will be provided in the EIS.
3. Community Facilities - The Proposed Actions would exceed the thresholds requiring analysis of elementary/middle and high schools, child care centers, and libraries, and these analyses will be provided in the EIS.
4. Open Space - The proposed project area is located in an area that is considered "underserved" for public open space as defined by the CEQR Technical Manual. The Proposed Actions would result in a net increment of approximately 8,300 residents and approximately 1,200 workers in an area that is partially considered "underserved" by open space; therefore, an open space analysis will be provided in the EIS.
5. Shadows - The Proposed Actions would permit development of buildings greater than 50 feet in height, some of which would be located in the vicinity of sunlight sensitive resources (e.g., Playground Thirty-Five, a City-owned public playground). Therefore, the Proposed Actions have the potential to cast new shadows on nearby sunlight sensitive resources. As such, an analysis of the new buildings' potential to result in shadow impacts on sunlight sensitive resources is warranted and will be included in the EIS.
6. Historic and Cultural Resources - A historic and cultural resources assessment is required if a project has the potential to affect either archaeological or architectural resources. The New York City Landmarks Preservation Commission (LPC) will be consulted to determine of archaeological sensitivity, and to identify any potential architectural resources. Therefore, a historic and cultural resources analysis will be prepared for the EIS.
7. Urban Design and Visual Resources - The Proposed Actions and subsequent development on the Development Site could result in physical changes to the proposed rezoning area beyond the bulk and form currently permitted as-of-right. These changes could affect a pedestrian's experience, requiring an urban design assessment. Therefore, an assessment of urban design and visual resources will be provided in the EIS.
8. Hazardous Materials - The EIS will include an assessment of hazardous materials to address the potential presence of hazardous materials, petroleum products, and/or other environmental concerns in the Project Area, as well as necessary measures that would be required, either prior to or during demolition, excavation, construction and/or operation of the Proposed Development.

9. Water and Sewer Infrastructure – For the Proposed Actions, an analysis of water supply is warranted because the proposed incremental development associated with the Proposed Actions would result in a water demand of more than one million gallons per day. In addition, because the Proposed Actions would introduce an incremental increase above the No Action scenario of more than 400 DUs, as well as more than 150,000 sf of commercial space, and is located in a combined sewer area within Queens, an analysis of wastewater and stormwater infrastructure is warranted. Therefore, the EIS will include an assessment of water and sewer infrastructure.
10. Solid Waste and Sanitation – The Proposed Actions are expected to result in a net increase of more than 50 tons per week, compared with the No Action condition, an assessment of solid waste and sanitation services is warranted. Therefore, the EIS will provide an estimate of the additional solid waste expected to be generated by the projected development sites under the RWCDs and assesses its effects on the City's solid waste and sanitation services.
11. Energy – An analysis of the anticipated incremental demand from the Proposed Actions will be provided in the EIS. The EIS will disclose the projected amount of energy consumption during long-term operation resulting from the Proposed Development and development on the Projected Development Sites not controlled by the Applicant. The projected amount of energy consumption during long-term operation will be estimated based on the project specific information, if available, and will be consistent with the energy consumption estimated as part of the greenhouse gas (GHG) assessment.
12. Transportation – The Proposed Actions are expected to introduce new residential, commercial, and community facility uses including on-site accessory parking of approximately three million square feet as well as replace 98,810 gsf of cinema use within the Project Area, which would generate additional vehicular travel and demand for parking, as well as additional subway and bus riders and pedestrian traffic. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to transportation systems.
13. Air Quality – The Proposed Actions warrant an air quality analysis including both mobile and stationary sources (i.e., industrial and/or large emission source analyses) as it introduce new sensitive receptors on the Project Area.
14. Greenhouse Gas Emissions (GHG) – The proposed development associated with the Proposed Actions would exceed 350,000 sf, and therefore a GHG assessment will be provided in the EIS.
15. Noise – A noise analysis will be included in the EIS as the Proposed Actions would result in additional vehicle trips to and from the proposed rezoning area as well as introduce new

- sensitive receptors to the area. Building attenuation required to provide acceptable interior noise levels for the Projected Development Sites will also be examined and discussed in the EIS.
16. Public Health – As none of the relevant analyses that typically determine the need for a Public Health Assessment have been completed yet the potential for an impact in these analysis areas, and thus potentially to public health, cannot be ruled out at this time. Therefore, an assessment of public health will be provided in the EIS.
17. Neighborhood Character – The proposed action could affect land use, zoning, and public policy, urban design and visual resources and historic and cultural resources, and consequently, the Proposed Actions could have the potential to result in significant adverse impacts related to the affected area's neighborhood character. Consequently, a Neighborhood Character analysis will be provided in the EIS.
18. Construction – Because the construction duration of the proposed project is anticipated to be long-term (i.e., greater than two years), would involve the construction of multiple buildings, and the construction activities would occur in proximity to sensitive receptors (i.e., residences), the Proposed Project could have substantial and extended construction effects. Large-scale developments near sensitive receptor locations with a construction duration longer than two years typically require a quantitative assessment of the potential impacts of construction activities.

**Public Scoping:**

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Monday, June 14, 2021, at 2:00 P.M. In support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit the NYC Engage site, <https://www.nyc.gov/engage>.

Written comments will be accepted through Thursday, June 24, 2021.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact the Project Manager, Evren Ulker-Kacar, AICP, at [euwerker@planning.nyc.gov](mailto:euwerker@planning.nyc.gov), or (212) 720-3493.

◀ m14

**CITYWIDE ADMINISTRATIVE SERVICES**

■ NOTICE

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 8752  
FUEL OIL AND KEROSENE**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 5/10/2021
4087216	1.3	#2DULS	CITYWIDE BY TW	SPRAGUE	.0731 GAL.	2.2013 GAL.
4087216	2.3	#2DULS	PICK-UP	SPRAGUE	.0731 GAL.	2.0966 GAL.
4087216	3.3	#2DULS Winterized	CITYWIDE BY TW	SPRAGUE	.0731 GAL.	2.3996 GAL.
4087216	4.3	#2DULS Winterized	PICK-UP	SPRAGUE	.0731 GAL.	2.2948 GAL.
4087216	5.3	#1DULS	CITYWIDE BY TW	SPRAGUE	.0693 GAL.	2.5135 GAL.
4087216	6.3	#1DULS	PICK-UP	SPRAGUE	.0693 GAL.	2.4087 GAL.
4087216	7.3	#2DULS >=80%	CITYWIDE BY TW	SPRAGUE	.0731 GAL.	2.2291 GAL.
4087216	8.3	#2DULS Winterized	CITYWIDE BY TW	SPRAGUE	.0731 GAL.	2.5201 GAL.
4087216	9.3	B100 B100<=20%	CITYWIDE BY TW	SPRAGUE	.1466 GAL.	4.0963 GAL.
4087216	10.3	#2DULS >=80%	PICK-UP	SPRAGUE	.0731 GAL.	2.1243 GAL.
4087216	11.3	#2DULS Winterized	PICK-UP	SPRAGUE	.0731 GAL.	2.4153 GAL.
4087216	12.3	B100 B100 <=20%	PICK-UP	SPRAGUE	.1466 GAL.	3.9915 GAL.
4087216	13.3	#1DULS >=80%	CITYWIDE BY TW	SPRAGUE	.0693 GAL.	2.5231 GAL.
4087216	14.3	B100 B100 <=20%	CITYWIDE BY TW	SPRAGUE	.1466 GAL.	4.1052 GAL.
4087216	15.3	#1DULS >=80%	PICK-UP	SPRAGUE	.0693 GAL.	2.4183 GAL.
4087216	16.3	B100 B100 <=20%	PICK-UP	SPRAGUE	.1466 GAL.	4.0004 GAL.
4087216	17.3	#2DULS	BARGE MTF III & ST. WI	SPRAGUE	.0731 GAL.	2.1619 GAL.
3687192	1.0	Jet	FLOYD BENNETT	SPRAGUE	.0461 GAL.	2.6484 GAL.
3587289	2.0	#4B5	MANHATTAN	UNITED METRO	.0743 GAL.	2.2956 GAL.
3587289	5.0	#4B5	BRONX	UNITED METRO	.0743 GAL.	2.2944 GAL.
3587289	8.0	#4B5	BROOKLYN	UNITED METRO	.0743 GAL.	2.2886 GAL.
3587289	11.0	#4B5	QUEENS	UNITED METRO	.0743 GAL.	2.2939 GAL.
3587289	14.0	#4B5	RICHMOND	UNITED METRO	.0743 GAL.	2.3793 GAL.

4187014	1.0	#2B5	MANHATTAN	SPRAGUE	.0768 GAL.	2.3577 GAL.
4187014	3.0	#2B5	BRONX	SPRAGUE	.0768 GAL.	2.3097 GAL.
4187014	5.0	#2B5	BROOKLYN	SPRAGUE	.0768 GAL.	2.3227 GAL.
4187014	7.0	#2B5	QUEENS	SPRAGUE	.0768 GAL.	2.3307 GAL.
4187014	9.0	#2B5	STATEN ISLAND	SPRAGUE	.0768 GAL.	2.4097 GAL.
4187014	11.0	#2B10	CITY WIDE BY TW	SPRAGUE	.0805 GAL.	2.4221 GAL.
4187014	12.0	#2B20	CITY WIDE BY TW	SPRAGUE	.0878 GAL.	2.6050 GAL.
4187015	<b>2.0(H)</b>	#2B5	MANHATTAN, (RACK PICK-UP)	APPROVED OIL COMPANY	.0768 GAL.	2.1230 GAL.
4187015	<b>4.0(I)</b>	#2B5	BRONX, (RACK PICK-UP)	APPROVED OIL COMPANY	.0768 GAL.	2.1230 GAL.
4187015	<b>6.0(L)</b>	#2B5	BROOKLYN, (RACK PICK-UP)	APPROVED OIL COMPANY	.0768 GAL.	2.1230 GAL.
4187015	<b>8.0(M)</b>	#2B5	QUEENS, (RACK PICK-UP)	APPROVED OIL COMPANY	.0768 GAL.	2.1230 GAL.
4187015	<b>10.0(N)</b>	#2B5	STATEN ISLAND, (RACK PICK-UP)	APPROVED OIL COMPANY	.0768 GAL.	2.1230 GAL.
<b>4087216</b>	<b>#2DULSB5</b>	<b>95% ITEM 7.3 &amp; 5% ITEM 9.3</b>	<b>CITYWIDE BY TW</b>	<b>SPRAGUE</b>	<b>.0768 GAL.</b>	<b>2.3225 GAL.(A)</b>
<b>4087216</b>	<b>#2DULSB10</b>	<b>90% ITEM 7.3 &amp; 10% ITEM 9.3</b>	<b>CITYWIDE BY TW</b>	<b>SPRAGUE</b>	<b>.0805 GAL.</b>	<b>2.4158 GAL.(B)</b>
<b>4087216</b>	<b>#2DULSB20</b>	<b>80% ITEM 7.3 &amp; 20% ITEM 9.3</b>	<b>CITYWIDE BY TW</b>	<b>SPRAGUE</b>	<b>.0878 GAL.</b>	<b>2.6025 GAL.(C)</b>
<b>4087216</b>	<b>#2DULSB5</b>	<b>95% ITEM 10.3 &amp; 5% ITEM 12.3</b>	<b>PICK-UP</b>	<b>SPRAGUE</b>	<b>.0768 GAL.</b>	<b>2.2177 GAL.(D)</b>
<b>4087216</b>	<b>#2DULSB10</b>	<b>90% ITEM 10.3 &amp; 10% ITEM 12.3</b>	<b>PICK-UP</b>	<b>SPRAGUE</b>	<b>.0805 GAL.</b>	<b>2.3110 GAL.(E)</b>
<b>4087216</b>	<b>#2DULSB20</b>	<b>80% ITEM 10.3 &amp; 20% ITEM 12.3</b>	<b>PICK-UP</b>	<b>SPRAGUE</b>	<b>.0878 GAL.</b>	<b>2.4977 GAL.(F)</b>
<b>4087216</b>	<b>#1DULSB20</b>	<b>80% ITEM 13.3 &amp; 20% ITEM 14.3</b>	<b>CITYWIDE BY TW</b>	<b>SPRAGUE</b>	<b>.0848 GAL.</b>	<b>2.8395 GAL.</b>
<b>4087216</b>	<b>#1DULSB20</b>	<b>80% ITEM 15.3 &amp; 20% ITEM 16.3</b>	<b>PICK-UP</b>	<b>SPRAGUE</b>	<b>.0848 GAL.</b>	<b>2.7347 GAL.</b>

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 8753  
FUEL OIL, PRIME AND START**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 5/10/2021
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**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 8754  
FUEL OIL AND REPAIRS**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 5/10/2021
20211200451		#2B5	All Boroughs (Pickup under delivery)	APPROVED OIL	.0768 GAL	2.5371 GAL.(J)
20211200451		#4B5	All Boroughs (Pickup under delivery)	APPROVED OIL	.0743 GAL	2.4288 GAL.(K)

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 8755  
GASOLINE**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 5/10/2021
3787120	1.0	Reg UL	CITYWIDE BY TW	GLOBAL MONTELLO	.0944 GAL	2.3041 GAL.
3787120	2.0	Prem UL	CITYWIDE BY TW	GLOBAL MONTELLO	.0945 GAL	2.4736 GAL.
3787120	3.0	Reg UL	PICK-UP	GLOBAL MONTELLO	.0944 GAL	2.2391 GAL.
3787120	4.0	Prem UL	PICK-UP	GLOBAL MONTELLO	.0945 GAL	2.4086 GAL.
<b>3787121</b>	<b>5.0</b>	<b>E85 (Summer)</b>	<b>CITYWIDE BY DELIVERY</b>	<b>UNITED METRO</b>	<b>.1708 GAL</b>	<b>2.9409 GAL. (G)</b>

**NOTE:**

- (A), (B) and (C) Contract 4087216, item 7.3 replaced item 8.3 (Winter Version) effective April 1, 2021**
- As of February 9, 2018, the Bio-Diesel Blender Tax Credit was retroactively reinstated for calendar year 2017. Should the tax credit be further extended, contractors will resume deducting the tax credit as a separate line item on invoices.
- 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.
- 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.
- Contract #4087216, effective June 1, 2020, replaces former items (1.2-17.2) on Contract #3987206.
- Due to RIN price adjustments Biomass-based Diesel (2020) is replaced by Biomass-based Diesel (2021) commencing 1/1/2021.
- Metro Environmental Services, LLC Requirement Contract #: 20201201516/4087084 for Fuel Site Maintenance Services, Citywide has been registered and Contract is available on DCAS / OCP's "Requirements Contract" website for citywide use as of January 27, 2020. Link to Fuel Site Maintenance Services, Citywide contract via OCP website: <https://mspwvw-dcsocp.dcas.nycnet/nycprocurement/dmss/asp/RCDetails.asp?vContract=20201201516>.
- (D), (E) and (F) Contract 4087216, item 10.3 replaced item 11.3 (Winter Version) effective April 1, 2021**
- (G) Contract 3787121, item 5.0 replaced item 6.0 (Winter Blend) effective April 1, 2021**
- NYC Agencies are reminded to fill their fuel tanks as the end of the fiscal year approaches (June 30th).
- (J) and (K)** Effective October 1, 2020 contract #20211200451 **PICKUP (ALL BOROUGHES) under DELIVERY** by Approved Oil.
- (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**.

**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.

**HOUSING PRESERVATION AND DEVELOPMENT**

■ NOTICE

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

**Notice Date:** May 14, 2021

**To:** Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
120 West 44 <sup>th</sup> Street, Manhattan		10/2021	April 9, 2018 to Present
222 East 12 <sup>th</sup> Street, Manhattan		24/2021	April 23, 2018 to Present
2350 Broadway, Manhattan		26/2021	April 26, 2018 to Present
311 West 139 <sup>th</sup> Street, Manhattan		31/2021	April 27, 2018 to Present
113 Jane Street, Manhattan		32/2021	April 27, 2018 to Present
241 West 131 <sup>st</sup> Street, Manhattan		33/2021	May 3, 2018 to Present
270 East 198 <sup>th</sup> Street, Bronx		21/2021	April 23, 2018 to Present
481 Putnam Avenue, Brooklyn		27/2021	April 30, 2018 to Present
104 Saint Marks Place, Staten Island		25/2021	April 23, 2018 to Present

**Authority:** SRO, Administrative Code §27-2093

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

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

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

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

**Fecha de notificación:** May 14, 2021

**Para:** Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
120 West 44 <sup>th</sup> Street, Manhattan		10/2021	April 9, 2018 to Present
222 East 12 <sup>th</sup> Street, Manhattan		24/2021	April 23, 2018 to Present
2350 Broadway, Manhattan		26/2021	April 26, 2018 to Present
311 West 139 <sup>th</sup> Street, Manhattan		31/2021	April 27, 2018 to Present
113 Jane Street, Manhattan		32/2021	April 27, 2018 to Present
241 West 131 <sup>st</sup> Street, Manhattan		33/2021	May 3, 2018 to Present
270 East 198 <sup>th</sup> Street, Bronx		21/2021	April 23, 2018 to Present

481 Putnam Avenue, Brooklyn	27/2021	April 30, 2018 to Present
104 Saint Marks Place, Staten Island	25/2021	April 23, 2018 to Present

**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 período de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

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, 6<sup>th</sup> 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 período. Para hacer una cita para una declaración en persona, llame al **(212) 863-5277 o (212) 863-8211**.

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

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

**Notice Date:** May 16, 2021

**To:** Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
451 West 50 <sup>th</sup> Street, Manhattan		8/2021	November 10, 2005 to Present

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

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

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

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

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

**Fecha de notificación:** May 16, 2021

**Para:** Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
451 West 50 <sup>th</sup> Street, Manhattan		8/2021	November 10, 2005 to Present

**Autoridad:** Special Clinton District District, Zoning Resolution Código Administrativo §96-110

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 acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

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, 6<sup>th</sup> 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 hacer una cita para una declaración en persona, llame al **(212) 863-5277 o (212) 863-8211**.

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

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### CHANGES IN PERSONNEL

POLICE DEPARTMENT  
FOR PERIOD ENDING 04/16/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
HENRIQUEZ	BRENDAN R	71012	\$39329.0000	RESIGNED	YES	04/01/21	056
HERNANDEZ	BEVERLEY M	7023A	\$125531.0000	RETIRED	NO	06/01/20	056
HERRERA OSPINA	ELIANA	70205	\$15.4500	APPOINTED	YES	03/26/21	056
HEYWOOD	KYANA R	60817	\$35985.0000	RESIGNED	NO	03/30/21	056
HINES	GEORGE P	70235	\$109360.0000	PROMOTED	NO	03/18/21	056
HINES	JAMES J	7023B	\$125531.0000	RETIRED	NO	06/01/20	056
HOCHBERG	RITA E	10147	\$54252.0000	RETIRED	NO	04/01/21	056
HOCHMAN	DELL S	70210	\$85292.0000	RETIRED	NO	06/01/20	056
HOCHSTEIN	JONATHAN	70235	\$109360.0000	RETIRED	NO	06/01/20	056
HOLMES-BLANDING	ERNESTIN L	10144	\$41978.0000	RETIRED	NO	04/02/21	056
HOWELL	JACQUELI J	10144	\$41848.0000	DISMISSED	NO	03/26/21	056
HUDSON	CHARLES T	70235	\$88945.0000	PROMOTED	NO	03/18/21	056
HUGHES	PATRICK A	70235	\$88945.0000	PROMOTED	NO	03/18/21	056
HUSSEY	DANIEL J	70235	\$109360.0000	RETIRED	NO	05/30/20	056
INTEMANN	EDWARD J	70210	\$85292.0000	RETIRED	NO	05/01/20	056
JACKSON	KAMARI T	70235	\$88945.0000	PROMOTED	NO	03/18/21	056
JACKSON	LARRY W	70210	\$85292.0000	RETIRED	NO	06/30/20	056

POLICE DEPARTMENT  
FOR PERIOD ENDING 04/16/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
JACKSON	TANYA D	7023A	\$125531.0000	RETIRED	NO	06/01/20	056
JACKSON	TIARA A	70210	\$85292.0000	RETIRED	NO	06/01/20	056
JACOBS	SOLOMON C	70210	\$63125.0000	RESIGNED	NO	03/29/21	056
JACQUES	BRANDON L	10209	\$17.3000	RESIGNED	YES	03/28/21	056
JAMES	KHEISHA	60817	\$50207.0000	DECEASED	NO	03/23/21	056
JACQUEZ	KELVIN A	70265	\$138600.0000	PROMOTED	NO	03/18/21	056
JEREZ	EDWIN	70260	\$122892.0000	PROMOTED	NO	04/02/21	056
JIANG	ZHU	70235	\$109360.0000	PROMOTED	NO	03/18/21	056
JILES	NBUSHE E	70205	\$15.4500	APPOINTED	YES	03/26/21	056
JOHNSON	CATHY J	71012	\$53519.0000	RETIRED	NO	04/02/21	056
JOHNSON	KIMERA L	71012	\$39329.0000	RESIGNED	YES	04/01/21	056
JOSEPH	LAURY A	70205	\$15.4500	APPOINTED	YES	03/26/21	056
KARKI	SHYAM	71651	\$41881.0000	RESIGNED	NO	12/18/20	056
KEE FENG	ANA C	71012	\$40636.0000	RESIGNED	NO	03/26/21	056
KELLY	MICHAEL C	70210	\$63125.0000	RESIGNED	NO	03/29/21	056
KHAN	JUNED M	70235	\$88945.0000	PROMOTED	NO	03/18/21	056
KHEALIE	NYIA M	70235	\$109360.0000	RETIRED	NO	06/01/20	056
KIM	ROY	70260	\$122892.0000	PROMOTED	NO	04/02/21	056
KLEIN JR	GERARD J	92575	\$121196.0000	RETIRED	NO	04/02/21	056
KOLLER	JOSEPH J	7023A	\$125531.0000	RETIRED	NO	05/01/20	056
KORPOLINSKI	JASON M	70260	\$122892.0000	PROMOTED	NO	04/02/21	056
KWONG	RAYMOND	70265	\$138600.0000	PROMOTED	NO	04/05/21	056
LABEACH	TRAVIS D	71651	\$42984.0000	RESIGNED	NO	11/11/20	056
LAIPERT	JOSEPH D	70235	\$88945.0000	PROMOTED	NO	03/18/21	056
LAMAZZA	GAETANO G	7021A	\$97324.0000	RETIRED	NO	06/01/20	056
LAMBERT	KIM O	10144	\$41848.0000	RESIGNED	NO	02/04/20	056
LAMBRIGHT	ROMONA R	71012	\$53251.0000	RESIGNED	NO	03/29/21	056
LAMON	STACY S	52110	\$73982.0000	RESIGNED	YES	03/20/21	056
LAPIERRE	TACHA	71012	\$39329.0000	RESIGNED	YES	04/01/21	056
LAPORTA	ANTHONY V	70260	\$122892.0000	PROMOTED	NO	04/02/21	056
LARA	JENNIFER	12749	\$39237.0000	APPOINTED	NO	03/21/21	056
LASSEN	MICHAEL J	70235	\$109360.0000	PROMOTED	NO	03/18/21	056

LAZAR	ANTHONY J	70210	\$42500.0000	APPOINTED	NO	03/12/21	056
LEWIN	MANUEL D	70210	\$85292.0000	RETIRED	NO	05/01/20	056
LIGARZEWSKI	MARK J	70210	\$85292.0000	RETIRED	NO	06/01/20	056
LO	CHAN T	70210	\$47000.0000	RESIGNED	NO	03/27/21	056
LOGGHE	FEREDA D	71012	\$39329.0000	RESIGNED	NO	04/01/21	056
LOPEZ	JOSE	7021C	\$125531.0000	RETIRED	NO	06/01/20	056
LOPEZ	JOSHUA A	70260	\$122892.0000	PROMOTED	NO	04/02/21	056
LOPEZ	MARLENE I	90644	\$39811.0000	RESIGNED	YES	03/31/21	056
LUBRANO	ERIK J	7026A	\$132709.0000	RETIRED	NO	05/30/20	056
LUSH	RALPH M	70210	\$63125.0000	RESIGNED	NO	04/09/21	056
LUZZO	JAMES M	70260	\$122892.0000	PROMOTED	NO	04/02/21	056
MACAUDA	ERICA L	70235	\$109360.0000	PROMOTED	NO	03/18/21	056
MACDOUGALL	MICHAEL J	70235	\$109360.0000	PROMOTED	NO	03/18/21	056
MAGGIO	JASON A	7021B	\$109360.0000	RETIRED	NO	06/01/20	056
MALDONADO	DAVID S	70235	\$88945.0000	PROMOTED	NO	03/18/21	056
MALLILO	PAUL T	70235	\$109360.0000	PROMOTED	NO	03/18/21	056
MANIGO	DENISE R	70235	\$109360.0000	RETIRED	NO	06/01/20	056
MANZUETA	GABRIEL	70210	\$85292.0000	RESIGNED	NO	03/29/21	056
MARCELLO	JOSEPH A	70260	\$122892.0000	PROMOTED	NO	04/02/21	056

POLICE DEPARTMENT  
FOR PERIOD ENDING 04/16/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
MARQUEZ	MIGUEL	70210	\$85292.0000	RETIRED	NO	04/10/21	056
MARRON	PATRICK D	70235	\$109360.0000	PROMOTED	NO	03/18/21	056
MARTIN	DAMON	7023B	\$125531.0000	RETIRED	NO	06/27/20	056
MARTIN	MICHAEL	7021D	\$97324.0000	RETIRED	NO	05/01/20	056
MARTINUCCI	DANIEL L	70235	\$88945.0000	PROMOTED	NO	03/18/21	056
MARTIS	FALYLN E	70235	\$88945.0000	PROMOTED	NO	03/18/21	056
MCCORMACK	JOSEPH P	7023A	\$125531.0000	RETIRED	NO	06/01/20	056
MCGARRY	NICHOLAS A	70260	\$122892.0000	PROMOTED	NO	04/02/21	056
MCGLOINE	JOSEPH W	70210	\$42500.0000	APPOINTED	NO	03/12/21	056
MCINERNEY	JAMES M	70260	\$122892.0000	PROMOTED	NO	04/02/21	056
MCKEON	CHRISTOP G	70210	\$47000.0000	RESIGNED	NO	04/02/21	056
MCKEON	DONNA M	70260	\$131564.0000	RETIRED	NO	05/01/20	056
MCLAUGHLIN	KIERAN J	70210	\$45000.0000	RESIGNED	NO	04/10/21	056
MCMILLAN	CAROLYNN	7023A	\$125531.0000	RETIRED	NO	06/01/20	056
MCNERNEY	CHRISTOP	7021D	\$97324.0000	RETIRED	NO	06/01/20	056
MCWALTERS	THOMAS O	70235	\$109360.0000	RETIRED	NO	06/01/20	056
MEDINA	JUAN R	70205	\$15.4500	APPOINTED	YES	03/26/21	056
MELENDEZ	MADELINE	7021B	\$109360.0000	RETIRED	NO	06/01/20	056
MENENDEZ	JENNY A	70235	\$109360.0000	RETIRED	NO	05/30/20	056
MESSAM	TARIKE K	71012	\$39329.0000	RESIGNED	YES	04/01/21	056
MEYERS	BRIAN R	7021C	\$125531.0000	PROMOTED	NO	03/18/21	056
MIGNERT	LOUIS	7021B	\$109360.0000	RETIRED	NO	06/01/20	056
MILLER	DAVID M	7021B	\$109360.0000	RETIRED	NO	05/01/20	056
MILLIGAN	LENNA D	70210	\$85292.0000	RETIRED	NO	05/01/20	056
MIRKIN	SUSANNA	10144	\$41848.0000	RESIGNED	NO	04/03/21	056
MITCHELL	CHARLES A	70210	\$85292.0000	RETIRED	NO	06/01/20	056
MOGIL	ARTHUR B	7026A	\$144726.0000	RETIRED	NO	06/01/20	056
MOLLOY	THOMAS E	70265	\$171310.0000	RETIRED	NO	06/30/20	056
MONCAYO	DANIEL A	7021B	\$109360.0000	RETIRED	NO	06/01/20	056
MONTASER	ABDULBAS S	70260	\$122892.0000	PROMOTED	NO	04/02/21	056
MONTGOMERY	MICHELLE J	70210	\$85292.0000	RETIRED	NO	04/14/20	056
MOONEY	PATRICK L	7021A	\$96502.0000	RETIRED	NO	05/30/20	056
MOORE	MITZI F	71012	\$53574.0000	RETIRED	NO	04/01/21	056
MORENY	NICKSON J	70235	\$109360.0000	RETIRED	NO	05/11/20	056
MORILLO BOTTIER	LUIS C	70210	\$42500.0000	APPOINTED	NO	03/12/21	056
MOULTRIE	MELVIN	70235	\$109360.0000	RETIRED	NO	07/01/20	056
MULLANEY	DENIS P	7026D	\$180327.0000	DECEASED	NO	04/06/21	056
MULLENS	PATRICK D	7021D	\$97324.0000	RETIRED	NO	06/01/20	056
MULLINGS	SHARON	71012	\$39329.0000	RESIGNED	YES	04/03/21	056
MURPHY	MICHAEL T	70235	\$88945.0000	PROMOTED	NO	03/18/21	056
MURPHY	RYAN W	70210	\$59401.0000	RESIGNED	NO	03/29/21	056
MYERS	TAMEKA R	60817	\$50207.0000	RESIGNED	NO	02/09/21	056
NANGLE JR	PETER J	7021A	\$97324.0000	RETIRED	NO	06/01/20	056
NAPODANO	JAMES	70210	\$85292.0000	RETIRED	NO	05/30/20	056
NATALE	SUSAN	70205	\$15.4500	APPOINTED	YES	03/17/21	056
NAVARETTE	JONATHAN A	70265	\$138600.0000	PROMOTED	NO	04/05/21	056
NAVARRO	JOSEPH F	70210	\$85292.0000	RETIRED	NO	06/01/20	056
NEARY	WILLIAM G	70210	\$85292.0000	RETIRED	NO	05/01/20	056
NESFIELD	WILLIAM	70210	\$85292.0000	RETIRED	NO	05/01/20	056
NEEVES	HECTOR M	7021A	\$97324.0000	RETIRED	NO	05/01/20	056
NOLASCO	JUAN L	70260	\$122892.0000	PROMOTED	NO	04/02/21	056

POLICE DEPARTMENT  
FOR PERIOD ENDING 04/16/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
NUGNES	PETER D	7026B	\$144726.0000	RETIRED	NO	06/01/20	056
NUNEZ	RICARDO	7021A	\$97324.0000	RETIRED	NO	06/01/20	056
O'DONNELL	DAMIEN J	70210	\$46000.0000	RESIGNED	NO	03/30/21	056
OBRIEN	JOHN P	70260	\$131564.0000	RETIRED	NO	06/01/20	056

OGRADY	MATTHEW	P	7021D	\$97324.0000	RETIRED	NO	05/20/20	056
OHUCHE	HENRY	C	7021C	\$125531.0000	RETIRED	NO	06/01/20	056
OKEEFE	JOHN	F	7023B	\$125531.0000	RETIRED	NO	06/01/20	056
OLEAR	CHRISTOP	M	70210	\$85292.0000	RESIGNED	NO	04/02/21	056
OLIVO	JOSEPH	D	92005	\$375.0600	DECEASED	NO	03/30/21	056
OLSON	ROBERT	J	7023B	\$125531.0000	RETIRED	NO	08/01/20	056
ORIPOV	JAKHONGI		70205	\$15.4500	RESIGNED	YES	03/24/21	056
ORTEGA	NORMAN	A	70235	\$109360.0000	PROMOTED	NO	03/18/21	056
ORTIZ	ANDREW		70210	\$85292.0000	RETIRED	NO	06/01/20	056
ORTIZ	DAVID	A	70210	\$42500.0000	APPOINTED	NO	03/12/21	056
PACHECO	VICTOR	M	70210	\$59401.0000	RESIGNED	NO	04/05/21	056
PADIN	AURORA		70235	\$88945.0000	PROMOTED	NO	03/18/21	056
PAIZ	CARLOS	R	70235	\$109360.0000	PROMOTED	NO	03/18/21	056
PAKIAKIS	PAUL		70210	\$85292.0000	RETIRED	NO	06/01/20	056
PALUSZKIEWICZ	RICHARD	J	70210	\$85292.0000	RETIRED	NO	05/01/20	056
PARK	DANIEL	C	70210	\$85292.0000	RETIRED	NO	04/03/21	056
PASQUARIELLO	ANTHONY		7021B	\$109360.0000	RETIRED	NO	05/30/20	056
PELZER III	EARNEST	H	71651	\$41881.0000	RESIGNED	NO	03/16/21	056
PEREZ	ABEL	A	7021B	\$109360.0000	RETIRED	NO	06/01/20	056
PERKINS	CHAVONE	L	70235	\$109360.0000	RETIRED	NO	06/01/20	056
PERKINS	HEATHER	B	70235	\$109360.0000	RETIRED	NO	05/08/20	056
PERRICONE	PAUL	C	7021C	\$125531.0000	RETIRED	NO	05/01/20	056
PETERSEN	CHRISTIA	A	70235	\$88945.0000	PROMOTED	NO	03/18/21	056
PETTIT	KEVIN	M	7026A	\$144726.0000	RETIRED	NO	06/01/20	056
PIMENTEL	ALEXANDE		70235	\$109360.0000	PROMOTED	NO	03/18/21	056
PLOUGH	LINDIWE		70235	\$88945.0000	PROMOTED	NO	03/18/21	056
POLANCO	JOEL	A	70210	\$85292.0000	RETIRED	NO	03/30/21	056
POLLACK	ADAM	M	70210	\$85292.0000	RETIRED	NO	05/01/20	056
POMILLA	FRANCESCA	A	70265	\$138600.0000	PROMOTED	NO	03/18/21	056
PORTEE	JASON		70235	\$88945.0000	PROMOTED	NO	03/18/21	056
POTAPCHUK	PETER	J	7021C	\$125531.0000	RETIRED	NO	05/01/20	056
POTTS	KEMELIA	K	70205	\$15.4500	APPOINTED	YES	03/26/21	056
PULGARIN	JOE	A	70265	\$138600.0000	PROMOTED	NO	04/05/21	056
QUEZADA	ORSY	A	70235	\$88945.0000	PROMOTED	NO	03/18/21	056
QUINN	WILLIAM	J	70235	\$88945.0000	PROMOTED	NO	03/18/21	056
RAHMAN	AKM	S	70205	\$15.4500	APPOINTED	YES	03/26/21	056
RAHMAN	SAZEDUR		70260	\$122892.0000	PROMOTED	NO	04/02/21	056
RAMOS	CARIDAD		70205	\$15.4500	APPOINTED	YES	03/26/21	056
RAMOS	HIRAM		7021C	\$125531.0000	RETIRED	NO	06/01/20	056
RASHEED	HAQQANI		71651	\$46393.0000	RETIRED	NO	04/02/21	056
RAY-CAESAR	CYRI	S	71651	\$41881.0000	RESIGNED	NO	04/08/21	056
RENTAS	ROBERT		7021C	\$125531.0000	RETIRED	NO	06/01/20	056
RICARDO	YSMAEL		70210	\$46000.0000	RESIGNED	NO	03/29/21	056
RICCI	VINCENT		70210	\$85292.0000	DECEASED	NO	03/31/21	056
RIVAS	STEPHANI		70205	\$15.4500	APPOINTED	YES	03/26/21	056
RIVAS ESTEVEZ	YANINA	J	70205	\$15.4500	RESIGNED	YES	03/25/21	056
RIVERA	ANA	L	70260	\$122892.0000	PROMOTED	NO	04/02/21	056

POLICE DEPARTMENT  
FOR PERIOD ENDING 04/16/21

TITLE								
NAME			NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
RIVERA	DAVID	A	70235	\$88945.0000	PROMOTED	NO	03/18/21	056
RIVERA	JOEL		71651	\$42947.0000	RESIGNED	NO	03/25/21	056
RIVERA	SHARON		70210	\$85292.0000	RETIRED	NO	05/30/20	056
ROCH HOPE	SHANNELL	T	60817	\$37136.0000	RESIGNED	NO	03/17/21	056
RODRIGUEZ	LUIS	A	7021D	\$97324.0000	RETIRED	NO	05/01/20	056
ROLDAN	EFRAIN		70205	\$15.4500	APPOINTED	YES	03/26/21	056
ROMAN	JULIO	A	70260	\$131564.0000	RETIRED	NO	07/17/20	056
ROSADO	ELISABET	F	70210	\$85292.0000	RETIRED	NO	06/01/20	056
ROSADO	OSVALDO		70235	\$109360.0000	PROMOTED	NO	03/18/21	056
ROSADO	RUDOLPH	P	70210	\$85292.0000	RESIGNED	NO	04/02/21	056
ROSANELLI	VINCENT	M	70235	\$109360.0000	RETIRED	NO	06/19/20	056
ROSARIO	FIDEL		70260	\$122892.0000	PROMOTED	NO	04/02/21	056
ROSARIO	MICHELLE		70260	\$122892.0000	PROMOTED	NO	04/02/21	056
ROSARIO III	ANGELO	L	70235	\$109360.0000	RETIRED	NO	04/27/20	056
ROWE	MARLON	O	70260	\$122892.0000	PROMOTED	NO	04/02/21	056
RUBIO	ANDY	F	70210	\$42500.0000	RESIGNED	NO	04/07/21	056
RUSIELEWICZ	RAYMOND	J	70260	\$135511.0000	PROMOTED	NO	04/02/21	056
RYAN	JOANNE	E	7021D	\$97324.0000	RETIRED	NO	06/01/20	056
SALAMONE	CHRISTOP	M	7021A	\$97324.0000	RETIRED	NO	05/17/20	056
SALERNO	VINCENT	G	7026D	\$180327.0000	RETIRED	NO	05/23/20	056
SAMSUDDIN	MD		70235	\$88945.0000	PROMOTED	NO	03/18/21	056
SAN MIGUEL	SHARON	G	70205	\$15.4500	APPOINTED	YES	03/26/21	056
SANCHEZ	JASMIN		60817	\$35985.0000	RESIGNED	NO	03/17/21	056
SANTIAGO	ANGEL	M	70210	\$59401.0000	DECEASED	NO	03/29/21	056
SANTIAGO	CARLOS		70235	\$88945.0000	PROMOTED	NO	03/18/21	056
SAUNDERS	BEVERLY		10147	\$55234.0000	RETIRED	NO	04/01/21	056
SAWYER	RUSSELL	W	70210	\$85292.0000	RETIRED	NO	05/22/20	056
SBARRA	DANIEL	J	70260	\$131564.0000	RETIRED	NO	05/01/20	056
SCATURRO	NUNZIO	A	70205	\$15.4500	RESIGNED	YES	03/20/21	056
SCHNEIDER	ADAM	C	70235	\$109360.0000	RETIRED	NO	05/15/20	056
SCHOENLEBER	CHARLES	J	70210	\$42500.0000	RESIGNED	NO	03/27/21	056
SCOTTO	DOMINICK	M	7021B	\$109360.0000	RETIRED	NO	06/01/20	056
SEALY	DALE	A	71012	\$39329.0000	RESIGNED	NO	04/01/21	056
SHEINBERG	KYLE	N	70210	\$42500.0000	APPOINTED	NO	03/12/21	056
SIMONE	MICHAEL	V	70235	\$88945.0000	PROMOTED	NO	03/18/21	056

SIRACUSA	FRANCIS	T	70210	\$85292.0000	RETIRED	NO	04/28/20	056
SKLAR	ANDREW	B	60621	\$55839.0000	RESIGNED	YES	04/08/21	056
SMALLS	TERRANCE	A	70260	\$122892.0000	PROMOTED	NO	04/02/21	056
SMITH	ERIC	D	70210	\$42500.0000	APPOINTED	NO	03/12/21	056
SOLCANY	STEPHEN	J	70235	\$109360.0000	RETIRED	NO	06/01/20	056
SONIA	RAWSHAN	A	70205	\$15.4500	APPOINTED	YES	03/26/21	056
SONNENBERG	WILMA		70210	\$85292.0000	RETIRED	NO	05/01/20	056
SOERENSEN	LYNN	A	7021A	\$97324.0000	RETIRED	NO	05/01/20	056
SOSA	EVELYN		70205	\$15.4500	APPOINTED	YES	03/26/21	056
SPRULL	ROBIN	S	60817	\$50207.0000	RESIGNED	NO	03/06/21	056
STEIGER	CHARLES		70235	\$109360.0000	PROMOTED	NO	03/18/21	056
STEWART	DARYL	C	13632	\$94287.0000	RETIRED	NO	04/02/21	056
STOKES	JOCYNTHI		70205	\$15.4600	RETIRED	YES	04/02/21	056
STONE	CATHY	L	70210	\$85292.0000	RETIRED	NO	05/31/20	056
STRATMANN	ADRIENNE	A	70235	\$109360.0000	RETIRED	NO	05/01/20	056
SULLIVAN	THOMAS	C	70210	\$85292.0000	RETIRED	NO	06/01/20	056

POLICE DEPARTMENT  
FOR PERIOD ENDING 04/16/21

TITLE								
NAME			NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
SZACHACZ	WALTER	A	7021B	\$109360.0000	RETIRED	NO	06/01/20	056
TAI	HUBERT	W	70235	\$88945.0000	PROMOTED	NO	03/18/21	056
TANZA	FRANCIS	G	70235	\$109360.0000	RETIRED	NO	05/01/20	056
TEAGUE	LAQUITA	R	70210	\$85292.0000	RETIRED	NO	05/30/20	056
THOMAS	DAMIAN	C	70210	\$85292.0000	RESIGNED	NO	03/29/21	056
THOMPSON	ROBERT	M	70210	\$42500.0000	APPOINTED	NO	03/12/21	056
TIERNEY	JOHN	P	7023A	\$125531.0000	RETIRED	NO	06/01/20	056
TIMOTHEE	REGINALD		83008	\$173486.0000	RESIGNED	YES	04/04/21	056
TONNE	DILLON		70210	\$63125.0000	RESIGNED	NO	03/30/21	056
TORRES	LISSETTE		70210	\$85292.0000	RETIRED	NO	06/01/20	056
TORRES	MICHAEL	A	70210	\$85292.0000	RETIRED	NO	05/01/20	056
TORRES	SHAWNA		71651	\$42377.0000	RESIGNED	NO	03/26/21	056
TOZAJ	JULIAN		7020A	\$16.8000	RESIGNED	YES	03/26/21	056
TOZITSKY	JORDAN	D	70210	\$47000.0000	RESIGNED	NO	03/30/21	056
TRENTACOSTA	SEAN	E	70235	\$109360.0000	PROMOTED	NO	03/18/21	056
TREVINO III III	JOE	C	21849	\$65934.0000	APPOINTED	YES	03/28/21	056
TRICARDO	MICHAEL		70235	\$109360.0000	RETIRED	NO	05/01/20	056
TROLLO	CONOR	R	70210	\$42500.0000	APPOINTED	NO	03/12/21	056
TURK	RICHARD	F	7021C	\$125531.0000	RETIRED	NO	06/01/20	056
TURSI	DOMINICK		70235	\$88945.0000	PROMOTED	NO	03/18/21	056
URENA	ANA	M	70235	\$109360.0000	PROMOTED	NO	03/18/21	056
URENA	ELYSANIA		70205	\$15.4500	APPOINTED	YES	03/26/21	056
VALENTIN	HARRY	R	70210	\$42500.0000	RESIGNED	NO	04/01/21	056
VALERIO	ADAMS		70235	\$88945.0000	PROMOTED	NO	03/18/21	056
VAN WYNNEN	QUINTON	C	70210	\$85292.0000	RETIRED	NO	05/30/20	056
VANDEWERP	HUBERT		70235	\$88945.0000	PROMOTED	NO	03/18/21	056
VARGAS	HECTOR	E	70210	\$85292.0000	RETIRED	NO	05/01/20	056
VEGA	JOHANNA		70235	\$88945.0000	PROMOTED	NO	03/18/21	056
VELASQUEZ	ANDRES		70210	\$85292.0000	RETIRED	NO	05/30/20	056
VELEZ	EDGAR		7021D	\$97324.0000	RETIRED	NO	06/01/20	056
VELEZ	LISA		7023A	\$111572.0000	RETIRED	NO	06/01/20	056
VELEZ	RAMON		70235	\$109360.0000	PROMOTED	NO	03/18/21	056
VELEZ	VICTOR		70260	\$122892.0000	PROMOTED	NO	04/02/21	056
VENDITTI	MICHAEL	A	70235	\$109360.0000	PROMOTED	NO	03/18/21	056
VERA	ANGEL	D	70210	\$42500.0000	RESIGNED	NO	03/29/21	056
VERDEJO	MILTON		7021B	\$109360.0000	RETIRED	NO	06/01/20	056
VERNA	MARK		70210	\$85292.0000	RETIRED	NO	05/25/20	056
WAISER	JAKE	A	70210	\$85292.0000	RESIGNED	NO	03/30/21	056
WALKER	LINDA	M	70210	\$85292.0000	RETIRED	NO	06/30/20	056
WALSH	SEAN	P	70235	\$88945.0000	PROMOTED	NO	03/18/21	056
WALSH	THOMAS		70235	\$88945.0000	PROMOTED	NO	03/18/21	056
WARD	DANIEL	P	70210	\$85292.000				

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