



THE CITY RECORD

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THE CITY RECORD

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

ADMINISTRATIVE TRIALS AND HEARINGS

MEETING

The New York City Environmental Control Board ("Board") meeting scheduled for August 3, 2023, at 9:30 A.M. will be accessible both in person and remotely. The meeting will be held in person at the Office of Administrative Trials and Hearings, 100 Church Street, 12th Floor,

OATH multipurpose training room, New York, NY. Members of the public may alternatively view the Board meeting electronically by connecting through Webex with meeting number (access code) 2331 521 7728, password: DbyPWVDF482. Minutes of the Board meeting will be transcribed and posted on the Office of Administrative Trials and Hearings website.

jj25-31

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 ULURP hearing on the matter below **in person**, at 6:00 P.M., on Wednesday, August 2, 2023, in the Borough Hall Courtroom. The meeting will be recorded for public transparency.

While visitors are not required to show proof of vaccination to enter the building, we do encourage individuals to wear masks in Borough Hall spaces.

For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact Corina Lozada at corina.lozada@brooklynbp.nyc.gov at least five (5) business days in advance to ensure availability.

Testimony at the hearing is limited to **2 minutes**, unless extended by the Chair. The Borough President welcomes written testimony on all agenda items. For timely consideration, comments must be submitted to askreynoso@brooklynbp.nyc.gov no later than Wednesday, August 9, 2023.

The following agenda items will be heard:

- 1) 534 Coney Island Avenue (C230010ZMK, N230011ZRK)

A private application for a zoning map amendment from C8-2 to R7X/C2-4 and a zoning text amendment to Appendix F to make the project area applicable to the Mandatory Inclusionary Housing (MIH) program. The proposed actions would facilitate a new 11 story, mixed-used development, with 59,906 square feet of residential floor area with 43 dwelling units (11 affordable under MIH Option 1), 3,547 square feet of commercial retail space on the ground floor, and 19 parking spaces in the cellar floor. The project area is at the corner of Coney Island Avenue and Hinckley Place in the Kensington/Flatbush section of Brooklyn Community Board 12.

Accessibility questions: Corina Lozada, corina.lozada@brooklynbp.nyc.gov, by: Wednesday, July 26, 2023, 5:00 P.M.



jy25-a2

CITY COUNCIL

PUBLIC HEARINGS

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

The Subcommittee on Landmarks, Public Sitings, and Dispositions will hold a public hearing, accessible remotely and in person at 250 Broadway, 14th Floor, New York, NY 10007, on the following matters commencing at 10:00 A.M. on August 1, 2023. The hearing will be live-streamed on the Council's website at https://council.nyc.gov/live/. Please visit https://council.nyc.gov/land-use/ in advance for information about how to testify and how to submit written testimony.

LINDEN STREET HISTORIC DISTRICT BROOKLYN CB - 4 N 230353 HKK

Communication dated May 18, 2023, from the Executive Director of the Landmarks Preservation Commission regarding the Linden Street Historic District designation, designated by the Landmarks Preservation Commission on May 9, 2023. (Designation List No. 531/LP-2665), Borough of Brooklyn, Community District 4.

(FORMER) COLORED SCHOOL NO. 4 MANHATTAN CB - 4 N 230362 HIM

Communication dated June 1, 2023, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the (Former) Colored School No. 4, 128 West 17th (Block 792, Lot 53), designated by the Landmarks Preservation Commission on May 23, 2023 (Designation List No. 532/LP-2659), Borough of Manhattan, Community District 4.

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: Thursday, July 27, 2023, 3:00 P.M.



jy26-a1

CITY PLANNING COMMISSION

PUBLIC HEARINGS

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, August 9, 2023, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/429098/1

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

877 853 5247 US Toll-free
888 788 0099 US Toll-free

253 215 8782 US Toll Number
213 338 8477 US Toll Number

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

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

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

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

BOROUGH OF BROOKLYN

No. 1

180 SCHERMERHORN STREET PARKING LOT

CD 2 C 230047 ZSK

IN THE MATTER OF an application submitted by State Street Parking, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to Section 74-52 of the Zoning Resolution to allow an attended public parking lot with a maximum capacity of 245 spaces on property located at 180 Schermerhorn Street (Block 170, Lots 20, 15 and 1001-1129), in a C6-1 District, within the Special Downtown Brooklyn District.

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at https://zap.planning.nyc.gov/projects/2019K0436, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

BOROUGH OF BROOKLYN

Nos. 2 & 3

BELMONT OSBORN REZONING

No. 1

CD 16 C 220438 ZMK

IN THE MATTER OF an application submitted by Osborn Belmont Properties LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17d:

- 1. eliminating from within an existing R6 District a C1-3 District bounded by a line midway between Pitkin Avenue and Belmont Avenue, Watkins Street, a line 100 feet northerly of Belmont Avenue, Osborne Street, Belmont Avenue, and Thatford Avenue;
2. changing from an R6 District to an R7A District property bounded by a line midway between Pitkin Avenue and Belmont Avenue, Watkins Street, a line 100 feet northerly of Belmont Avenue, Osborne Street, Belmont Avenue, and Thatford Avenue;
3. changing from a C4-3 District to an R7A District property bounded by a line 100 feet southerly of Pitkin Avenue, Watkins Street, a line midway between Pitkin Avenue and Belmont Avenue, and Osborne Street; and
3. establishing within the proposed R7A District a C2-4 District bounded by a line midway between Pitkin Avenue and Belmont Avenue, Osborne Street, a line 100 feet southerly of Pitkin Avenue, Watkins Street, a line 100 feet northerly of Belmont Avenue, Osborne Street, Belmont Avenue, and Thatford Avenue;

as shown on a diagram (for illustrative purposes only) dated April 24, 2023, and subject to the conditions of CEQR Declaration E-715.

CD 16 **No. 2** **N 220439 ZRK**
IN THE MATTER OF an application submitted by Osborn Belmont Properties LLC 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.

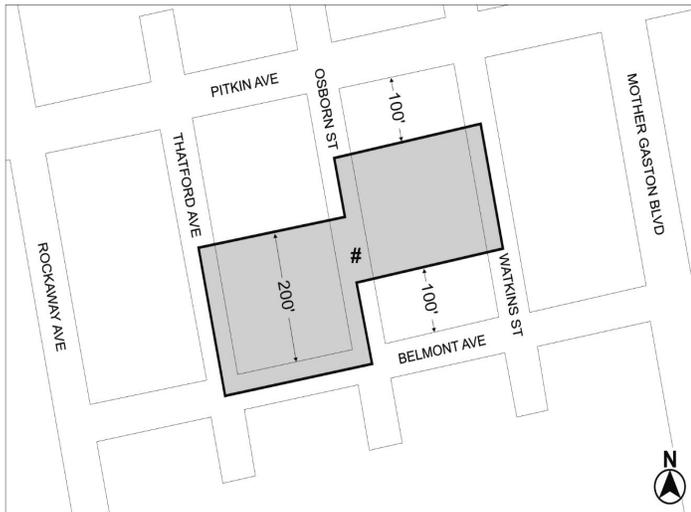
APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

BROOKLYN

Brooklyn Community District 16

Map 6 – [date of adoption]

[PROPOSED MAP]



█ Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
Area # – [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 16, Brooklyn

BOROUGH OF BROOKLYN
Nos. 4 & 5
703 MYRTLE AVENUE REZONING
No. 4

CD 3 **C 220453 ZMK**
IN THE MATTER OF an application submitted by Ranco Capital, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

- 1. changing from an M1-1 District to an R7D District property bounded by a line 100 feet northerly of Myrtle Avenue, Walworth Street, Myrtle Avenue, and Spencer Street; and
- 2. establishing within the proposed R7D District a C2-4 District bounded by a line 100 feet northerly of Myrtle Avenue, Walworth Street, Myrtle Avenue, and Spencer Street;

as shown on a diagram (for illustrative purposes only) dated April 24, 2023, and subject to the conditions of CEQR Declaration E-695.

No. 5

CD 3 **N 220454 ZRK**
IN THE MATTER OF an application submitted by Ranco Capital, LLC 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.

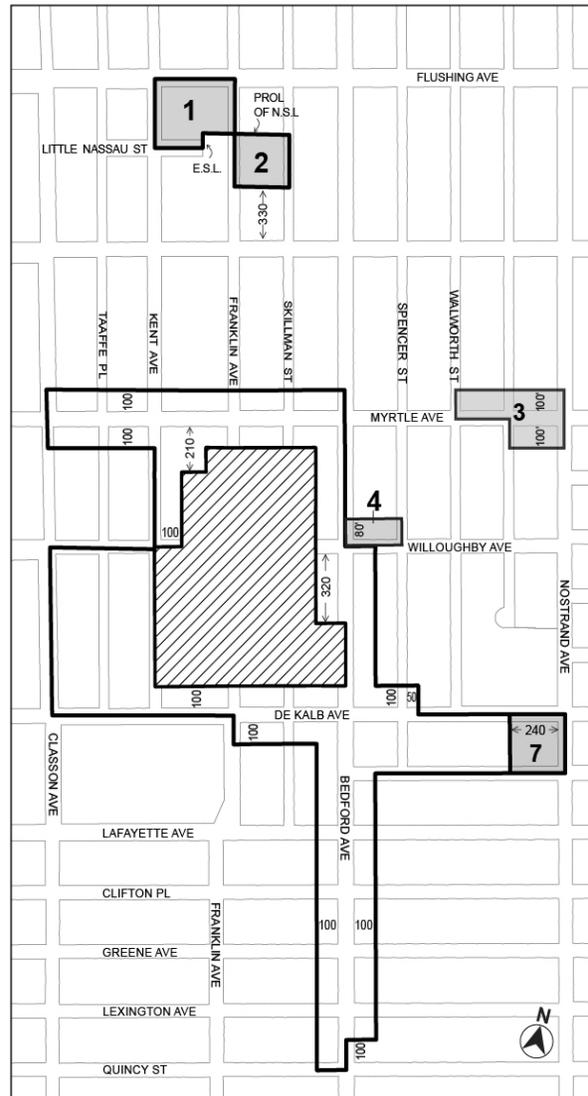
APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

BROOKLYN

Brooklyn Community District 3

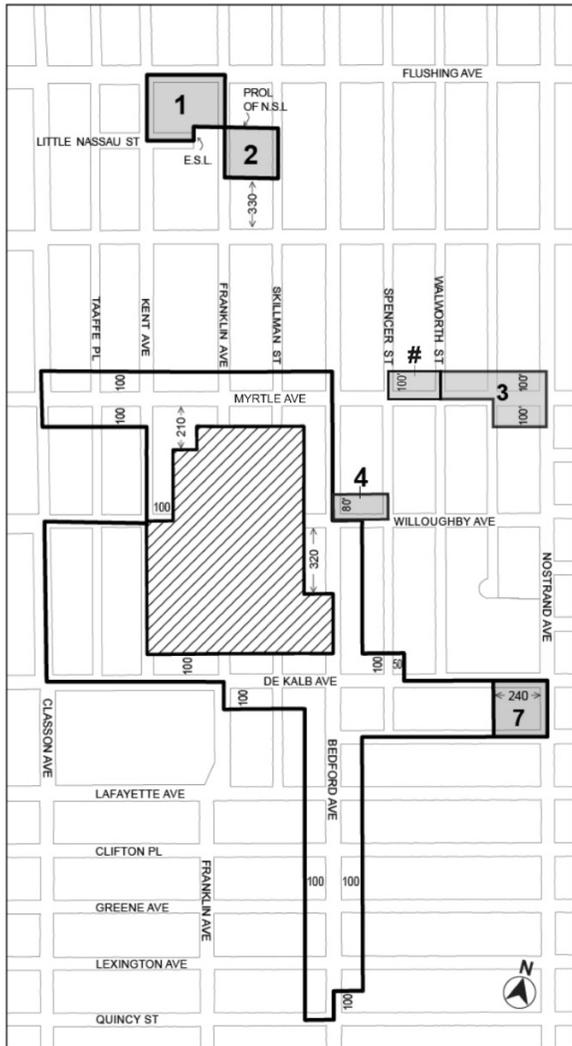
Map 3 – [date of adoption]

[EXISTING MAP]



█ Inclusionary Housing designated area
█ Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
Area 1 – 5/10/17 MIH Program Option 1, Option 2 and Workforce Option
Area 2 – 5/10/17 MIH Program Option 1 and Option 2
Area 3 – 11/30/17 MIH Program Option 1
Area 4 – 2/13/19 MIH Program Option 1 and Option 2
Area 7 – 11/10/21 MIH Program Option 2
▨ Excluded Area

[PROPOSED MAP]



- Inclusionary Housing designated area
- Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
 - Area 1 – 5/10/17 MIH Program Option 1, Option 2 and Workforce Option
 - Area 2 – 5/10/17 MIH Program Option 1 and Option 2
 - Area 3 – 11/30/17 MIH Program Option 1
 - Area 4 – 2/13/19 MIH Program Option 1 and Option 2
 - Area 7 – 11/10/21 MIH Program Option 2
 - Area # — [date of adoption] MIH Program Option 1 and Option 2
- Excluded Area

Portion of Community District 3, Brooklyn

* * *

BOROUGH OF STATEN ISLAND
Nos. 6 – 8
TOMPKINSVILLE ESPALANADE AND DOT PIER
No. 6

CD 1 **C 230217 PSR**
IN THE MATTER OF an application submitted by the Department of Parks and Recreation, and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection of property located at the northeastern portion of Block 487, p/o Lot 100 and the southwestern portion of Block 1, p/o Lot 210 near the eastern terminus of Victory Boulevard) for use as a neighborhood park/ public open space, Borough of Staten Island, Community District 1.

No. 7

CD 1 **C 230218 PSR**
IN THE MATTER OF an application submitted by the Department of

Transportation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection of property located at the northern end of Block 487, p/o Lot 100 approximately aligned with the prolongation of Swan Street for use as a transportation-related dock builder's facility, Borough of Staten Island, Community District 1.

No. 8

CD 1 **C 230033 MMR**
IN THE MATTER OF an application submitted by the Department of Transportation and the Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- 1) the establishment of a park;
- 2) the establishment of Cromwell Promenade between Hannah Street and Victory Boulevard;
- 3) the establishment of Victory Boulevard from a point approximately 217.23' east of Bay Street to a terminus approximately 491.27' easterly therefrom;
- 4) the elimination of Hannah Street north and east of Front Street; and
- 5) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, Community District 1, Borough of Staten Island in accordance with Map No. 4271 dated May 10, 2023 and signed by the Borough President.

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

Accessibility questions: (212) 720-3508, AccessibilityInfo@planning.nyc.gov, by: Thursday, August 3, 2023, 5:00 P.M.



jy26-a9

LANDMARKS PRESERVATION COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, August 8, 2023, at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

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. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Gregory Cala, Community and Intergovernmental Affairs Coordinator, at gcala@lpc.nyc.gov or (212) 602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at www.youtube.com/nyclpc 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, on the Monday before the public hearing. Finally, please be aware: COVID-19 safety protocols are in effect at the location; all attendees over the age of two who are medically able to tolerate a face covering will be required to wear a face covering, regardless of vaccination status.

1235 Dean Street - Crown Heights North Historic District
LPC-23-11231 - Block 1207 - Lot 53 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS

A Romanesque Revival style rowhouse designed by Albert E. White and built c. 1891. Application is to construct a rooftop addition.

200 Hollywood Avenue - Douglaston Hill Historic District
LPC-22-12306 - Block 8047 - Lot 1 - **Zoning:** R1-2
CERTIFICATE OF APPROPRIATENESS

A Mediterranean Revival style house built in 1927. Application is to

legalize the construction of garden perimeter/retaining wall in non-compliance with Landmarks Preservation Commission Permit(s).

**36 Hudson Street - Tribeca West Historic District
LPC-23-09082** - Block 144 - Lot 7502 - **Zoning:** C6-2A
CERTIFICATE OF APPROPRIATENESS

A Romanesque Revival style warehouse designed by Babcock and Morgan and built in 1891-1892. Application is to construct a rooftop addition.

**829 Greenwich Street - Greenwich Village Historic District
LPC-23-11611** - Block 627 - Lot 1 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS

A building designed by Matthew Baird and constructed pursuant to Certificate of Appropriateness 03-7041 issued on May 15, 2003. Application is to alter facades, modify the rooftop addition, construct a glass house, and install mechanical equipment.

**665 Broadway - NoHo Historic District
LPC-23-09823** - Block 532 - Lot 15 - **Zoning:** C6-2
CERTIFICATE OF APPROPRIATENESS

A French Renaissance Revival style store building designed by Brunner and Tryon and built in 1891-92, and a Neo-Gothic style store and loft building designed by V. Hugo Koehler and built in 1911-12. Application is to replace storefronts.

**38-42 Commerce Street - Greenwich Village Historic District
LPC-24-00307** - Block 584 - Lot 26, 27 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS

A brewery building built in 1836, and converted to a theater and apartments in 1924, and a house built in 1858. Application is to modify entrance infill, and replace a window, poster boxes, and sidewalk paving.

**15 West 122nd Street - Mount Morris Park Historic District
LPC-23-04680** - Block 1721 - Lot 8 - **Zoning:** R7-2
CERTIFICATE OF APPROPRIATENESS

A rowhouse designed by Cleverdon and Putzel and built in 1887-1888. Application is to approve the construction of a rooftop addition built slightly taller than approved under Certificate of No Effect 19-24553.

**451-455 Madison Avenue - Individual Landmark
LPC-23-07068** - Block 1286 - Lot 21 - **Zoning:** C5-3, C-5-2.5
CERTIFICATE OF APPROPRIATENESS

A complex of Italian Renaissance-style townhouses designed by McKim, Meade, and White and built in 1882-85. Application is to replace courtyard paving.

**115 West 18th Street - Ladies' Mile Historic District
LPC-23-08965** - Block 794 - Lot 25 - **Zoning:** C6-2A, C6-3A
CERTIFICATE OF APPROPRIATENESS

A Neo-Renaissance style department store addition designed by Kimball & Thompson and built in 1896. Application is to legalize the installation of a door without Landmarks Preservation Commission permit(s).

jy26-a8

PROPERTY DISPOSITION

The City of New York in partnership with PublicSurplus.com posts online auctions. All auctions are open to the public.

Registration is free and new auctions are added daily. To review auctions or register visit <https://publicsurplus.com>

CITYWIDE ADMINISTRATIVE SERVICES

■ SALE

The City of New York in partnership with IAAI.com posts vehicle and heavy machinery auctions online every week at:

<https://iaai.com/search?keyword=dcas+public>

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

Vehicles can be viewed in person at:
Insurance Auto Auctions, Green Yard
137 Peconic Avenue, Medford, NY 11763
Phone: (631) 207-3477

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

jy29-j17

PROCUREMENT

“Compete To Win” More Contracts!

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

- Win More Contracts, at nyc.gov/competetowin

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

HHS ACCELERATOR PREQUALIFICATION

To respond to human services Requests for Proposals (RFPs), in accordance with Section 3-16 of the Procurement Policy Board Rules of the City of New York (“PPB Rules”), vendors must first complete and submit an electronic HHS Accelerator Prequalification Application using the City’s PASSPort system. The PASSPort system is a web-based system maintained by the City of New York for use by its Mayoral Agencies to manage procurement. Important business information collected in the Prequalification Application is required every three years. Documents related to annual corporate filings must be submitted on an annual basis to remain eligible to compete. Prequalification applications will be reviewed to validate compliance with corporate filings and organizational capacity. Approved organizations will be eligible to compete and would submit electronic proposals through the PASSPort system. The PASSPort Public Portal, which lists all RFPs, including HHS RFPs that require HHS Accelerator Prequalification, may be viewed at https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public. All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding. For additional information about HHS Accelerator Prequalification and PASSPort, including background materials, user guides and video tutorials, please visit <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page>.

CHIEF MEDICAL EXAMINER

■ INTENT TO AWARD

Services (other than human services)

CONTINUATION OF MAINTENANCE ON RAININ PIPETTES
- Negotiated Acquisition - Other - PIN# 81624N0002 - Due 8-4-23 at 6:00 P.M.

To continue for an additional 12 months to ensure optimum performance on all rainin pipettes and allow sufficient time for a new contract award.

To ensure continuation of services of the required semi-annual maintenance of the instruments to remain in compliance with the requirements set forth on the New York State Executive Law Article 49-B §995-b until a new contract is resolicited.

● jy28-a3

CITYWIDE ADMINISTRATIVE SERVICES

HUMAN CAPITAL

■ AWARD

Services (other than human services)

PROFESSIONAL DEVELOPMENT TRAINING FOR CITY EMPLOYEES - Renewal - PIN# 85619P8195KXLR002 - AMT: \$113,461.86 - TO: MRW Consulting Group International LLC, 7004 Kennedy Boulevard East, Suite 5F, Guttenberg, NJ 07093.

☛ jy28

CORRECTION

FINANCIAL FACILITY AND FLEET ADMINISTRATION

■ AWARD

Construction Related Services

ON-CALL SERVICE AND REPAIR OF ROLL-UP GATES - Renewal - PIN# 07220B8162KXLR001 - AMT: \$3,412,000.00 - TO: Tamco Mechanical Inc., 54 Richards Street, Brooklyn, NY 11231.

On Rikers and DOC Borough Facilities.

☛ jy28

DESIGN AND CONSTRUCTION

■ AWARD

Construction/Construction Services

INSTALLATION OF NON-STANDARD PEDESTRIAN RAMPS - Competitive Sealed Bids - PIN# 85023B0025001 - AMT: \$13,619,329.69 - TO: P&T II Contracting Corp., 2417 Jericho Turnpike, Suite 315, Garden City Park, NY 11040.

HWPR19KC Installation of Complex Pedestrian Ramps Including Curb and Sidewalk Reconstruction, Pavement Markings, Street Lighting, and Traffic Signal Work Together With All Work Incidental Thereto Borough of Brooklyn, City of New York.

☛ jy28

QED1059: REPLACEMENT OF DISTRIBUTION WATER MAINS IN VARIOUS LOCATIONS, QUEENS - Competitive Sealed Bids - PIN# 85023B0061001 - AMT: \$14,716,637.09 - TO: Maspeth Supply Co. LLC, 55-14 48th Street, Maspeth, NY 11378.

Special Case Determination not applicable - As per PPB Rule 3-01 (b) using Preferred Method - Competitive Sealed Bidding awarded to lowest bid.

☛ jy28

Services (other than human services)

SUPPORT TO ANNUAL ARCHIBUS APPLICATION - Intergovernmental Purchase - PIN# 85023G0002001 - AMT: \$24,897.10 - TO: DLT Solutions LLC, 2411 Dulles Corner Park, Suite 800, Herndon, VA 20171.

Support to Annual ARCHIBUS Application and Environment Space Inventory, Web Central Core Program, Personnel & Occupancy, Asset Management (Asset Portal Functionality), Enterprise Move Management, Smart Client Extension for AutoCad & Revit, ACPS - 10 Concurrent User Package.

☛ jy28

DISTRICT ATTORNEY - NEW YORK COUNTY

■ INTENT TO AWARD

Goods

LAW BOOKS/BLUE360 MEDIA (LOOSELEAF LAW PUBLICATIONS) - Sole Source - Available only from a single source - PIN# 202308072023 - Due 8-10-23 at 5:00 P.M.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-

qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

District Attorney - New York County, bidsrfps@dany.nyc.gov. Barbara Kaye (212) 335-9816; kayeb@dany.nyc.gov

☛ jy28

ECONOMIC DEVELOPMENT CORPORATION

CONTRACTS

■ SOLICITATION

Goods and Services

CONSULTANT SERVICES, ON-CALL DESIGN AND ENGINEERING SERVICES - Request for Proposals - PIN# 104280001 - Due 8-30-23 at 11:59 P.M.

The New York City Economic Development Corporation (NYCEDC) invites qualified Consultants to submit proposals for the provision of Design and Engineering services for various project sites on an as-needed basis throughout the five Boroughs. Project Sites may include but are not limited to the Brooklyn Army Terminal in Sunset Park, Brooklyn and the Hunts Point Food Distribution Center in Hunts Point, Bronx. Subject to the availability of funds and the responses to this RFP, NYCEDC will select one or more Consultant(s) to provide the Services. The Consultant(s) shall be experienced in all aspects of the Services.

NYCEDC plans to select a consultant on the basis of factors stated in the RFP which include, but are not limited to: the quality of the proposal (including the proposed fee and cost schedules), the experience in providing services similar to the Scope of Services described in the RFP, the quality, experience and reputation of proposed staff, and the quality of the proposed plan for encouraging participation by qualified M/WBE subcontractors.

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

This project has M/WBE participation goals, and all respondents will be required to submit an M/WBE Participation Proposal with their response. To learn more about NYCEDC's M/WBE program, visit <http://edc.nyc/opportunity-mwdbe>. For the list of companies who have been certified with the New York City Department of Small Business Services as M/WBE, please go to the <https://sbsconnect.nyc.gov/certification-directory-search/>.

NYCEDC established the Contract Financing Loan Fund programs for M/WBE interested in working on public construction projects. Contract Financing Loan Fund facilitates financing for short-term mobilization needs such as insurance, labor, supplies and equipment. Bidders/subcontractors are strongly encouraged to visit the NYCEDC website at <http://edc.nyc/opportunity-mwdbe> to learn more about the program.

Respondents may submit questions and/or request clarifications from NYCEDC no later than 5:00 P.M., on Tuesday, August 15, 2023. Questions regarding the subject matter of this RFP should be directed to Designrfp2023@edc.nyc. Answers to all questions will be posted by Wednesday, August 23, 2023, to <https://edc.nyc/rfps>.

Questions regarding the subject matter of this RFP will not be accepted after 5:00 P.M., on Tuesday, August 15, 2023, however, technical questions pertaining to downloading and submitting proposals to this RFP may be directed to rfprequest@edc.nyc on or before Wednesday, August 30, 2023.

To download a copy of the solicitation documents please visit <https://edc.nyc/rfps>. Please click the link in the "Deadlines" section of this project's web page (which can be found on <https://edc.nyc/rfps>) to electronically upload a proposal for this solicitation.

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

Economic Development Corporation, One Liberty Plaza, 165 Broadway, 14th Floor Mailroom, New York, NY 10006. Irene Maropakis (212) 312-3533; imaropakis@edc.nyc

☛ jy28

EXPEDITOR AND CODE CONSULTING SERVICES - Request for Proposals - PIN# 104560001 - Due 9-12-23 at 11:59 P.M.

New York City Economic Development Corporation (NYCEDC) invites consultants to submit proposals for the provision of expediting and code consulting services. These services include but are not limited to securing a Final Certificate of Occupancy and/or Temporary Certificate of Occupancy, overseeing and coordinating plan application and approval with relevant governing agencies.

NYCEDC plans to select a consultant on the basis of factors stated in the RFP which include, but are not limited to: the quality of the proposal, experience of key staff identified in the proposal, experience and quality of any subcontractors proposed, demonstrated successful experience in performing services similar to those encompassed in the RFP, and the proposed fee.

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

This project has Minority and Women Owned Business Enterprise ("M/WBE") participation goals, and all respondents will be required to submit an M/WBE Participation Proposal with their response. To learn more about NYCEDC's M/WBE program, visit <http://edc.nyc/opportunity-mwdbe>. For the list of companies who have been certified with the New York City Department of Small Business Services as M/WBE, please go to the <https://sbsconnect.nyc.gov/certification-directory-search/>.

NYCEDC established the Contract Financing Loan Fund programs for Minority, Women and Disadvantaged Business Enterprise (M/W/DBE) interested in working on public construction projects. Contract Financing Loan Fund facilitates financing for short-term mobilization needs such as insurance, labor, supplies and equipment. Bidders/subcontractors are strongly encouraged to visit the NYCEDC website at <http://edc.nyc/opportunity-mwdbe> to learn more about the program.

Respondents may submit questions and/or request clarifications from NYCEDC no later than 5:00 P.M., on Monday, August 14, 2023. Questions regarding the subject matter of this RFP should be directed to expeditingservices@edc.nyc. Answers to all questions will be posted by Monday, August 21, 2023, to <https://edc.nyc/rfps>. Questions regarding the subject matter of this RFP will not be accepted after 5:00 P.M., on Monday, August 14, 2023, however, technical questions pertaining to downloading and submitting proposals to this RFP may be directed to RFPS@edc.nyc on or before Tuesday, September 12, 2023.

Detailed submission guidelines and requirements are outlined in the RFP, available as of Friday, July 28, 2023. To download a copy of the solicitation documents please visit <https://edc.nyc/rfps>. RESPONSES ARE DUE NO LATER THAN Tuesday, September 12, 2023. Please click the link in the "Deadlines" section of this project's web page (which can be found on <https://edc.nyc/rfps>) to electronically upload a proposal for this solicitation.

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

Economic Development Corporation, Expeditor and Code Consulting Services RFP Team (212) 618-1236; expeditingservices@edc.nyc

☛ jy28

EMERGENCY MANAGEMENT

ADMINISTRATION AND FINANCE

■ INTENT TO AWARD

Services (other than human services)

MTA BUS ADVERTISING SOLE SOURCE - Sole Source - PIN# 01723Y0065 - Due 8-11-23 at 2:00 PM. - Available only from a single source.

Pursuant to Procurement Policy Board Rule Section 3-05, New York City Emergency Management (NYCEM) intends to enter into a sole source agreement with Outfront Media Group, LLC. (Outfront) for the provision of MTA Bus Advertising Services. Outfront Media Group, LLC. ("Outfront"), is a major provider of professional advertising

services. Since 2017, Outfront has been the sole advertising licensee for the Metropolitan Transit Authority (MTA) subway, commuter rail and bus systems. Pursuant to this license agreement with the MTA, Outfront has been granted exclusive rights to post and display advertising on MTA proprieties through October 31, 2027. As such, NYCEM is seeking the opportunity to continue to advertise its informative campaigns, Notify NYC, Know Your Zone and Beat the Heat, to promote public awareness about how to prepare for emergencies. Any firm which believes is qualified to provide such services is invited to do so. To respond in PASSPort, please complete the Acknowledgment tab and submit a response in the Manage Responses tab. 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 visit <https://mocsupport.atlassian.net/servicedesk/customer/portal/8>.

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.

Emergency Management, 165 Cadman Plaza East, Brooklyn, NY 11201. Simone Gainey (718) 422-4659; sgainey@oem.nyc.gov; procurement@oem.nyc.gov

jy27-a2

ENVIRONMENTAL PROTECTION

POLICE AND SECURITY

■ AWARD

Services (other than human services)

BPS LEAD ACID LITHIUM BATTERY REMOVAL 4800400X - M/WBE Noncompetitive Small Purchase - PIN# 82623W0055001 - AMT: \$309,150.00 - TO: Gianco Environmental Services Inc., 35 Pinelawn Road, Suite 209E, Melville, NY 11747.

☛ jy28

FIRE DEPARTMENT

TECHNICAL SERVICES DIVISION

■ AWARD

Goods

PADDED BOARD SPLINTS AND IMPERVIOUS STRETCHER STRAPS - M/WBE Noncompetitive Small Purchase - PIN# 05723W0052001 - AMT: \$100,000.00 - TO: Portland Williams LLC, 75 N Central Avenue, Suite 105, Elmsford, NY 10523-2537.

☛ jy28

HEALTH AND MENTAL HYGIENE

CENTER FOR HEALTH EQUITY AND COMMUNITY WELLNESS

■ INTENT TO AWARD

Services (other than human services)

81624Y0463-MEDICAL DEBT FORGIVENESS - Request for Information - PIN# 81624Y0463 - Due 8-10-23 at 12:00 A.M.

Pursuant to Procurement Policy Board Rule Section 3-05, Department of Health and Mental Hygiene intends to enter into a sole source agreement with Medical Debt Resolution, Inc. d/b/a RIP Medical Debt for a Medical Debt Relief program. RIP Medical Debt will act as the third party between funders and hospitals to forgive medical debt.

RIP Medical Debt is the only entity operating in the United States that acquires and abolishes medical debt owed by individuals who are in financial hardship and on a basis that is tax-free to program recipients.

Any vendor who believes they are qualified to provide such services is invited to express interest by responding to the RFx in PASSPort for EPIN 81624Y0463.

jy25-31

MENTAL HYGIENE

AWARD

Human Services/Client Services

NY 15/15 CONGREGATE SUPPORTIVE HOUSING - Competitive Sealed Proposals - Other - PIN# 81623P0016001 - AMT: \$5,512,500.00 - TO: Elmcort Youth & Adult Activities Inc., 33-16 108th Street, Corona, NY 11368.

(Group 25)

jy28

HOMELESS SERVICES

CAPACITY, PLANNING AND DEVELOPMENT (CPD)

AWARD

Human Services/Client Services

RENEWAL + ALLOWANCE - COMMERCIAL HOTELS - Renewal - PIN# 07117N0243001R002 - AMT: \$252,694,950.00 - TO: African American Planning Commission Inc., 630 Flushing Avenue, 3rd Floor, Suite 316, Brooklyn, NY 11206-5026.

Renewal + 25% Miscellaneous Allowance - Commercial Hotels locations: Econo-lodge, 113-18 Rockaway Boulevard, Jamaica, NY 11420; Kings Hotel Inc., 2416 Atlantic Avenue, Brooklyn 11217; Holiday Inn Delancey, 150 Delancey Street, New York, NY 10002; Brooklyn Way Hotel, 764 4th Avenue, Brooklyn, NY 11232; Sleep Inn 134 22nd Street, Brooklyn, NY 11232; Beats Per Minute 139 33rd Street, Brooklyn, NY 11232; La Quinta (Pitkin) 1412 Pitkin Avenue, Brooklyn, NY 11233.

jy28

HOUSING AUTHORITY

PROCUREMENT

SOLICITATION

Goods

SMPD MATERIALS HARWARE FOR DOORS AT VARIOUS DEVELOPMENTS LOCATED IN ALL FIVE (5) BOROUGHES OF NEW YORK CITY - Competitive Sealed Bids - PIN# 465032 - Due 8-11-23 at 10:59 A.M.

The materials to be provided by the successful vendor are described in greater detail in the RFQ Number: 465032. 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 i-Supplier account, then click on the "Login for registered vendors" link and sign into your i-Supplier account.
(2) If you do not have an i-Supplier account you can Request an account by clicking on "New suppliers register in i-Supplier" to apply for log-in credentials. Once you have accessed your i-Supplier 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

A non-mandatory virtual Pre-bid Conference will be held on Thursday, August 1, 2023, at 1:00 P.M., and will be conducted remotely via Microsoft Teams meeting. Although attendance is not mandatory at the Pre-Bid Conference, it is strongly recommended that all interested Bidders attend, and that bidders thoroughly review bid documents in advance of the meeting. To participate in the Pre-Bid Conference, please follow the instructions below:

Microsoft Teams meeting Join on your computer, mobile app or room device. Meeting ID: 274 151 789 065 Passcode: uUcQBy. Join on the web or call in (audio only) +1 646-838-1534, 82656819# United States, New York City. Phone Conference ID: 826 568 19#

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. Miguel Lamarche (212) 306-3904; miguel.lamarche@nycha.nyc.gov



jy28

Goods and Services

ANALYSIS OF LEAD IN DUST WIPES SAMPLES AND LEAD IN PAINT CHIP SAMPLES - Request for Quote - PIN# 465039 - Due 8-18-23 at 2:00 P.M.

Indefinite Delivery Indefinite Quantity Contract for Analysis of Lead in Dust Wipe Samples and Lead in Paint Chip Samples, Citywide.

No Bid Security Required. The Term of this Contract is three (3) years, with the option to extend, at NYCHA's sole discretion, for two (1) one-year periods. A non-mandatory Proposers' Conference ("Proposers' Conference") will be hosted online via Microsoft Teams on August 3, 2023, at 12:00 P.M. Although attendance is not mandatory at the Proposers' Conference, it is strongly recommended that all interested Proposers attend. Proposers who wish to attend must RSVP by e-mail to NYCHA's Coordinator by no later than August 1, 2023 at 2:00 P.M. and the Coordinator will provide meeting information. NYCHA additionally recommends that Proposers email questions to NYCHA's Coordinator by no later than August 8, 2023, at 1:00 P.M. Questions submitted in writing must include the firm name and the name, title, address, telephone number and email address of the individual to whom responses to the Proposer's questions should be given. Proposers will be permitted to ask additional questions at the Proposers' Conference. All questions and answers will be provided to all firms that received a copy of this RFQ. Bidders are directed to review the Special Notices and Conditions, Instructions to Bidders, and General Conditions prior to submitting a bid. To access these documents, click on the "Contract Terms", and then "Preview Contract Terms," to download a PDF version.

Please note that in the event NYCHA receives no responses in connection with this RFQ by the original bid submission deadline, the bid submission deadline shall be extended automatically for seven (7) calendar days. The foregoing extension does not in any way limit NYCHA's right to extend the bid submission deadline for any other reason. Prior to submitting a bid, please confirm that your bid response includes all required forms and documentation and that all required forms and documentation are properly completed, signed, and notarized, where applicable.

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. Please note: An Up-to-Date Prevailing Wages Links are posted on iSupplier under Quick Links Section of Sourcing Supplier. The vendors are responsible for being informed of any updates to the Prevailing Wage Schedule. Interested firms are invited to obtain a copy of the RFP on NYCHA's website. To conduct a search for the RFP number; vendors are instructed to open the link: http://www1.nyc.gov/site/nycha/business/isupplier-vendor-registration.page.

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. Dawn Greggs (212) 306-4521; RFP.procurement@nycha.nyc.gov

jy28

HUMAN RESOURCES ADMINISTRATION

INTENT TO AWARD

Services (other than human services)

ACCOUNTS MAINTENANCE SERVICES - Negotiated Acquisition - Other - PIN#06923N0083 - Due 7-31-23 at 2:00 P.M.

The Department of Social Services (DSS) is requesting a 2nd Negotiated Acquisition Extension (NAE) for time and money with vendor YMS Management Associates, Inc. (YMS) for Accounts Maintenance Services to cover the period of May 1, 2023 to June 30, 2023. DSS's new contract for these services started July 1, 2023.

jy24-28

AWARD

Human Services/Client Services

MOIA LEGAL SUPPORT CENTER - Renewal -
 PIN# 06921P8338KXLR001 - AMT: \$472,500.00 - TO: Northern
 Manhattan Improvement Corporation, 45 Wadsworth Avenue, New
 York, NY 10033-7048.

18 month renewal. ActionNYC in CBOs- Model 3.

☛ **jy28**

**NYNY III SCATTER SITE SUPPORTIVE HOUSING - SERVICE
 AREA 4 - Competitive Sealed Proposals/Pre-Qualified List -**
 PIN# 06921P0332004 - AMT: \$17,486,300.00 - TO: Comunilife Inc., 462
 7th Avenue, 3rd Floor, New York, NY 10018.

As part of the New York/New York III Supportive Housing agreement signed in November 2005 between Mayor Michael R. Bloomberg and Governor George E. Pataki, the City of New York and the State of New York agreed to develop 9,000 new units of supportive housing in New York City over the next ten (10) years. The HIV/AIDS Services Administration (HASA) is responsible for 1,000 of these units. The Department of Social Services (DSS)/New York City Human Resources Administration (HRA) ("Agency") is seeking qualified vendors to operate and maintain approximately 350 units of scatter-site permanent supportive housing for HASA clients under the New York/New York III program. Supportive housing is a "pairing of rental assistance and supportive services in either a congregate building constructed or renovated for this purpose or in scattered-site apartments acquired for the purposes of housing and serving the clients". This housing model provides case management and other related social service supports, to provide clients with permanent, stable housing and maximize their access to, and participation in, health and behavioral health treatment.

☛ **jy28**

**IMMIGRATION OPPORTUNITY INITIATIVE NAE WITH
 ALLOWANCE - Negotiated Acquisition - Other - PIN# 06923N0045001**
 - AMT: \$6,869,520.90 - TO: Urban Justice Center, 40 Rector Street,
 Floor 9, New York, NY 10006-1732.

Since Fiscal Year 2017, the Administration has funded the Immigrant Opportunity Initiative (IOI) program, through which networks of nonprofit legal providers and community-based organizations conduct outreach in immigrant communities across the City and provide legal assistance to low-income immigrant New Yorkers in matters ranging from citizenship and lawful permanent residency application to more complex immigration matters, including asylum applications and removal defense work. A critical element of the IOI program has been its flexibility and responsiveness to emergent needs. OCJ's contracts with the IOI service provider consortia allow for rapid deployment of staff and resources to address emerging legal needs of the immigrant community. To ensure the continuity of critical immigrant legal services, OCJ requests authorization to procure a Negotiated Acquisition Extension to extend program services from July 1, 2023, to June 30, 2024 (FY24) for a total amount of \$6,816,598.55 - this amount includes the program base amount of \$5,453,278.84 and a 25% Allowance amount of \$1,363,319.71.

This is a negotiated acquisition extension for Immigrant Opportunity Initiative to ensure the continuity of critical immigrant legal services provided by incumbent provider Urban Justice Center for one year, until new contract is put in place. Special case is pursuant to PPB Rule 3-01 (d)(2)(vii).

☛ **jy28**

**MOIA LEGAL SUPPORT CENTER SERVICE IN CBOS MODEL
 3 - Renewal - PIN# 06921P8349KXLR001 - AMT: \$472,500.00 - TO:**
 Bronxworks Inc., 60 East Tremont Avenue, Bronx, NY 10453.

18 month renewal.

☛ **jy28**

**IMMIGRATION OPPORTUNITY INITIATIVE WITH
 ALLOWANCE - Negotiated Acquisition - Other - PIN# 06923N0068001**
 - AMT: \$1,632,093.73 - TO: New York Legal Assistance Group Inc., 100
 Pearl Street, 19th Floor, New York, NY 10004.

Human Resources Administration (HRA) Office of Civil Justice (OCJ) is requesting a 12 month Negotiated Acquisition Extension and for FY24 and 25% Allowance for continuity of Legal Services, provided through the Immigrant Opportunity Initiative (IOI). Since Fiscal Year 2017, the HRA has funded the IOI program, through which networks of nonprofit legal providers and community-based organizations conduct outreach in immigrant communities across the City and provide legal assistance to low-income immigrant New Yorkers in matters ranging from citizenship and lawful permanent residency application to more complex immigration matters, including asylum applications and

removal defense work. A critical element of the IOI program has been its flexibility and responsiveness to emergent needs. OCJ's contracts with the IOI service provider consortia allow for rapid deployment of staff and resources to address emerging legal needs of the immigrant community. To ensure the continuity of critical immigrant legal services, OCJ requests authorization to procure a Negotiated Acquisition Extension to extend program services from July 1, 2023, to June 30, 2024 for a total amount of \$1,632,093.73 - this amount includes the program base amount of \$1,305,674.98 and a 25% Allowance amount of \$326,418.75.

This is a NAE with incumbent provider, New York Legal Assistance Group, Inc., to maintain continuity of services for the minimum amount of time until a new RFP is processed, according to PPB Rule 3-01 (d)(2)(vii). The one year NAE is needed to continue services while vendor prepares response to open-ended RFP.

☛ **jy28**

**FY24 NAE CATHOLIC CHARITIES 64U SCATTER SITE AND
 ALLOWANCE - Negotiated Acquisition - Other - PIN# 06923N0077001**
 - AMT: \$698,311.00 - TO: Catholic Charities Neighborhood Services Inc.,
 191 Joralemon Street, 3rd and 14th Floor, Brooklyn, NY 11201-4306.

The Human Resources Administration (HRA) Office of HIV/AIDS Services Administration (HASA) is requesting an approval for a 3 months FY24 Negotiated Acquisition Extension (NAE) for 64 scatter site units of Catholic Charities Neighborhood Services, Inc. contract which provides permanent housing and supportive services to HASA Clients.

Catholic Charities Neighborhood Services Inc., current contract ends June 30, 2023. A proposal for the RFP (EPIN: 06921P0334) for these existing units was submitted; however, the vendor was not awarded his service area. This requested 3 months extension of Non-Emergency SS Site Housing & Supportive Services - 64 Units contract will ensure transition of lease for permanent units to the new provider that was awarded for the service area.

The requested contract term: 7/1/2023 - 9/30/2023. The contract total value is \$ 698,311.00 and includes a 25% Allowance funding in the amount of \$ 139,662.00. Procurement and award are in accordance with Section 3-01(d)(2)(vii) for the reasons set forth herein.

Catholic Charities Neighborhood Services Inc., has provided good and reliable service to HASA clients and was rated at least good in its last performance evaluation. Therefore, to ensure housing and service continuity to HASA clients, HRA/HASA believes that it is in the best City's interest to extend this contract for 3 months to facilitate transition of these units and services to the new provider.

☛ **jy28**

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

INTENT TO AWARD*Services (other than human services)*

**CITYWIDE IT SECURITY CLASS 2 NAE - DYNTEK - Negotiated
 Acquisition - Other - PIN# 85823N0010 - Due 7-28-23 at 2:00 P.M.**

The current contract with three (3) vendors for IT Security Class 2: Assessment, Planning, Design & Implementation Services will expire on 8/31/23. Additional time required to ensure continuity of services. OTI/DoITT is utilizing the Negotiated Acquisition Extension procurement method in order to continue to provide uninterrupted Citywide IT Security Class 2 services. This will allow the service to still be available to the agency while we work on the RFP (E-PIN # 85821P0004) for replacement services.

This Negotiated Acquisition Extension is for the continuation of Information Security Class II services while the new contracts are put in place.

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.

Information Technology and Telecommunications, 15 Metrotech Center, 18th Floor, Brooklyn, NY 11202. Paul Simms (718) 403-8508; psimms@oti.nyc.gov

jy25-28

INFRASTRUCTURE

AWARD

Services (other than human services)

ROCKET SOFTWARE LICENSE AND MAINTENANCE RENEWAL #2 - Renewal - PIN# 85821S8006KXLR002 - AMT: \$754,848.00 - TO: Computer Corp. of America, 77 4th Avenue, Waltham, MA 02451.

jy28

LAW DEPARTMENT

ADMINISTRATION

INTENT TO AWARD

Services (other than human services)

TEMPORARY ATTORNEY AND PARALEGAL CONSULTING SERVICES IN SUPPORT OF LITIGATION - Negotiated Acquisition - Other - PIN# 02523X003768 - Due 8-14-23 at 5:00 P.M.

It is the intent of the New York City Law Department ("Department") to enter into a six month extension contract with the vendor Essey Group, LLC dba On Call Counsel ("Essey"), pursuant to PPB Rules Section 3-04(b)(2)(iii). Under the current contract, Essey provides temporary attorney and paralegal consulting services in support of litigation. The purpose of this extension contract is to maintain continuity of services while the Department completes the procurement of a new temporary attorney and paralegal consulting in support of litigation services contract. The contract term of the extension contract will commence as of July 1, 2023 and continue through December 31, 2023, at which time the newly procured contract for these services will commence. The cost of the contract is in an amount not-to-exceed \$1,950,000.

The Department's Agency Chief Contracting Officer ("ACCO") has determined (1) that there is a compelling need to extend the contract beyond the permissible cumulative twelve-month limit; (2) that the proposed term of the extension is the minimum necessary to meet the need; and (3) that award of the contract is in best interest of the City of New York. The ACCO certifies, further, that Veritext's performance has been satisfactory or better throughout the term of the current contract. Legal Staffing vendors that believe they are qualified to provide these services and wish to be considered for future procurements for the same or similar services should send an expression of interest.

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.

Law Department, 100 Church Street, New York, NY 10007. Jessica Moss (212) 356-2216; jmoss@law.nyc.gov

jy25-31

OFFICE OF THE MAYOR

MAYORALTY

AWARD

Services (other than human services)

CRIMINAL TRIAL INDIGENT DEFENSE- BRONX - Renewal - PIN# 00219P8223KXLR002 - AMT: \$64,265,002.00 - TO: The Bronx Defenders, 360 East 161st Street, Bronx, NY 10451-4142.

The vendor provides representation to indigent criminal defendants at the trial-level in accordance with the City's indigent defense plan.

jy28

PARKS AND RECREATION

REVENUE

SOLICITATION

Human Services/Client Services

RENOVATION, OPERATION AND MAINTENANCE OF THE CENTRAL PARK TENNIS CENTER, INCLUDING A TENNIS PROFESSIONAL CONCESSION, PRO SHOP CONCESSION, AND SNACK BAR CONCESSION IN CENTRAL PARK, MANHATTAN - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN#M10-IT - Due 9-1-23 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice, a significant Request for Proposals (RFP) for the Renovation, Operation, and Maintenance of the Central Park Tennis Center, including a Tennis Professional Concession, Pro Shop Concession, and Snack Bar Concession in Central Park, Manhattan.

There will be a recommended remote proposer meeting on Wednesday, August 2, 2023, at 11:00 A.M. If you are considering responding to this RFP, please make every effort to attend this recommended remote proposer meeting.

Subject to availability and by appointment only, we may set up a meeting at the proposed concession site, which is located in Central Park, north of the Reservoir and south of the 96th Street transverse road.

Hard copies of the RFP can be obtained at no cost, commencing Tuesday, July 18, 2023, through Friday, September 1, 2023, by contacting Lindsay Schott, Project Manager at (212) 360-3405 or at Lindsay.Schott@parks.nyc.gov.

The RFP is also available for download through Friday, September 1, 2023, 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 Lindsay Schott, Project Manager, at (212) 360-3405 or at Lindsay.Schott@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, 830 Fifth Avenue, Room 407, New York, NY 10065. Lindsay Schott (212) 360-3405; Lindsay.schott@parks.nyc.gov

jy18-31

REVENUE AND CONCESSIONS

SOLICITATION

Goods and Services

REQUEST FOR BIDS FOR CHRISTMAS TREE & HOLIDAY CONCESSIONS CITYWIDE - Competitive Sealed Bids - PIN#TR-2023 - Due 8-18-23 at 5:00 P.M.

In accordance with Section 1-12 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks") has issued a Request for Bids (RFB) for the Operation & Maintenance of Concessions for the Sale of Christmas Trees & Holiday-Related Merchandise at Various Parks Citywide.

Hard copies of the RFB can be obtained, at no cost, commencing July 26, 2023, through August 18, 2023, between the hours of 9:00 A.M. and 5:00 P.M., excluding weekends and Holidays, at the Revenue Division of the New York City Department of Parks and Recreation, which is located at 830 Fifth Avenue, Room 407, New York, NY 10065. All bids submitted in response to this RFB must be submitted by no later than

Friday, August 18, 2023, at 5:00 P.M. The RFB is also available for download from July 26, 2023, through August 18, 2023, on Parks' website.

To download the RFB, visit www.nyc.gov/parks/businessopportunities, click on the link for "Concessions Opportunities at Parks" and, after logging in, click on the "download" link that appears adjacent to the RFB's description.

There will be a remote Bid Opening Procedure as scheduled below. If you are considering responding to this RFB, please make every effort to participate in this recommended Remote Bid Opening Procedure. You may join the Remote Bid Opening Procedure via the Microsoft Teams link or by phone (audio only). Access to the Remote Bid Opening Procedure is as follows:

- Schedule: Tuesday, August 22, 2023, 11:00 A.M. to 12:00 P.M.
- Microsoft Teams Link: Click here to join the meeting, or copy and paste the following link into your web browser: https://teams.microsoft.com/l/meetup-join/19%3ameeting_MDVjNjNjMzItYzgzNi00ZjE3LTg0YTctN2NkN2RmNGJhNTJm%40thread.v2/0?context=%7b%22Tid%22%3a%2232f56fc7-5f81-4e22-a95b-15da66513bef%22%2c%22Oid%22%3a%225c070957-7f9c-40dc-9687-72b67b3bbb01%22%7d
- Meeting ID: 281 448 617 616
- Meeting Passcode: apurWr Or call in (audio only): +1 646-893-7101 Phone Conference ID: 420 514 139#

If you cannot participate via Microsoft Teams or by phone, a summary of bid results will be accessible online at www.nyc.gov/parks/concessions. Look for the section titled "Submit a Bid or Proposal," and select "View current active solicitations." Bid results will be posted on or around August 25, 2023.

For more information related to the RFB contact Glenn Kaalund, Senior Project Manager at (212) 360-3482 or via email: Glenn.Kaalund@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, 830 Fifth Avenue, Room 407, New York, NY 10065. Glenn Kaalund (212) 360-3482; glenn.kaalund@parks.nyc.gov

Accessibility questions: Glenn Kaalund, (212) 360-3482, by: Friday, August 11, 2023, 3:00 P.M.



jy26-a8

Services (other than human services)

RANDALL'S ISLAND PROGRAMMING RFP - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# M104-O-2023 - Due 9-8-23 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice, a significant Request for Proposals ("RFP") for the Operation and Maintenance of Programming, Events, or Other Services at Randall's Island Park, Manhattan. There will be a recommended remote proposer meeting on Tuesday, August 8, 2023 at 12:00 P.M. If you are considering responding to this RFP, please make every effort to attend this recommended remote proposer meeting. Subject to availability and by appointment only, we may set up a meeting at the proposed concession site, Icahn Stadium (Block #1819 & Lot #203), which is located at 10 Central Road, New York, NY 10035.

Hard copies of the RFP can be obtained at no cost through Friday, September 8, 2023, by contacting Andrew Coppola, Senior Project Manager at (212) 360-3454 or at Andrew.Coppola@parks.nyc.gov. The RFP is also available for download through Friday, September 8, 2023, 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 Andrew Coppola, Senior Project Manager, at (212) 360-3454 or at Andrew.Coppola@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, 830 Fifth Avenue, New York, NY 10065. Andrew Coppola (212) 360-3454; Proposals.Revenue@parks.nyc.gov

Accessibility questions: (212) 504-4115, by: Friday, September 8, 2023, 3:00 P.M.



jy28-a10

VENDOR LIST

Services (other than human services)

CONCESSION OPPORTUNITIES IN NYC PARKS

The New York City Department of Parks & Recreation ("Parks") is seeking to add to its solicitation mailing lists the names of individuals and businesses that are interested in operating concessions in City parks. Currently, over 400 different concessions operate throughout the five boroughs, including but not limited to cafes, restaurants, mobile food units, farmers' markets, sports facilities, amusement parks, arts and crafts markets, T-shirt and souvenir stands, marinas, carousels, driving ranges, golf courses, gas stations, tennis facilities, ice rinks, newsstands, parking lots, stables, and Christmas tree stands.

If you're interested in learning more about Parks' concession opportunities and/or would like to be added to Parks' solicitation mailing lists so that you receive notice of when new opportunities become available, please contact Parks' Revenue Division by emailing Revenue@parks.nyc.gov. Alternatively, you can just go to the link below and fill in the online form: <https://www.nycgovparks.org/opportunities/concessions/solicitation-mailing-lists>.

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, 830 Fifth Avenue, New York, NY 10065. Andrew Coppola (212) 360-3454; andrew.coppola@parks.nyc.gov

jy24-28

TRANSPORTATION

BRIDGES

AWARD

Construction Related Services

REI FOR REHAB OF FDR DRIVE - Competitive Sealed Proposals - Other - PIN# 84122P0006001 - AMT: \$10,950,526.34 - TO: Greenman-Pedersen Inc., 325 West Main Street, Babylon, NY 11702.

Resident Engineering Inspection Services in connection with Rehabilitation of FDR Drive Northbound Bridge from East 42nd Street to East 49th Street.

Plan ID: FY22NDOT111

jy28

EXECUTIVE/OFFICE OF THE COMMISSIONER

AWARD

Services (other than human services)

SHARED MICRO-MOBILITY SERVICES - Competitive Sealed Proposals - Other - PIN# 84123P0004003 - AMT: \$1.00 - TO: Veoride Inc., 1001 North Milwaukee Avenue, #401, Chicago, IL 60642.

Micro-mobility services, which include a smart phone app, related technology and electric-powered micro-mobility devices in designated areas of New York City underserved by Citi Bike.

Judgment is required in evaluating competing proposals and it is in the best interests of the City that these proposals be evaluated with regard to the vendor's experience, organizational capability and proposed approach.

jy28

YOUTH AND COMMUNITY DEVELOPMENT

YOUTH SERVICES

■ AWARD

Human Services/Client Services

COMPASS PROGRAM - Negotiated Acquisition - Other - PIN# 26023N0039081 - AMT: \$2,314,353.00 - TO: The Salvation Army, 440 West Nyack Road, West Nyack, NY 10994-1753.

☛ jy28

COMPASS PROGRAM - Negotiated Acquisition - Other - PIN# 26023N0039205 - AMT: \$1,293,954.00 - TO: Union Settlement Association Inc., 237 East 104th Street, New York, NY 10029.

☛ jy28

COMPASS PROGRAMS - Negotiated Acquisition - Other - PIN# 26023N0039368 - AMT: \$1,293,237.00 - TO: Kings Bay YM -YVHA Inc., 3495 Nostrand Avenue, Brooklyn, NY 11229-5131.

☛ jy28

COMPASS PROGRAMS - Negotiated Acquisition - Other - PIN# 26023N0039331 - AMT: \$943,755.00 - TO: Brienzas Educare Inc., 8696 18th Avenue, Brooklyn, NY 11214.

☛ jy28

COMPASS PROGRAMS - Negotiated Acquisition - Other - PIN# 26023N0039131 - AMT: \$1,668,840.00 - TO: South Asian Youth Action Saya Inc., 54-05 Seabury Street, Elmhurst, NY 11373.

☛ jy28

COMPASS PROGRAM - Negotiated Acquisition - Other - PIN# 26023N0039042 - AMT: \$1,378,305.00 - TO: Sesame Flyers International Inc., 3510 Church Avenue, Brooklyn, NY 11203-2804.

☛ jy28

COMPASS PROGRAM - Negotiated Acquisition - Other - PIN# 26023N0039112 - AMT: \$2,781,783.00 - TO: Community Association of Progressive Dominicians I, 300 East 175th Street, Bronx, NY 10457.

☛ jy28

COMPASS PROGRAM - Negotiated Acquisition - Other - PIN# 26023N0039266 - AMT: \$1,767,405.00 - TO: Neighborhood Initiatives Development Corporation, 2160 Matthews Avenue, Suite N, Bronx, NY 10462.

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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 OR VIA PHONE AT (212) 298-0734. 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.



ENVIRONMENTAL PROTECTION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Public Hearing will be held at the Department of Environmental Protection Offices, 59-17 Junction Boulevard, Flushing, NY 11373 on August 10, 2023, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Department of Environmental Protection and TECHNICO Consult, Inc., 4 Penn Plaza, Suite 1000, New York, NY 10122 for OB-134-CM: Construction Management Services for the Oakwood Beach Wastewater Resource Recovery Facility. The Contract term shall be 2,461 consecutive calendar days from the date of the written notice to proceed. The Contract amount shall be \$13,826,710.68—Location: Borough of Staten Island, EPIN: 82623P0034.

IN THE MATTER OF a proposed contract between the Department of Environmental Protection and the Ramboll Americas Engineering Solutions, Inc., 333 West Washington Street, Syracuse, NY 13202, for PS-324 CM: Construction Management Services for Construction and Closeout Phases for the Reconstruction of Canal Street Pumping Station. The Contract term shall be 1,231 consecutive calendar days from the date of the written notice to proceed. The Contract amount shall be \$4,688,819.00—Location: Borough of Manhattan: EPIN: 82623P0016.

IN THE MATTER OF a proposed contract between the Department of Environmental Protection and the AECOM USA, Inc., 605 3rd Avenue, New York, NY 10158 for CSO-GC-SFS-CM OH CP2: Construction Management Services for the Excavation and Below Grade Construction of the OH-007 CSO Abatement Facility at Gowanus Canal. The contract term shall be 1,405 consecutive calendar days from the date of the written notice to proceed. The contract amount shall be \$21,293,898.58—Location: Borough of Brooklyn: EPIN: 82623P0026.

These contracts were selected as a Competitive Sealed Proposal pursuant to Section 3-03 of the PPB Rules

Note: Individuals requesting Sign Language Interpreters should contact Ms. Jeanne Schreiber, Office of the ACCO, 59-17 Junction Boulevard, 17th Floor, Flushing, New York 11373, (718) 595-3456, jschreiber@dep.nyc.gov no later than FIVE (5) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.



☛ jy28

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Friday, August 11, 2023, at 10:00 AM. The Public Hearing will be held via Conference Call. Call-in #: 1-917-410-4077, ACCESS CODE: 452 865 787.

IN THE MATTER OF a Purchase Order/Contract between the New York City Department of Information Technology and Telecommunications and Mobility Capital Finance Inc, DBA MoCaFi located 1 Washington Park, 7th Floor Newark, New Jersey 07102 for Staffing and Consultant Support for CEC. The amount of this Purchase Order/Contract will be \$267,500.00.

The term will be from 07/01/2023 – 06/30/2024. CB 2, Brooklyn. PIN #: 20230510376, E-PIN #: 85824W0015001.

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 1-917-410-4077, ACCESS CODE: 452 865 787 no later than 9:55 AM.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DoITT does not receive, by August 03, 2023, from any individual a written request to speak at this hearing, then DoITT need not conduct this hearing. Written notice should be sent to Danielle DiMaggio, NYC DoITT, via email to ddimaggio@oti.nyc.gov.

☛ jy28

THIS PUBLIC HEARING HAS BEEN CANCELED

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Friday, August 4, 2023, at 10:00 AM. The Public Hearing will be held via Conference Call. Call-in #: 1-917-410-4077, ACCESS CODE: 401 427 248.

IN THE MATTER OF a Purchase Order/Contract between the New York City Department of Information Technology and Telecommunications and Raj Somas DBA RUSD Solutions located PO Box 404, Tappan, New York 10983 for Elasticsearch License Renewal. The amount of this Purchase Order/Contract will be \$ 732,860.00.

The term will be from 06/30/2023 – 07/12/2024. CB 2, Brooklyn. PIN #: 20230550039, E-PIN #: 85824W0012001.

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 1-917-410-4077, ACCESS CODE: 401 427 248 no later than 9:55 AM.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DoITT does not receive, by July 27, 2023, from any individual a written request to speak at this hearing, then DoITT need not conduct this hearing. Written notice should be sent to Joney Mai, NYC DoITT, via email to JMai@oti.nyc.gov.

✉ jy28

AGENCY RULES

BUILDINGS

■ NOTICE

Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? The Department of Buildings (DOB) is proposing to amend its rules to add language regarding initial observation of parking structures.

When and where is the hearing? DOB will hold a public hearing on the proposed rule online. The public hearing will take place at 11am on 8/30/23.

- **Join through Internet – Desktop app:**

To join the hearing via your browser either click on the following URL link or copy and paste it into your browser's address bar. Then follow the prompts to either continue using the browser or download/open the Teams desktop app.

<https://tinyurl.com/parkingstructuresaug2023>

Enter your name when prompted and click the **“Join now”** button. If you don't have computer audio or prefer to phone in for audio, select **“Phone audio”** under **“Other join options”** then click the **“Join now”** button. You will first be placed in a waiting status in the virtual lobby, then be admitted when the hearing begins. If you are using phone audio then follow the dial-in instructions when prompted.

If you have low bandwidth or inconsistent Internet connection, we suggest you use the Phone audio option for the hearing. This will reduce the possibility of dropped audio and stutters.

- **Join through Internet - Smartphone app:**

To join using the Microsoft Teams app on your smartphone, click on the following URL link from your phone to automatically open the Teams app. Note that the Microsoft Teams app must already be installed on your smartphone. It is available for free both in the Apple Store and Google Play.

<https://tinyurl.com/parkingstructuresaug2023>

When prompted select **“Join meeting”**. Type your name and then select **“Join meeting”** again. You will first be placed in a waiting status in the virtual lobby, then be admitted when the hearing begins.

Alternatively, open the Teams app and select **“Join a meeting”**. Signing in with an account is not required. Type your name, the following Meeting ID and Passcode, then select **“Join meeting”**.

Meeting ID: 251 021 971 278

Passcode: YQD43j (Code is case sensitive)

- **Join via phone only:**

To join the meeting only by phone, use the following information to connect:

Phone: 646-893-7101

Phone Conference ID: 119 665 286#

You will first be placed in a waiting status in the virtual lobby, then be admitted when the hearing begins.

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

- **Website.** You can submit comments to the DOB through the NYC rules website at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to dobrules@buildings.nyc.gov.
- **Mail.** You can mail comments to the New York City Department of Buildings, Office of the General Counsel, 280 Broadway, 7th floor, New York, NY 10007.
- **Fax.** You can fax comments to the New York City Department of Buildings, Office of the General Counsel, at 212-566-3843.
- **Speaking at the hearing.** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up by emailing dobrules@buildings.nyc.gov by 8/23/23 and including your name and affiliation. While you will be given the opportunity during the hearing to indicate that you would like to provide comments, we prefer that you sign up in advance. You can speak for up to three minutes.

Is there a deadline to submit comments? Yes, you must submit comments by 8/30/23.

What if I need assistance to participate in the hearing? You must tell the Office of the General Counsel if you need a reasonable accommodation of a disability at the hearing. You can tell us by email at dobrules@buildings.nyc.gov. Advance notice is requested to allow sufficient time to arrange the accommodation. You must tell us by 8/16/23.

This location has the following accessibility option(s) available: Simultaneous transcription for people who are hearing impaired, and audio only access for those who are visually impaired.

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 all comments submitted online, copies of all written comments and a summary of oral comments concerning the proposed rule will be available to the public at the Office of the General Counsel and may be requested by email at dobrules@buildings.nyc.gov.

What authorizes DOB to make this rule? Sections 643 and 1043(a) of the New York City Charter and Section 28-103.16 and Article 323 of Title 28 of the Administrative Code of the City of New York authorize DOB to make this proposed rule. The rule was not included in the regulatory agenda for this Fiscal Year because it was not contemplated when DOB published the agenda.

Where can I find DOB's rules? DOB's rules are in Title 1 of the Rules of the City of New York.

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

Statement of Basis and Purpose of Proposed Rule

Local Law 126 of 2021 added a new Article 323 regarding periodic inspections of parking structures to Title 28 of the Administrative Code. Section 28-103.16 of the Administrative Code allows the Department to require additional inspections of existing buildings and structures to ascertain compliance with the provisions of the code.

Section 103-13 was added to Subchapter C of Chapter 100 of Title 1 of the Rules of the City of New York to implement the new requirements for parking structure inspections. A new section 103-16 is now proposed to be added to Subchapter C of Chapter 100 to require an additional inspection of those parking structures that must be inspected beginning January 1, 2024 or later pursuant to section 103-13.

In addition, an amendment to section 103-13 is being proposed to specify that a Qualified Parking Structure Inspector is to complete the inspection checklist required by Section 28-323.2 of the New York City Administrative Code.

The Department of Buildings' authority for these rules is found in sections 643 and 1043 of the New York City Charter and Section 28-103.16 and Article 323 of Title 28 of the New York City Administrative Code.

New material is underlined.

[Deleted material is in brackets.]

Asterisks (***) indicate unamended text.

“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. Paragraph (14) of subdivision (a) of section 101-07 of Subchapter A of Chapter 100 of Title 1 of the Rules of the City of New York is amended to read as follows:

(14) Qualified parking structure inspector. An engineer as defined in section 28-101.5 of the administrative code with three years of relevant experience with [parking]building structures.

§2. Paragraph (1) of subdivision (d) of section 103-13 of Subchapter C of Chapter 100 of Title 1 of the Rules of the City of New York is amended to read as follows:

(d) Annual observation. A building owner is responsible to have an annual observation performed in accordance with the provisions of section 28-323.4 of the Administrative Code. Such annual observation must be based on the checklist included in the most recent compliance report accepted by the Department and as described in section 28-323.2 of the Administrative Code.

(1) This checklist is to be completed annually by or under the direct supervision of [the owner or by a competent person] a QPSI on behalf of the owner each year after submission of the current cycle's report has been accepted and must be filed with the next cycle's report.

§3. Subchapter C of Chapter 100 of Title 1 of the Rules of the City of New York is amended by adding a new section 103-16 to read as follows:

§103-16 Initial observation of parking structures.

(a) Prior to the first required condition assessment of a parking structure required by Article 323 of Chapter 3 of Title 28 of the Administrative Code and section 103-13 of these rules, the owner of the building in which a parking structure is located and whose condition assessment report is due as set forth in item (B) or (C) of subparagraph (v) of paragraph (4) of subdivision (c) of section 103-13 of these rules, must have a one-time initial observation of the parking structure performed by or under the direct supervision of a qualified parking structure inspector ("QPSI"), as defined in section 101-07 of these rules. The results of such initial observation must be filed with the Department by August 1, 2024 on a form provided by the Department. Exception: Owners whose report is due as set forth in item (B) as previously referenced in this paragraph and who file an acceptable report by August 1, 2024 need not have this initial observation performed.

(b) The QPSI must apply a professional standard of care to assess the parking structure's condition and the individual building systems that comprise the parking structure including, but not limited to, the building's structural components, waterproofing systems, fire proofing and fire stopping systems, and wearing surfaces. The QPSI's observation must be based on the considerations of the type of construction of the parking structure, age of the material components, the parking structure's specific exposure to environmental conditions and the presence of specific details and appurtenances. The QPSI's observation must also take into account the structure's history of maintenance and repairs.

(c) The methods used to evaluate the parking structure in question must permit a complete examination of the parking structure.

(d) The QPSI must identify the most deleterious locations and perform examinations at those locations. If the QPSI finds any deficiencies, he/she must ascertain the cause of these and any other possible building defects detected and immediately notify the Department and the owner of the building in which the parking structure is located of any unsafe conditions.

(e) The results of this initial observation must be filed with the Department in a form and manner acceptable to the commissioner.

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

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

RULE TITLE: Amendment of Rules Relating to Inspection of Parking Structures

REFERENCE NUMBER: DOB-31

RULEMAKING AGENCY: Department of Buildings

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 July 17, 2023
Mayor's Office of Operations Date

**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: Amendment of Rules Relating to Inspection of Parking Structures

REFERENCE NUMBER: 2023 RG 042

RULEMAKING AGENCY: Department of Buildings

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 Date: July 17, 2023
Senior Counsel

Accessibility questions: Andrea Maggio, (212) 393-2085, amaggio@buildings.nyc.gov, by: Wednesday, August 16, 2023, 5:00 P.M.

• jy28

RENT GUIDELINES BOARD

■ NOTICE

**2023 Apartment & Loft Order #55
June 21, 2023**

Order Number 55 - Apartments and Lofts, rent levels for leases commencing **October 1, 2023** through **September 30, 2024**.

NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY VESTED IN THE NEW YORK CITY RENT GUIDELINES BOARD BY THE RENT STABILIZATION LAW OF 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended and implemented by Resolution No. 276 of 1974 of the New York City Council, and in accordance with the requirements of Section 1043 of the New York City Charter, that the Rent Guidelines Board (RGB) hereby **adopts** the following levels of fair rent increases over lawful rents charged and paid on **September 30, 2023**. These rent adjustments will apply to rent stabilized apartments with leases commencing on or after **October 1, 2023** and through **September 30, 2024**. Rent guidelines for loft units subject to Section 286 subdivision 7 of the Multiple Dwelling Law are also included in this order.

ADJUSTMENT FOR LEASES (APARTMENTS)

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

For a **one-year** lease commencing on or after **October 1, 2023** and on or before **September 30, 2024**: **3%**

For a **two-year** lease commencing on or after **October 1, 2023** and on or before **September 30, 2024**:

For the first year of the lease, **2.75%**; and

For the second year of the lease, **3.20%** of the amount

lawfully charged in the first year, excluding any increases other than the first-year guideline increase.

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

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

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

For **one-year** increase periods commencing on or after **October 1, 2023** and on or before **September 30, 2024**: **3%**

For **two-year** increase periods commencing on or after **October 1, 2023** and on or before **September 30, 2024**:

For the first year, **2.75%**; and

For the second year, **3.20%** of the amount lawfully charged in the first year, excluding any increases other than the first-year guideline increase.

FRACTIONAL TERMS

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

ESCALATOR CLAUSES

Where a lease for a dwelling unit in effect on May 31, 1968 or where a lease in effect on June 30, 1974 for a dwelling unit which became subject to the Rent Stabilization Law of 1969, by virtue of the Emergency Tenant Protection Act of 1974 and Resolution Number 276 of the New York City Council, contained an escalator clause for the increased costs of operation and such clause is still in effect, the lawful rent on **September 30, 2023** 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, 2023** from the existing lease and all subsequent leases for such dwelling unit, the increased rental, if any, due under such escalator clause shall be offset against the amount of increase authorized under this Order.

SPECIAL ADJUSTMENTS UNDER PRIOR ORDERS

All rent adjustments lawfully implemented and maintained under previous apartment orders and included in the base rent in effect on **September 30, 2023** shall continue to be included in the base rent for the purpose of computing subsequent rents adjusted pursuant to this Order.

SPECIAL GUIDELINE

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

For dwelling units subject to the Rent and Rehabilitation Law on **September 30, 2023**, which become vacant after **September 30, 2023**, the special guideline shall be **27%** above the maximum base rent.

DECONTROLLED UNITS

The permissible increase for decontrolled units as referenced in Order 3a, which become decontrolled after **September 30, 2023**, shall be **27%** above the maximum base rent.

CREDITS

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

STATEMENT OF BASIS AND PURPOSE

The Rent Guidelines Board is authorized to promulgate rent guidelines governing apartment units subject to the Rent Stabilization Law of 1969, as amended, and the Emergency Tenant Protection Act of 1974,

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

The Rent Guidelines Board is also authorized to promulgate rent guidelines for loft units subject to Section 286 subdivision 7 of the Multiple Dwelling Law. The purpose of the loft guidelines is to implement the public policy set forth in the Legislative Findings of Article 7-C of the Multiple Dwelling Law (Section 280).

Dated: June 21, 2023

/S/
Nestor Davidson, Chair
New York City Rent Guidelines Board

EXPLANATORY STATEMENT - APARTMENT ORDER #55

**Explanatory Statement and Findings of the Rent Guidelines Board
in Relation to 2023-24 Lease Increase Allowances for
Apartments and Lofts
under the Jurisdiction of the Rent Stabilization Law¹**

Summary of Order No. 55

The Rent Guidelines Board (RGB) by Order No. 55 has set the following maximum rent increases for leases effective on or after October 1, 2023 and on or before September 30, 2024 for apartments under its jurisdiction:

For a one-year lease commencing on or after October 1, 2023 and on or before September 30, 2024: **3%**

For a two-year lease commencing on or after October 1, 2023 and on or before September 30, 2024:

For the first year of the lease, **2.75%**; and

For the second year of the lease, **3.20%** of the amount lawfully charged in the first year, excluding any increases other than the first-year guideline increase.

Adjustments for Lofts

For Loft units to which these guidelines are applicable in accordance with Article 7-C of the Multiple Dwelling Law, the Board established the following maximum rent increases for increase periods commencing on or after October 1, 2023 and on or before September 30, 2024.

For one-year increase periods commencing on or after October 1, 2023 and on or before September 30, 2024: **3%**

For two-year increase periods commencing on or after October 1, 2023 and on or before September 30, 2024:

For the first year, **2.75%**; and

For the second year, **3.20%** of the amount lawfully charged in the first year, excluding any increases other than the first-year guideline increase.

These guidelines apply to all leases and increase periods. Therefore, consistent with guidance from New York State Homes and Community Renewal (HCR), the guidelines apply to vacant apartment and loft units that become occupied during the term of the Order, as well as to renewal leases or periods. No more than one guideline adjustment may be added during the guideline year governed by Order No. 55.

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

Special Guideline

Leases for units subject to rent control on September 30, 2023 that subsequently become vacant and then enter the stabilization system are not subject to the above adjustments. Such newly stabilized rents are subject to review by HCR. In order to aid HCR in this review, the Rent Guidelines Board has set a special guideline of 27% above the maximum base rent.

All rent adjustments lawfully implemented and maintained under previous apartment Orders and included in the base rent in effect on September 30, 2023 shall continue to be included in the base rent for the purpose of computing subsequent rents adjusted pursuant to this Order.

Background of Order No. 55

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

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

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

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

Material Considered by the Board

Order No. 55 was issued following seven in-person public meetings, one virtual public hearing, three in-person public hearings, the Board's review of written, oral, and video submissions provided by the public, and a review of research and memoranda prepared by the Board's staff. Approximately 265 written, oral, and video submissions were received by the Board from many individuals and organizations including public officials, tenants and tenant groups, and owners and owner groups. The Board members were provided with copies of public comments received by the June 15, 2023 deadline. All of the above listed documents were available for public inspection.

Open meetings of the Board were held following public notice on March 30, April 13, April 20, April 27, and May 25, 2023. On May 2, 2023, the Board adopted proposed rent guidelines for apartments, lofts, and hotels.

Public hearings were held in-person on June 5, June 12 and June 15, 2023, and a public hearing was held virtually June 13, 2023. The public hearings were held pursuant to Section 1043 of the New York City Charter and Section 26-510(h) of the New York City Administrative Code. Testimony on the proposed rent adjustments for rent-stabilized apartments and lofts was heard on June 5 from 5:15 p.m. to 10:45 p.m., June 12 from 5:20 p.m. to 8:05 p.m., June 13 from 5:05 p.m. to 8:05 p.m. and June 15 from 5:20 p.m. to 10:02 p.m. Testimony from members of the public speaking at these hearings was added to the public record. The Board heard testimony from approximately 238 apartment tenants and tenant representatives, 18 apartment owners and owner representatives, and 21 public officials. In addition, two speakers read into the record written testimony from a public official.

On June 21, 2023 the guidelines set forth in Order No. 55 were adopted.

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

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

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

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

- 2 The City of New York was under a state of emergency to address the threat and impacts of COVID-19 declared in Emergency Executive Order No. 98, dated March 12, 2020, and most recently extended for an additional 30 days by Emergency Executive Order No. 411, dated May 20, 2023. Pursuant to the Open Meetings Law, public bodies are authorized to meet remotely during a state of emergency that affects the Board's ability to meet in person, provided that the public has the ability to view such proceeding and that such meetings are recorded. Pursuant to that authority, the Board's June 13 public hearing was held virtually.

Meeting Date / Name	Affiliation
March 30, 2023:	<u>Staff presentations</u> <i>2023 Income and Expense Study</i>
April 13, 2023:	<u>Staff presentations</u> <i>2023 Income and Affordability Study</i>
1. Mike Edelman	<u>M&T Realty Capital Corporation</u> Group Vice President
April 20, 2023:	<u>Staff presentations</u> <i>2023 Price Index of Operating Costs</i> <i>2023 Mortgage Survey Report</i>
1. Lucy Joffe	<u>NYC Department of Housing Preservation and Development (HPD)</u> Assistant Commissioner
2. Robert Riggs	<u>Community Preservation Corporation (CDC)</u> Senior Vice President
April 27, 2023:	<u>Tenant group testimony:</u>
1. Leah Goodridge	Mobilization for Justice (MFJ)
2. Sam Stein	Community Service Society of New York (CSSNY)
3. Delsenia Glover	Tenants & Neighbors & Lenox Terrace Concerned Tenants Association
5. Chen Ren Ping	CAAAV: Organizing Asian Communities
6. Bleys La Pierre	Goddard Riverside Law Project
7. Brian J. Sullivan	MYF Legal Services
	<u>Owner group testimony:</u>
1. Michael Tobman	Rent Stabilization Association (RSA)
2. Kelly Farrell	Rent Stabilization Association (RSA)
3. Joseph Condon	Community Housing Improvement Program (CHIP)
4. Basha Gerhards	Real Estate Board of New York (REBNY)
5. Ann Korchak	Small Property Owners of New York (SPONY)
May 25, 2023:	<u>Staff presentations</u> <i>2023 Housing Supply Report</i> <i>Changes to the Rent Stabilized Housing Stock in New York City in 2022</i> <i>2023 Hotel Report</i>
1. Woody Pascal	<u>NYS Homes and Community Renewal (HCR)</u> Deputy Commissioner

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

Comments from tenants and tenant groups included:

“According to the most recent staff report (which covers income and expense data through 2021), because total rent collections have grown, owners have benefitted from a 49.9% rise in the value of net operating income since 1990 - after adjusting for inflation. Most of that increase can be attributed to various forms of deregulation from 1993 to 2019 – matters which were outside the RGB’s jurisdiction (as are any recent income losses due to the HSTPA of 2019). Still, much of the increase in income can be directly traced to rent guidelines adopted over a decade ago which exceeded amounts needed to protect owner incomes from the effects of inflation. As detailed in my prior submission, the RGB could have protected owner operating incomes from inflation by raising rents 203% since 1990. Instead, cumulative increases (including vacancy allowances) reached 220%. Those excesses are still included in base rents today.”

“I am writing to express my opposition to the proposed rent increases on rent stabilized apartments. As a resident of New York City, I have seen firsthand the impact that rising rental costs have on families and individuals, particularly those in low-income communities. Many residents in rent stabilized apartments are already struggling to make ends meet. On top of rising costs of living and stagnant wages, a rent increase would cause undue financial burden and stress for these families. It would also likely increase the number of residents who are forced to move out of their homes, disrupting communities and promoting gentrification.

Furthermore, it is important for the Rent Guidelines Board to consider the current economic climate...I urge the Rent Guidelines Board to

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

prioritize affordable housing and the needs of low- and moderate-income residents. Rather than imposing a rent increase, I encourage the Board to consider measures such as rent freezes or decreases that would provide much-needed relief to tenants.”

“Over half of rent-stabilized tenants pay more than 30% of their income in rent. This leads to nearly a quarter of rent-regulated tenants skipping medical care and meals, according to the Community Service Society’s 2022 Unheard Third Survey. The city’s Housing and Vacancy Survey shows that low-cost apartments are disappearing while more high-price units are being created. Between 2017 and 2021, the city lost 96,000 units with rents less than \$1,500. Median rent-stabilized household income was \$47,000, compared to \$62,960 for market-rate tenants. Community Service Society data show that 15% of all tenants (including 17% of low-income tenants and 23% of tenants with children under the age of 18) had been threatened with eviction in 2022. This was the highest level in the past 11 years. Following the end of the COVID eviction moratorium, non-payment eviction cases rose 167.8% to 88,510 cases in 2022. Homeless shelter population rose by 8%, the first rise after four years of decline.”

“Rent stabilized housing has been profitable for years; if it was so unprofitable, no prospective landlord in the market would choose to own it and those who own it would sell. Many rent stabilized tenants are already paying a large proportion (30% or more) of their income on rent: do you want to continue to drive the city (and Manhattan in particular) to become one where only the wealthy can afford to live? Last year’s rent increase was already large, and another large increase would be devastating to many families who are struggling to make ends meet.”

“The Board’s own data indicates that owners are doing well. The Income and Expense Study shows that owner net operating incomes are 49.9 percent higher than they were in 1990. On average, landlords of rent-stabilized buildings retained a monthly average of \$576 per rent-stabilized unit as pre-tax profit or for use in financing the building and improvements, equivalent to an estimated annual mean of \$322,300 per building. By contrast, over a third of all rent stabilized households pay more than 50 percent of their income toward rent. Simply put, tenants need relief. This year, the Board should freeze rents.”

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

Comments from owners and owner groups included:

“Yet again, we look at the Rent Guidelines data which grows more ominous each year. And each year, the Board ignores the economic data and continues to erode housing provider income. There is some magical thinking going on that refuses to connect rising costs to deteriorating housing stocks. The Board hears a lot from tenants how inflation is impacting them, yet ignores the impact of inflation on housing providers and their ability to remain stable and viable. We hear about how chronic under investment in NYCHA housing has resulted in a maintenance crisis, yet ignore those same forces and their impact on small property owners. At some point, both of these will collapse. If you are listening to tenants who complain about the impact of rising costs, why won’t you listen to small property owners who are subject to the same economic forces? We can survive one-time hits, but years of low/no increase well below PIOC data is pushing small property owners into a death spiral.”

“Since the passing of the Housing Stability Tenant Protection Act of 2019 and during the Covid-19 pandemic times and now, small property owners are individual small business owners that also need help to keep their buildings afloat and in good condition. Many insist that property owners should bear the significant brunt of the economic downside and the current inflation climate. Small property owners are hurting because the rent stabilized rents are too low and do not cover the cost of maintaining those regulated apartments. Low rents do not pay for the ever-increasing building expenses which means property owners must subsidize tenants. Despite the low rents, owners are still required to pay the bills to maintain their properties.”

“Owners of stabilized buildings and apartments are the private providers of a public benefit. They are the largest segment of New York City’s affordable housing. RGB increases are the only remaining viable mechanism for maintaining the economic life of this largest segment of New York City’s affordable housing. As indicated by the RGB’s own data, the preliminary increase ranges voted on by this body are insufficient to maintain the majority of New York City’s aging stabilized building stock. Having said that, RSA’s diverse membership respectfully insists that increases at the top of the decided upon ranges are absolutely necessary to preserve and maintain apartments and buildings that are nearing, and many past, one hundred years old.”

“I have been a small landlord in Little Italy in Manhattan for over 20

years. The rent laws passed in June 2019 decimated my business and income. My buildings are over 80% rent stabilized with many rents below \$500 a month. There is no upside in any of these units anymore and they cost more to run on a monthly basis than we take in, but somehow my real estate taxes go up 10% a year (the same for insurance). Income capped and expenses rising year after year is a bad recipe for building owners and tax receipts for the city.”

“On the expense side, property taxes continue to be the top expense for owners, while fuel and insurance rates are the top drivers for expense growth. Fuel costs have continued to increase into 2022 and have risen on average 40% since 2019. Fuel costs are higher on a per unit basis for buildings with 11-19 units, which have seen costs rise 59%. Insurance costs continue to increase into 2022, rising on average 53% since 2019. Buildings with 11-19 units had the highest increase in insurance costs with a 78% increase, followed by buildings with 20-99 units that had insurance costs increase 71%. The increases in insurance reflect the risk in operating and maintaining rental housing in New York City, inclusive of unpaid rental arrears, the cost of regulatory compliance, and financing and debt risk.”

Selected Excerpts from Oral and Written Testimony from Public Officials⁵

Comments from public officials included:

“In 2023, tenants are facing the largest proposed rent-hikes in almost a decade. More than a third of rent-stabilized tenants are already categorized as “severely rent-burdened” under federal guidelines, meaning they pay over 50% of their income on rent. While the median rent in Manhattan has surpassed \$4,100, the median income for rent-stabilized tenants has stagnated at \$47,000. As a result, Manhattan renters are some of the most vulnerable to soaring housing costs.”

“As members of the Rent Guidelines Board, you are contemplating rent increases of 4% for one-year renewals and 7% for two-year renewals. But I urge you to recognize that these increases are not manageable for working class tenants as we continue to recover from the pandemic’s economic impact and the current inflation rates. I represent the District in the Bronx with the second highest eviction filing rate in the state since the COVID-19 eviction moratorium expired and the emergency rent assistance program closed. Increases as high as 7% will devastate families who are already struggling with rent as their largest expenditure and put many more at risk of eviction and homelessness. Landlords are charging record high rents and continue to profit from their tenants while most of them pay more than a third of their income towards rent and oftentimes more than half...The decisions that you make will impact the affordability of homes for rent-regulated tenants and further impacting tenants and market rate units who are being pushed out due to rising prices. Bottom line is as members of this Board, you have the power to ensure that millions of New York families are able to stay in their homes and hit the brakes on a worsening housing crisis by voting against these proposed rent increases.”

“As the representatives of our boroughs, we write jointly to oppose the proposed rent hikes that you are considering. Access to safe, quality, and affordable housing is a fundamental right. The rent stabilization system is one of the cornerstones of affordable housing in our city. It has proven to be a lifeline to help working- and middle-class families remain in their homes and in their neighborhoods. Over the past year, our city has faced multiple challenges relating to housing and helping our fellow New Yorkers stay in their homes. With the end of the COVID-19 emergency, we have seen the resumption of evictions through housing court. Evictions devastate families, and most evictions in our city stem from high housing costs and an inability to pay rent. The rent increases the Board is reviewing would result in more evictions – many New Yorkers will simply be unable to afford to pay these higher rents.”

“As an elected official and former housing attorney representing low-income tenants, I strongly urge you to vote against any proposed rent increases for rent-stabilized tenants. Last year, this board imposed the highest increase in a decade on tenants that already could not afford the rents. Inflation continues to put a strain on New Yorkers economically, especially for lower income tenants. It would be unconscionable for the Rent Guidelines Board (RGB) to approve rent increases as high as 7% in such economically difficult times. In addition, the RGB relies on data from 2021, which should not be grounds to raise rents on today’s rent stabilized tenants. As I mentioned previously, inflation has persisted in the interceding two years, and more updated economic information is available. Even further, according to RGB’s own Affordability study from this year, most New Yorkers are rent-burdened.”

“Even if the rent increases ultimately approved are at the low end of the proposed ranges, I have serious concerns about what this decision

4 Sources: Submissions by owner groups and testimony by owners

5 Sources: Submissions by public officials.

would mean for the more than 1 million low-, moderate, and middle-income rent-stabilized tenants in New York City who already are facing unprecedented rent burdens. Over the past three decades, the Rent Guidelines Board (RGB) has approved rent increases that dramatically outpaced both building owners' expenses and tenants' incomes. I fear that a drastic increase will lead to further hardships, and evictions, for tens of thousands of households who are already having great difficulty paying their current rents."

FINDINGS OF THE RENT GUIDELINES BOARD

Rent Guidelines Board Research

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

1. *2023 Income and Expense Study*, March 2023 (based on income and expense data provided by the Finance Department, the *Income and Expense Study* measures rents, operating costs and net operating income in rent stabilized buildings);
2. *2023 Mortgage Survey Report*, April 2023 (an evaluation of recent underwriting practices, financial availability and terms, and lending criteria);
3. *2023 Income and Affordability Study*, April 2023 (including employment trends, housing court actions, changes in eligibility requirements and public benefit levels in New York City);
4. *2023 Price Index of Operating Costs*, April 2023 (measuring the price change for a market basket of goods and services which are used in the operation and maintenance of stabilized hotels);
5. *2023 Housing Supply Report*, May 2023 (including information new housing construction measured by certificates of occupancy in new buildings and units authorized by new building permits, tax abatement and exemption programs, and cooperative and condominium conversion and construction activities in New York City); and
6. *Changes to the Rent Stabilized Housing Stock in NYC in 2022*, May 2023 (quantifying events that lead to additions to and subtractions from the rent stabilized housing stock).

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

2023 Price Index of Operating Costs for Rent Stabilized Apartment Units in New York City

This year, the PIOC for all rent stabilized apartments increased by 8.1%. Increases occurred in all seven of the PIOC components. Taxes, which carries the highest weight in this year's Index, increased 7.7%. The largest proportional increase was seen in Fuel (19.9%), followed by Insurance (12.9%), Maintenance (9.4%), and Utilities (8.8%). More moderate increases were seen in Administrative Costs (3.3%) and Labor Costs (2.9%). The growth in the Consumer Price Index (CPI), which measures inflation in a wide range of consumer goods and services was lower than the PIOC, rising 6.2% during this same time period.⁶ See the table on this page for changes in costs and prices for buildings that contain rent stabilized apartments from 2022-2023.

The "Core" PIOC, which excludes changes in fuel oil, natural gas and steam costs used for heating buildings, is useful for analyzing long-term inflationary trends. The Core PIOC rose by 7.2% this year and was lower than the overall PIOC due to the exclusion of costs in the Fuel component, which rose 19.9%. The PIOC for hotels increased 8.3%, while apartments heated by gas increased by 8.0%, and those heated by oil increased by 9.0%. In a methodological change, the PIOC now examines change in costs by building age based on those constructed prior to 1974, or on or after January 1, 1974, rather than pre-1947 and post-1946. The PIOC for Pre-1974 and Post-1973 buildings were nearly the same rising 8.2% and 8.1% respectively.

Table 1

2022-23 Percentage Changes in Components of the Price Index of Operating Costs for Rent Stabilized Apartment Houses in New York City ⁷	
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6 The average CPI for All Urban Consumers, New York-Northeastern New Jersey for the year from March 2022 to February 2023 (313.2) compared to the average for the year from March 2021 to February 2022 (294.7) rose by 6.2%. This is the latest available CPI data and is roughly analogous to the 'PIOC year.'

7 Totals may not add due to weighting and rounding.

Component	Expenditure Weights	2022-23 Percentage Change	2022-23 Weighted Percentage Change
Taxes	29.57%	7.69%	2.27%
Labor Costs	12.78%	2.89%	0.37%
Fuel Oil	7.03%	19.86%	1.40%
Utilities	10.82%	8.80%	0.95%
Maintenance	18.40%	9.44%	1.74%
Administrative Costs	14.38%	3.29%	0.47%
Insurance Costs	7.02%	12.92%	0.91%
All Items	100%	-	8.11%

Source: 2023 Price Index of Operating Costs.

Local Law 63/Income & Expense Review

The sample size for the Income and Expense (I&E) Study is 14,904 properties containing 695,098 units. This is the 31st year that staff has been able to obtain longitudinal data in addition to cross-sectional data. The RGB staff found the following average monthly (per unit) operating and maintenance (O&M) costs in 2022 Real Property Income and Expense (RPIE) statements for the year 2021:

Table 2

2021 Average Monthly Operating and Maintenance Costs Per Unit			
	Pre '74	Post '73	All Stabilized
Total	\$1,059	\$1,228	\$1,091

Source: 2023 Income and Expense Study, from 2022 Real Property Income and Expense filings for 2021, NYC Department of Finance.

In 1992, the NYC Department of Finance (DOF) and RGB staff tested RPIE expense data for accuracy. Initial examinations found that most "miscellaneous" costs were administrative or maintenance costs, while 15% were not valid business expenses. Further audits on the revenues and expenses of 46 rent stabilized properties revealed that O&M costs stated in RPIE filings were generally inflated by about 8%.

The annual I&E Study has always reported both unaudited O&M expenses, and well as audited expenses (with O&M costs adjusted downwards as based on the results of the 1992 audit). However, since the original audit was conducted over thirty years ago and included a limited number of properties, staff will now begin using an alternate methodology to adjust O&M expenses. The RPIE data provided to the RGB by DOF includes records that have had income and expenses adjusted by DOF when they consider these figures to be outside of what is reasonable as part of their assessment valuations, including adjustments to expense ratios and vacancy rates. For the first time, staff also requested the subset of his data that includes only those properties where no adjustments have been deemed necessary. To calculate an adjustment in costs, staff calculated the difference between the weighted average operating costs among buildings that did not have any DOF assessment adjustments and compared it to the weighted average operating costs found in the main data set. While not a perfect replacement for an updated audit, RGB staff believes it is a more accurate adjustment because it uses current expense data. Average costs among the main data set were 4.94 percentage points larger than among the non-adjusted building data set. Therefore, this year's new cost adjustment reduces expenses by 4.94%. Adjustment of the 2021 RPIE O&M cost (\$1,091) by the results of this year's cost adjustment results in an average monthly O&M cost of \$1,037. As a result, the following relationship between operating costs and residential rental income was suggested by the Local Law 63 data:

Table 2(a)

2021 Operating Cost to Rent/Income Ratio with Adjusted Costs					
	Adjusted O&M Costs ⁸	Rent	O&M to Rent Ratio	Income	O&M to Income Ratio

8 Overall O&M expenses were adjusted as described above. The unadjusted O&M to Rent ratio would be 0.730. The unadjusted O&M to Income ratio would be 0.654.

All stabilized	\$1,037	\$1,495	0.694	\$1,667	0.622
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Source: 2023 Income and Expense Study, from 2022 Real Property Income and Expense filings for 2021, NYC Department of Finance.

On April 25, 2023, the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2023 Income and Expense Study. The memo follows:

[START OF MEMO]

Board members asked RGB staff to prepare data that details the change in rent, income, costs, and NOI from 2020 to 2021 based on the proportion of stabilized units in a building as well as whether the building was constructed before 1974 or after 1973. Table 1 examines Pre-1974 buildings, and Table 2 examines Post-1973 buildings. Each table also breaks down data based on building location.

**Table 1
Average Change in Rent, Income, Costs and NOI by Proportion of a Building's Stabilized Units, 2020-21
Pre-1974 Buildings**

	Avg. Rent Change	Avg. Income Change	Avg. Cost Change	Avg. NOI Change
Citywide*	-0.6%	0.2%	5.2%	-10.1%
50%+ Stabilized	0.2%	1.1%	5.6%	-8.1%
80%+ Stabilized	0.8%	1.6%	5.2%	-5.9%
100% Stabilized	1.7%	2.2%	5.3%	-4.4%
Manhattan*	-4.6%	-3.2%	4.9%	-20.7%
50%+ Stabilized	-3.3%	-1.7%	6.3%	-18.1%
80%+ Stabilized	-3.2%	-1.4%	5.4%	-15.2%
100% Stabilized	-0.8%	-0.2%	6.2%	-13.1%
Bronx*	2.9%	3.7%	6.1%	-1.7%
50%+ Stabilized	2.6%	3.5%	5.9%	-1.7%
80%+ Stabilized	2.6%	3.5%	5.9%	-1.7%
100% Stabilized	2.8%	3.4%	5.8%	-2.0%
Brooklyn*	0.8%	1.3%	4.6%	-5.0%
50%+ Stabilized	1.0%	1.5%	4.6%	-4.5%
80%+ Stabilized	1.1%	1.5%	4.3%	-3.9%
100% Stabilized	1.4%	1.6%	4.2%	-3.3%
Queens*	0.4%	1.0%	5.4%	-7.5%
50%+ Stabilized	0.3%	0.7%	5.4%	-8.5%
80%+ Stabilized	0.7%	1.3%	5.3%	-6.8%
100% Stabilized	1.4%	1.9%	5.3%	-4.8%
Staten Island*	3.0%	3.8%	2.6%	35.5%
50%+ Stabilized	0.8%	1.6%	4.4%	-4.0%
80%+ Stabilized	0.9%	1.8%	4.0%	-2.8%
Core Manhattan*	-5.6%	-4.5%	4.1%	-23.3%
50%+ Stabilized	-4.6%	-3.8%	6.3%	-23.7%
80%+ Stabilized	-5.1%	-4.9%	4.0%	-21.3%
100% Stabilized	-0.2%	-2.7%	4.7%	-16.7%
Upper Manhattan*	-3.0%	-1.1%	6.1%	-16.5%
50%+ Stabilized	-2.3%	-0.1%	6.3%	-13.7%
80%+ Stabilized	-2.5%	-0.1%	6.0%	-12.8%
100% Stabilized	-1.0%	0.7%	6.7%	-11.9%

City w/o Core Manhattan*	0.7%	1.5%	5.5%	-6.6%
50%+ Stabilized	0.8%	1.7%	5.5%	-6.1%
80%+ Stabilized	1.0%	1.9%	5.3%	-5.1%
100% Stabilized	1.8%	2.4%	5.3%	-3.9%

Source: NYC Department of Finance, RPIE Filings

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

Note: There were too few 100% stabilized Pre-1974 buildings on Staten Island.

**Table 2
Average Change in Rent, Income, Costs and NOI by Proportion of a Building's Stabilized Units, 2020-21
Post-1973 Buildings**

	Avg. Rent Change	Avg. Income Change	Avg. Cost Change	Avg. NOI Change
Citywide*	-2.6%	-1.3%	5.5%	-7.5%
50%+ Stabilized	-3.2%	-2.0%	7.4%	-9.3%
80%+ Stabilized	-3.0%	-1.6%	7.6%	-8.7%
100% Stabilized	-0.1%	1.1%	6.6%	-3.1%
Manhattan*	-5.9%	-4.1%	6.2%	-16.8%
50%+ Stabilized	-7.5%	-5.7%	10.0%	-20.0%
80%+ Stabilized	-7.7%	-5.7%	10.7%	-20.3%
100% Stabilized	-3.0%	-2.6%	6.8%	-13.8%
Bronx*	-0.1%	0.5%	3.8%	-2.4%
50%+ Stabilized	-0.2%	0.4%	3.7%	-2.5%
80%+ Stabilized	-0.1%	0.5%	3.8%	-2.4%
100% Stabilized	1.0%	1.6%	5.0%	-1.4%
Brooklyn*	1.2%	2.6%	7.8%	-0.4%
50%+ Stabilized	1.0%	2.6%	8.8%	-1.0%
80%+ Stabilized	0.9%	2.5%	8.8%	-1.1%
100% Stabilized	0.2%	2.3%	7.3%	-0.6%
Queens*	-2.7%	-2.0%	-0.5%	-3.3%
50%+ Stabilized	-3.6%	-3.1%	0.0%	-5.5%
80%+ Stabilized	-3.3%	-2.8%	0.8%	-5.5%
100% Stabilized	-0.6%	0.5%	8.4%	-5.3%
Core Manhattan*	-6.6%	-5.4%	4.6%	-18.5%
50%+ Stabilized	-7.4%	-6.6%	8.2%	-20.5%
80%+ Stabilized	-7.6%	-6.8%	8.0%	-20.7%
100% Stabilized	-2.5%	-3.0%	7.3%	-16.8%
Upper Manhattan*	-1.6%	2.6%	16.3%	-9.8%
50%+ Stabilized	-7.8%	-2.2%	18.7%	-18.1%
80%+ Stabilized	-8.1%	-2.4%	19.6%	-19.1%
100% Stabilized	-4.6%	-1.0%	4.6%	-5.8%
City w/o Core Manhattan*	-0.2%	1.3%	6.3%	-2.2%
50%+ Stabilized	-1.2%	0.4%	6.9%	-4.2%
80%+ Stabilized	-1.2%	0.5%	7.5%	-4.4%
100% Stabilized	0.2%	1.7%	6.4%	-1.6%

Source: NYC Department of Finance, RPIE Filings

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

Note: There were too few Post-1973 buildings on Staten Island.

[END OF MEMO]

On June 1, 2023, the staff of the Rent Guidelines Board released a second memo to Board members with additional information concerning the 2023 Income and Expense Study. The memo follows:

[START OF MEMO]

Last year, RGB staff distributed a memo analyzing data from the NYC Department of Finance of buildings constructed before 1974. This year's I&E Study added comparisons between pre-1974 and post-1973 buildings, and this memo further compares additional select pre-1974 data. To simplify the comparison, buildings are grouped into these four categories:

- Buildings that contain at least one stabilized unit (all years and pre-1974 only)
- Buildings where 50% or more of residential units are stabilized (pre-1974 only)
- Buildings where 80% or more of residential units are stabilized (pre-1974 only)
- Buildings where 100% of residential units are stabilized (all years and pre-1974 only)

These groupings are also broken down by location as well.

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

Location of Buildings by Stabilized Proportion

Table 1 illustrates the proportion of buildings of any age that are entirely rent stabilized (100% stabilized); pre-1974 50% or more stabilized; pre-1974 80% or more stabilized; and pre-1974 100% stabilized. Only Core Manhattan and Staten Island see a difference of more than one percentage point between proportions of 100% stabilized buildings of any age and those 100% stabilized buildings constructed before 1974.

Table 1

	100% Stabilized (All Years)	50% Stabilized (Pre-1974 Buildings Only)	80% Stabilized (Pre-1974 Buildings Only)	100% Stabilized (Pre-1974 Buildings Only)
Percentage of Buildings, by Stabilized Proportion				
Citywide	53%	65%	57%	49%
<i>Manhattan</i>	28%	46%	34%	27%
<i>Bronx</i>	76%	83%	81%	76%
<i>Brooklyn</i>	66%	77%	72%	65%
<i>Queens</i>	50%	77%	66%	49%
<i>Staten Island*</i>	52%	65%	61%	46%
<i>Core Manhattan</i>	16%	32%	18%	1%
<i>Upper Manhattan</i>	51%	76%	65%	50%
<i>City w/o Core Manhattan</i>	68%	78%	72%	67%

Source: NYC Department of Finance, RPIE Filings
 Note that there are only 83 buildings of any year, and only 69 pre-1974 buildings, that contain at least one rent stabilized unit in Staten Island. Core Manhattan represents the area south of W 110th and E 96th Streets. Upper Manhattan is the remainder of the borough.

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

Table 2 examines average rent, income, costs, and NOI in 2021 per unit per month by location among buildings of any age and compares them to pre-1974 buildings. Looking at 100% stabilized buildings in Core Manhattan, NOI is \$537 in pre-74 buildings, compared to \$693 among buildings of all ages, a \$156 difference. By comparison, among 100% stabilized buildings in the rest of the City, NOI is \$378 in pre-74 buildings, compared to \$456 among buildings of all ages, a \$78 difference.

Table 2

	Rent	Income	Costs	NOI
Citywide All Years*	\$1,495	\$1,667	\$1,091	\$576
Pre-74*	\$1,343	\$1,495	\$1,059	\$436
50% Stabilized Pre-74	\$1,263	\$1,403	\$983	\$419
80% Stabilized Pre-74	\$1,214	\$1,339	\$931	\$408
100% Stabilized All Years	\$1,240	\$1,370	\$899	\$470
100% Stabilized Pre-74	\$1,168	\$1,290	\$900	\$390
Manhattan All Years*	\$1,913	\$2,245	\$1,560	\$685
Pre-74*	\$1,664	\$1,957	\$1,448	\$509
50% Stabilized Pre-74	\$1,423	\$1,687	\$1,227	\$460
80% Stabilized Pre-74	\$1,290	\$1,526	\$1,091	\$435
100% Stabilized All Years	\$1,377	\$1,636	\$1,133	\$503
100% Stabilized Pre-74	\$1,261	\$1,505	\$1,077	\$429
Bronx All Years*	\$1,495	\$1,667	\$1,091	\$413
Pre-74*	\$1,100	\$1,222	\$865	\$357
50% Stabilized Pre-74	\$1,100	\$1,234	\$867	\$367
80% Stabilized Pre-74	\$1,093	\$1,226	\$863	\$363
100% Stabilized All Years	\$1,097	\$1,232	837	\$395
100% Stabilized Pre-74	\$1,078	\$1,212	\$858	\$355
Brooklyn All Years*	\$1,495	\$1,667	\$1,091	\$663
Pre-74*	\$1,278	\$1,362	\$925	\$436
50% Stabilized Pre-74	\$1,266	\$1,351	\$914	\$437
80% Stabilized Pre-74	\$1,247	\$1,329	\$896	\$432
100% Stabilized All Years	\$1,380	\$1,473	\$899	\$575
100% Stabilized Pre-74	\$1,232	\$1,312	\$887	\$425
Queens All Years*	\$1,439	\$1,537	\$996	\$541
Pre-74*	\$1,360	\$1,453	\$1,001	\$452
50% Stabilized Pre-74	\$1,357	\$1,444	\$1,006	\$437
80% Stabilized Pre-74	\$1,332	\$1,416	\$984	\$432
100% Stabilized All Years	\$1,380	\$1,473	\$899	\$575
100% Stabilized Pre-74	\$1,262	\$1,334	\$931	\$403

Staten Island All Years*	\$1,041	\$1,173	\$774	\$399
Pre-74*	\$1,180	\$1,341	\$896	\$445
50% Stabilized Pre-74	\$1,130	\$1,297	\$895	\$402
80% Stabilized Pre-74	\$1,110	\$1,279	\$883	\$396
100% Stabilized All Years	\$931	\$946	\$654	\$293
100% Stabilized Pre-74	\$1,067	\$1,083	\$760	\$323
Core Manhattan All Years*	\$2,356	\$2,746	\$1,918	\$828
Pre-74*	\$2,048	\$2,428	\$1,818	\$610
50% Stabilized Pre-74	\$1,750	\$2,089	\$1,529	\$560
80% Stabilized Pre-74	\$1,582	\$1,868	\$1,325	\$544
100% Stabilized All Years	\$1,789	\$2,119	\$1,427	\$693
100% Stabilized Pre-74	\$1,525	\$1,820	\$1,283	\$537
Upper Manhattan All Years*	\$1,358	\$1,617	\$1,112	\$505
Pre-74*	\$1,297	\$1,507	\$1,096	\$412
50% Stabilized Pre-74	\$1,257	\$1,482	\$1,073	\$409
80% Stabilized Pre-74	\$1,213	\$1,436	\$1,030	\$407
100% Stabilized All Years	\$1,227	\$1,461	\$1,027	\$434
100% Stabilized Pre-74	\$1,195	\$1,427	\$1,025	\$402
City w/o Core Man All Years*	\$1,337	\$1,463	\$940	\$523
Pre-74*	\$1,238	\$1,349	\$948	\$401
50% Stabilized Pre-74	\$1,228	\$1,343	\$941	\$402
80% Stabilized Pre-74	\$1,200	\$1,317	\$918	\$398
100% Stabilized All Years	\$1,224	\$1,338	\$882	\$456
100% Stabilized Pre-74	\$1,161	\$1,269	\$891	\$378

Source: NYC Department of Finance, RPIE Filings
 *All buildings that contain at least one rent stabilized unit in row.
 Note: There are only 83 buildings of any year, and only 69 pre-1974 buildings, that contain at least one rent stabilized unit in Staten Island.

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

Table 3 breaks down the adjusted and unadjusted cost-to-income ratios in 2021 by Citywide, Core Manhattan, and the City excluding Core Manhattan among buildings containing stabilized units of all ages and compares them to pre-1974 buildings.

Examining all pre-74 buildings containing at least one stabilized unit vs. 100% stabilized pre-74 buildings, there is a greater difference in Core Manhattan compared to the rest of the City. For example, in Core Manhattan, the adjusted cost-to-income ratio is 71.2% among all pre-74 buildings and 67.0% among 100% stabilized pre-74 buildings, a 4.2 percentage point difference. Meanwhile, in the rest of the City, the adjusted cost-to-income ratio is 66.8% among all pre-1974 buildings and 66.7% among 100% stabilized pre-74 buildings, a minimal 0.1 percentage point difference.

Table 3

	All Buildings Containing Stabilized Units	All Buildings Containing Stabilized Units (Pre-1974 Buildings Only)	50% Stabilized (Pre-1974 Buildings Only)	80% Stabilized (Pre-1974 Buildings Only)	100% Stabilized	100% Stabilized (Pre-1974 Buildings Only)
Adjusted Cost-to-Income Ratios						
Citywide	62.2%	67.4%	66.6%	66.1%	62.4%	66.3%
Core Manhattan	66.4%	71.2%	69.6%	67.4%	64.0%	67.0%
City w/o Core Manhattan	61.1%	66.8%	66.6%	66.3%	62.7%	66.7%
Unadjusted Cost-to-Income Ratios						
Citywide	65.4%	70.9%	70.1%	69.5%	65.7%	69.8%
Core Manhattan	69.8%	74.9%	73.2%	70.9%	67.3%	70.5%
City w/o Core Manhattan	64.3%	70.3%	70.1%	69.8%	65.9%	70.2%

Source: NYC Department of Finance, RPIE Filings

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

Table 4 breaks down average longitudinal rent, income, costs, and NOI changes from 2020 to 2021 per unit per month, by location among buildings of any age and compares them to pre-1974 buildings. Among all pre-74 vs 100% stabilized pre-74 buildings, there was a greater difference in the change in NOI among Core Manhattan buildings, compared to the rest of the City. In all pre-74 Core Manhattan buildings, NOI fell 23.3%, while among 100% pre-74 stabilized buildings, it fell 16.7%, a 6.6 percentage point difference. Meanwhile, in the City excluding Core Manhattan, NOI fell 6.6% among all pre-74 buildings and 3.9% among 100% pre-74 stabilized buildings, a 2.7 percentage point difference.

Table 4

	Avg. Rent Change	Avg. Income Change	Avg. Cost Change	Avg. NOI Change
Citywide All Years*	-1.2%	-0.2%	5.2%	-9.1%
Pre-74*	-0.6%	0.2%	5.2%	-10.1%
50% Stabilized Pre-74	0.2%	1.1%	5.6%	-8.1%
80% Stabilized Pre-74	0.8%	1.6%	5.2%	-5.9%
100% Stabilized Pre-74	1.7%	2.2%	5.3%	-4.4%
100% Stabilized All Years	1.4%	2.0%	5.5%	-4.0%
Manhattan All Years*	-5.0%	-3.5%	5.3%	-19.1%
Pre-74*	-4.6%	-3.2%	4.9%	-20.7%
50% Stabilized Pre-74	-3.3%	-1.7%	6.3%	-18.1%
80% Stabilized Pre-74	-3.2%	-1.4%	5.4%	-15.2%
100% Stabilized Pre-74	-0.8%	-0.2%	6.2%	-13.1%
100% Stabilized All Years	-1.3%	-0.6%	6.3%	-13.3%
Bronx All Years*	2.4%	3.1%	5.8%	-1.9%
Pre-74*	2.9%	3.7%	6.1%	-1.7%

50% Stabilized Pre-74	2.6%	3.5%	5.9%	-1.7%
80% Stabilized Pre-74	2.6%	3.5%	5.9%	-1.7%
100% Stabilized Pre-74	2.8%	3.4%	5.8%	-2.0%
100% Stabilized All Years	2.6%	3.2%	5.8%	-1.9%
Brooklyn All Years*	1.0%	1.7%	5.3%	-2.8%
Pre-74*	0.8%	1.3%	4.6%	-5.0%
50% Stabilized Pre-74	1.0%	1.5%	4.6%	-4.5%
80% Stabilized Pre-74	1.1%	1.5%	4.3%	-3.9%
100% Stabilized Pre-74	1.4%	1.6%	4.2%	-3.3%
100% Stabilized All Years	1.2%	1.8%	4.7%	-2.4%
Queens All Years*	-0.2%	0.4%	4.5%	-6.3%
Pre-74*	0.4%	1.0%	5.4%	-7.5%
50% Stabilized Pre-74	0.3%	0.7%	5.4%	-8.5%
80% Stabilized Pre-74	0.7%	1.3%	5.3%	-6.8%
100% Stabilized Pre-74	1.4%	1.9%	5.3%	-4.8%
100% Stabilized All Years	1.1%	1.7%	5.6%	-5.0%
Staten Island All Years*	3.1%	3.7%	1.6%	8.1%
Pre-74*	3.0%	3.8%	2.6%	35.5%
50% Stabilized Pre-74	0.8%	1.6%	4.4%	-4.0%
80% Stabilized Pre-74	0.9%	1.8%	4.0%	-2.8%
100% Stabilized Pre-74	Too few buildings			
100% Stabilized All Years	3.3%	3.3%	2.6%	4.8%
Core Manhattan All Years*	-6.0%	-4.9%	4.3%	-21.0%
Pre-74*	-5.6%	-4.5%	4.1%	-23.3%
50% Stabilized Pre-74	-4.6%	-3.8%	6.3%	-23.7%
80% Stabilized Pre-74	-5.1%	-4.9%	4.0%	-21.3%
100% Stabilized Pre-74	-0.2%	-2.7%	4.7%	-16.7%
100% Stabilized All Years	-1.2%	-2.9%	5.7%	-16.7%
Upper Manhattan All Years*	-2.8%	-0.4%	7.4%	-14.8%
Pre-74*	-3.0%	-1.1%	6.1%	-16.5%
50% Stabilized Pre-74	-2.3%	-0.1%	6.3%	-13.7%
80% Stabilized Pre-74	-2.5%	-0.1%	6.0%	-12.8%
100% Stabilized Pre-74	-1.0%	0.7%	6.7%	-11.9%
100% Stabilized All Years	-1.3%	0.6%	6.6%	-11.2%
City w/o Core Man All Years*	0.5%	1.5%	5.6%	-5.1%
Pre-74*	0.7%	1.5%	5.5%	-6.6%
50% Stabilized Pre-74	0.8%	1.7%	5.5%	-6.1%
80% Stabilized Pre-74	1.0%	1.9%	5.3%	-5.1%

100% Stabilized Pre-74	1.8%	2.4%	5.3%	-3.9%
100% Stabilized All Years	1.5%	2.3%	5.4%	-3.3%

Source: NYC Department of Finance, RPIE Filings
 *All buildings that contain at least one rent stabilized unit in row.
 Note: Note that in the longitudinal analysis, there are only 77 buildings of any year, and only 30 pre-1974 buildings, that contain at least one rent stabilized unit in Staten Island.

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

Buildings that have operating and maintenance costs that exceed gross income are considered distressed. Table 5 breaks down the proportion of distressed properties in 2021 among buildings of any age containing stabilized units and compares them to pre-1974 buildings in three areas: Citywide; in Core Manhattan; and in the City excluding Core Manhattan. Distressed rates are a great deal higher among Core Manhattan buildings than elsewhere in the City. Looking at pre-74 buildings in Core Manhattan, the proportion of distressed properties is 3.0 percentage points higher among 100% stabilized buildings (16.6%) compared to all pre-74 buildings (13.6%). By contrast, in the rest of the City, the proportion of distressed properties is 1.2 percentage points lower among 100% pre-74 stabilized buildings (6.2%) than among all pre-74 buildings (7.4%).

Table 5

	All Buildings Containing Stabilized Units	All Buildings Containing Stabilized Units (Pre-1974 Buildings Only)	50% Stabilized (Pre-1974 Buildings Only)	80% Stabilized (Pre-1974 Buildings Only)	100% Stabilized	100% Stabilized (Pre-1974 Buildings Only)
Distressed Proportion (Proportion of Buildings)						
Citywide	8.8%	9.1%	7.7%	7.3%	6.9%	7.1%
Core Manhattan	13.4%	13.6%	16.5%	17.8%	15.9%	16.6%
City w/o Core Manhattan	7.1%	7.4%	6.4%	6.3%	6.1%	6.2%
Distressed Proportion (Actual Building Counts)						
Citywide	1,313	1,273	704	584	520	489
Core Manhattan	534	520	199	125	104	97
City w/o Core Manhattan	779	753	505	459	416	392

Source: NYC Department of Finance, RPIE Filings

[END OF MEMO]

Forecasts of Operating and Maintenance Price Increases for 2023-24

In order to decide upon the allowable rent increases for two-year leases, the RGB considers price changes for operating costs likely to occur over the next year. In making its forecasts the Board relies on expert assessments of likely price trends for the individual components, the history of changes in prices for the individual components and general economic trends. The Board's projections for 2023-24 are set forth in Table 3, which shows the Board's forecasts for price increases for the various categories of operating and maintenance costs.

Table 3

Year-to-Year Percentage Changes in Components of the Price Index of Operating Costs: Actual 2022-23 and Projected 2023-24		
	Price Index 2022-23	Projected Price Index 2023-24
Taxes	7.7%	2.9%
Labor Costs	2.9%	3.9%
Fuel Oil	19.9%	-8.1%
Utilities	8.8%	1.1%
Maintenance	9.4%	7.2%
Administrative Costs	3.3%	3.0%
Insurance Costs	12.9%	14.2%
Total (Weighted)	8.1%	3.7%

Source: 2023 Price Index of Operating Costs.

Overall, the PIOC is expected to grow by 3.7% from 2023 to 2024. Costs are predicted to rise in each component except Fuel, with the largest growth (14.2%) projected to be in Insurance Costs. Other projected increases include Maintenance (7.2%), Labor Costs (3.9%), Administrative Costs (3.0%), and Utilities (1.1%). Taxes, the component that carries the most weight in the Index, is projected to increase 2.9%, while Fuel is projected to decrease 8.1%. The table on this page shows projected changes in PIOC components for 2024. The Core PIOC is projected to rise 4.6%, 0.9 percentage points higher than the overall projected PIOC for rent stabilized apartments.

Commensurate Rent Adjustment

Commensurate rent adjustments are a series of formulas which combine various data concerning operating costs, revenues, and inflation into a single measure that determines how much rents would have to change for the net operating income (NOI, or the amount of income remaining after operating and maintenance expenses are paid) of rent stabilized apartments to remain constant.⁹ The commensurate formulas provide a set of illustrative one- and two-year renewal rent adjustments that would hypothetically compensate owners for the change in prices measured by the PIOC (in addition to other relevant metrics), while keeping NOI constant.

Note that the commensurate adjustments described below do not constitute staff or Board recommendations for guideline adjustments. The various data points presented in this, and other, Rent Guidelines Board annual research reports (e.g., the Income and Affordability Study and the Income and Expense Study), supplementary data sources, in addition to public testimony, can all be considered to determine appropriate rent adjustments.

The first commensurate method is called the “Net Revenue” approach, designed to consider the change in the PIOC, and revenue received by owners based on an estimate of tenants who sign either one- or two-year lease renewals. The “Net Revenue” formula is presented in two ways: first, by adjusting for the mix of lease terms; and second, by adding an assumption for rent stabilized apartment turnover and the

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

subsequent impact on revenue from vacancy leases.¹⁰ Under the “Net Revenue” formula, a guideline that would preserve NOI in the face of this year’s 8.1% increase in the PIOC is 6.0% for a one-year lease and 11.5% for a two-year lease. Using this formula, and adding assumptions for the impact of vacancy leases on revenues when apartments experience turnover, results in guidelines of 5.75% for one-year leases and 11.0% for two-year leases.

The second commensurate method, the “CPI-Adjusted NOI” formula, considers the change in the PIOC, the mix of lease terms, and the effect of inflation on NOI. A guideline that would preserve NOI in the face of the 6.2% increase in the Consumer Price Index and the 8.1% increase in the PIOC is 8.5% for a one-year lease and 16.0% for a two-year lease. Using this formula, and adding assumptions for the impact of vacancy leases on revenues when apartments experience turnover, results in guidelines of 8.25% for one-year leases and 15.75% for two-year leases.¹¹

The third commensurate method, the “traditional” commensurate adjustment, is the formula that has been in use since the inception of the Rent Guidelines Board and is the only method that relies on both the current PIOC change as well as the PIOC projection for the following year. Note that this commensurate does not account for the mix of lease terms or the effect of inflation on NOI. The “traditional” commensurate yields 5.3% for a one-year lease and 6.6% for a two-year lease. This reflects the increase in operating costs of 8.1% found in the 2023 PIOC and the projection of a 3.7% increase next year.¹²

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

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

A second flaw of the “traditional” commensurate formula (as well as the “Net Revenue” formula) is that it does not consider the erosion of owners’ income by inflation. By maintaining current dollar NOI at a constant level, adherence to the formula may cause NOI to decline over

10 From 1997 through 2019, vacancy allowance increases of up to 20% were permitted under state law. In 2019, with the passage of the Housing Stability and Tenant Protection Act, vacancy allowance increases were no longer permitted, but increases on vacancy leases equal to renewal lease guidelines were permitted. In addition, any vacant unit where the previous tenant was charged a preferential rent can charge up to the higher legal rent to the incoming tenant. Therefore, while vacancy allowance increases are no longer permitted under state law, increases upon vacancy are possible.

11 The following assumptions were used in the computation of the “Net Revenue” and “CPI Adjusted NOI” commensurates: (1) the required change in owner revenue is 65.4% of the 2023 PIOC increase of 8.1%, or 5.3%. The 65.4% figure is the most recent ratio of average operating costs to average income in buildings that contain rent stabilized units; (2) for only the “CPI-Adjusted NOI” commensurate, the increase in revenue due to the impact of inflation on NOI is 34.6% times the latest 12-month increase in the CPI ending February 2023 (6.2%), or 2.2%; (3) these lease terms are only illustrative—other combinations of one- and two-year guidelines could produce the adjustment in revenue; (4) assumptions regarding lease renewals and turnover were derived from the 2021 NYC Housing and Vacancy Survey data; (5) for the commensurate formulas, including the impact on revenue from vacancy leases, a 1.55% increase in vacancy leases was applied to the estimated 9.26% of rent stabilized units that turn over each year (as based on 2021 NYC Housing and Vacancy Survey data). This increase was derived from rent data from the 2021 and 2022 Homes and Community Renewal (HCR) owner registration files for leases in 2022 where the owner noted the change in rent was due to vacancy; and (6) the collectability of these commensurate adjustments are assumed.

12 The “traditional” formula adjusts only owner expenses, not NOI. Expenses are adjusted based on the current PIOC change for the one-year lease commensurate, and by the both the current PIOC and the PIOC projection for the two-year lease commensurate.

time. However, such degradation is not an inevitable consequence of using the “traditional” commensurate formula.¹³

Finally, it is important to note that only the “traditional” commensurate formula uses the PIOC projection and that this projection is not used in conjunction with, or as part of, the “Net Revenue” and “CPI-Adjusted NOI” formulas. As stated previously, all three formulas attempt to compensate owners for the adjustment in their operating and maintenance costs measured each year in the PIOC. The “Net Revenue” and the “CPI- Adjusted NOI” formulas attempt to compensate owners for the adjustment in O&M costs by using only the known PIOC change in costs (8.1%). The traditional method differs from the other formulas in that it uses both the PIOC’s actual change in costs as well as the projected change in costs (3.7%).

Consideration of Other Factors

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

Effective Rates of Interest

The Board took into account current mortgage interest rates and the availability of financing and refinancing. It reviewed the staff’s 2023 *Mortgage Survey Report* of lending institutions. Table 4 gives the reported rate and points for the past nine years as reported by the mortgage survey.

Table 4

2023 Mortgage Survey ¹⁴ Average Interest Rates and Points for New Financing of Permanent Mortgage Loans 2015-2023									
	2015	2016	2017	2018	2019	2020	2021	2022	2023
Avg. Rates	4.3%	4.0%	4.3%	4.8%	4.7%	4.0%	3.8%	3.9%	6.0%
Avg. Points	0.70	0.42	0.44	0.44	0.38	0.22	0.38	0.32	0.29

On April 25, 2023, the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2023 Mortgage Survey Report. The memo follows:

[START OF MEMO]

Board members asked RGB staff follow-up questions regarding the sales of buildings containing rent stabilized units.

Table 1 is an examination of sales of buildings containing rent stabilized units in 2022, broken down by whether they were sold in the first or second half of the year. The following table shows building sales, median sales price per building, and the average sales price per residential unit in each building, broken down by location:

Table 1

Number of Buildings Containing Rent Stabilized Units, Median Sales Price per Building, and Average Nominal Sales Price per Residential Unit Sold, in each Half of 2022

	Citywide	Manhattan	Bronx	Brooklyn	Queens
January-June 2022					
Buildings Sold	486	159	76	170	81
Median Sales Price	\$4,000,000	\$8,000,000	\$3,361,700	\$3,007,500	\$1,850,000
Avg Price per Unit	\$434,039	\$619,302	\$188,859	\$375,636	\$346,550
July-December 2022					
Buildings Sold	403	121	58	146	78

¹³ Whether profits will actually decline depends on the level of inflation, the composition of NOI (i.e., how much is debt service and how much is profit), and changes in tax law and interest rates.

¹⁴ Institutions were asked to provide information on their “typical” loan to rent stabilized buildings. Data for each variable in any particular year and from year to year may be based upon responses from a different number of institutions.

Median Sales Price	\$3,850,000	\$6,000,000	\$6,402,500	\$3,200,000	\$1,930,000
Avg Price per Unit	\$440,169	\$664,305	\$370,221	\$313,900	\$313,583

Source: NYC Department of Finance

Note: All Staten Island buildings excluded due to the small number of buildings sold. Table 2 is a breakdown of the change in building sales prices from the prior year by borough, based on the average Sales Price per Residential Unit, Adjusted for Inflation, 2003-2022 (In 2022 dollars):

Table 2

Average Change in Sales Price per Residential Unit, Adjusted for Inflation, 2004-2022 (In 2022 dollars)

	Citywide	Manhattan	Brooklyn	Bronx	Queens
2004	35.7%	86.2%	-9.7%	32.1%	21.4%
2005	53.0%	39.6%	31.8%	7.9%	3.5%
2006	15.5%	13.8%	20.7%	-11.6%	0.4%
2007	-21.6%	-10.0%	-0.8%	10.5%	-3.2%
2008	-16.9%	-32.5%	-5.2%	7.4%	50.1%
2009	-29.0%	-21.3%	-25.7%	-39.4%	-39.2%
2010	22.4%	15.6%	37.7%	17.8%	23.2%
2011	30.0%	34.9%	-7.3%	14.2%	-0.3%
2012	-3.6%	-8.3%	12.1%	-4.2%	-2.3%
2013	20.4%	22.8%	26.2%	18.1%	28.1%
2014	36.1%	23.0%	34.7%	16.2%	38.8%
2015	15.0%	9.4%	26.0%	26.8%	9.1%
2016	-13.6%	-24.4%	16.3%	13.3%	7.7%
2017	3.9%	27.9%	-12.0%	13.3%	-15.7%
2018	12.2%	12.7%	6.2%	-6.0%	38.7%
2019	5.5%	-1.4%	5.1%	16.2%	-0.4%
2020	-13.3%	-7.9%	-14.5%	-19.7%	-31.9%
2021	7.4%	-2.1%	48.7%	14.5%	15.1%
2022	5.6%	13.8%	-28.3%	10.5%	16.0%

Source: NYC Department of Finance, RPIE Filings

Note: All Staten Island buildings excluded due to the small number of buildings sold.

[END OF MEMO]

Condition of the Rent Stabilized Housing Stock

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

Table 5

Number of Cooperative / Condominium Plans ¹⁵ Accepted for Filing, 2014-2022									
	2014	2015	2016	2017	2018	2019	2020	2021	2022
New Construction	204	212	206	224	233	227	186	183	130
Conversion Non-Eviction	20	28	27	18	11	11	12	4	3

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

Conversion Eviction	0	0	0	0	0	0	0	0	0
Rehabilitation	36	43	45	33	42	43	37	33	42
Total	260	283	278	275	286	281	235	220	205
Subtotal:									
HPD Sponsored Plans	0	1	0	0	1	0	0	0	0

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

On June 9, 2023, the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2023 Housing Supply Report. The memo follows:

[START OF MEMO]

At the May 25, 2023 Housing Supply Report (HSR) presentation, two questions were asked for which an immediate answer could not be provided. Answers follow.

Question 1: Are the number of housing permits reported in the HSR solely permits for newly constructed housing?

The number of housing permits reported in the HSR are based on the Census Bureau’s Building Permits Survey. Per the survey, municipalities are asked to provide only those building permits for “new privately-owned residential construction”

Question 2: Can you provide the number of housing units not available for rent or sale from the Housing and Vacancy Survey (HVS) over time?

Per “Selected Initial Findings” published by the NYC Department of Housing Preservation and Development (HPD):

- 2021 HVS: 353,400 units (out of 3,644,000 total units, 9.7%)
- 2017 HVS: 247,977 units (out of 3,469,240 total units, 7.1%)
- 2014 HVS: 182,571 units (out of 3,400,093 total units, 5.4%)
- 2011 HVS: 164,467 units (out of 3,352,041 total units, 4.9%)
- 2008 HVS: 138,126 units (out of 3,328,395 total units, 4.1%)
- 2005 HVS: 136,712 units (out of 3,260,856 total units, 4.2%)

In the 2021 New York City Housing and Vacancy Survey Selected Initial Findings, published by HPD in May 2022, they note: “A total of 96,830 units (27 percent) were not available for rent for two or more reasons. Of the 244,400 that were unavailable for only one reason, the most prevalent reason was that the unit was held for seasonal, recreational, or occasional use¹⁶ (102,900 units or 29 percent of all units not available for rent or sale), up from 74,950 in 2017. There were 28,780 units undergoing or awaiting renovation where no other reason also applied. This number would represent significantly fewer than in 2017; however, a substantial number of units with two or more reasons were awaiting or undergoing renovation. There were 27,320 units that gave a reason that could not be categorized as one of the enumerated reasons and was recorded by the NYCHVS Field Representative as “other,” a similar number to that in 2017.... **In 2021, 42,860 of the 353,400 units that were vacant but not available were rent stabilized**, 4,259 were public housing, and 4,487 were rentals that were regulated in some other way. Overall, 135,700 (38 percent) of the vacant units that were not available for rent or sale were in condominium or cooperative buildings; half of these (77,750 units) were maintained as second homes (i.e., for seasonal, recreational, or occasional use).”

Figure 11 of the report provides more detailed information about those units not available for rent or sale in 2021:

16 HPD defines “Occasional, Seasonal, or Recreational Use” as covering units that are maintained by one or more individuals who also have a “usual residence elsewhere” (i.e., a pied-a-terre, units held for investment purposes, and those used as short-term rentals where the entire unit is occupied on a temporary basis). HPD has noted that the current HVS reflects the fact that during 2020 and 2021, many residents in New York City relocated during the pandemic. In cases where it could be confirmed that the occupants of the units were away temporarily due to the pandemic, the unit was classified as “occupied.” In cases where HPD could not confirm whether the occupant was away only temporarily due to the pandemic, HPD treated the unit as held for seasonal, occasional, or recreational use.

Vacant Not Available by Reason	Number of Units	Proportion of Units
Reason not reported	12,190	3.4%
Two or more reasons reported	96,830	27.4%
One reason only	244,400	69.2%
Held for occasional use	102,900	42.1%
Awaiting or undergoing renovation	28,780	11.8%
Held for other reasons	27,320	11.2%
Held as vacant	26,050	10.7%
Rented not yet occupied	16,990	7.0%
Dilapidated or otherwise uninhabitable	11,520	4.7%
Sold not yet occupied	7,271**	3.0%
Owner’s personal problems	6,991**	2.9%
In legal dispute	5,673**	2.3%
Held for planned demolition	0	
Converted to non-residential use	*	
Being converted to coop/condo	*	
Held pending sale of building	*	
Total Units Not Available for Rent or Sale	353,420	100.0%

*Estimate is suppressed following US Census Bureau disclosure avoidance practices.

**Estimate is subject to a large amount of sampling variation and is therefore either not reported or should be interpreted with caution.

[END OF MEMO]

Consumer Price Index

The Board reviewed the Consumer Price Index. Table 6 shows the percentage change for the NY-Northeastern NJ Metropolitan area since 2016.

Table 6

Percentage Changes in the Consumer Price Index for the New York City - Northeastern New Jersey Metropolitan Area, 2016-2023 (For “All Urban Consumers”)								
	2016	2017	2018	2019	2020	2021	2022	2023
1st Quarter Avg. ¹⁷	0.7%	2.5%	1.6%	1.5%	2.3%	1.5%	5.5%	5.5%
Yearly Avg.	1.1%	2.0%	1.9%	1.7%	1.7%	3.3%	6.1%	--

Source: U.S. Bureau of Labor Statistics.

Calculation of the Current Operating and Maintenance Expense to Income Ratio

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

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

17 First Quarter Average refers to the change of the CPI average of the first three months of one year to the average of the first three months of the following year. Some numbers have been revised from prior years.

changes. The last year in the table - projecting into the future - include staff projections for both expenses and rents.

In order to calculate the change in income for the latest three years, staff uses the RGB Rent Index. The RGB Index calculates the change in rent based on the guidelines passed by the Board, as well as the change in rent upon vacancy. The RGB Index is calculated using the adjustments authorized in applicable Apartment and Loft Orders and the change in rents upon vacancy (most recently, 1.55%). Then, in order to represent the same 12-month time period as the change in costs, measured change in income is adjusted to match the same period as measured change in costs. Therefore, the change in rent incorporates seven months of the previous Rent Index (7/12 or 58.3%), plus five months of the most recent Rent Index, (5/12 or 41.7%).

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

Table 7

Revised Calculation of Operating and Maintenance Cost Ratio for Rent Stabilized Buildings from 1989 to 2024			
Year ¹⁸	Average Monthly O & M Per d.u. ¹⁹	Average Monthly Income Per d.u.	Average O & M to Income Ratio
1989	\$370 (\$340)	\$567	.65 (.60)
1990	\$382 (\$351)	\$564	.68 (.62)
1991	\$382 (\$351)	\$559	.68 (.63)
1992	\$395 (\$363)	\$576	.69 (.63)
1993	\$409 (\$376)	\$601	.68 (.63)
1994	\$415 (\$381)	\$628	.66 (.61)
1995	\$425 (\$391)	\$657	.65 (.59)
1996	\$444 (\$408)	\$679	.65 (.60)
1997	\$458 (\$421)	\$724	.63 (.58)
1998	\$459 (\$422)	\$755	.61 (.56)
1999	\$464 (\$426)	\$778	.60 (.55)
2000	\$503 (\$462)	\$822	.61 (.56)
2001	\$531 (\$488)	\$868	.61 (.56)
2002	\$570 (\$524)	\$912	.63 (.57)
2003	\$618 (\$567)	\$912	.68 (.62)
2004	\$654 (\$601)	\$969	.67 (.62)
2005	\$679 (\$624)	\$961	.71 (.65)
2006	\$695 (\$638)	\$1,009	.69 (.63)
2007	\$738 (\$678)	\$1,088	.68 (.62)
2008	\$790 (\$726)	\$1,129	.70 (.64)
2009	\$781 (\$717)	\$1,142	.68 (.63)
2010	\$790 (\$726)	\$1,171	.67 (.62)

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

19 Operating and expense data listed through 2020 is based upon unaudited filings with the Department of Finance. Audits of 46 buildings conducted in 1992 suggest that expenses may be overstated by 8% on average. Beginning with 2021 data, expense adjustments were calculated by taking the difference between the weighted average operating costs among buildings that did not have any DOF assessment adjustments and compared it to the weighted average operating costs found in the Finance data set. Average costs among the main data set were 4.94 percentage points larger than among the non-adjusted building data set. Therefore, the cost adjustment for years 2021-2024 reduces expenses by 4.94% See the Local Law 63/Income & Expense Review section above for additional information. Figures in parentheses are adjusted to reflect these findings.

2011	\$812 (\$746)	\$1,208	.68 (.63)
2012	\$841 (\$772)	\$1,277	.66 (.60)
2013	\$884 (\$812)	\$1,337	.66 (.61)
2014	\$946 (\$869)	\$1,434	.66 (.61)
2015	\$960 (\$882)	\$1,487	.64 (.59)
2016	\$985 (\$905)	\$1,552	.63 (.58)
2017	\$984 (\$904)	\$1,524	.65 (.59)
2018	\$1,034 (\$950)	\$1,568	.66 (.61)
2019	\$1,070 (\$983)	\$1,626	.66 (.61)
2020	\$1,035 (\$951)	\$1,580	.66 (.60)
2021	\$1,091 (\$1,037)	\$1,667	.65 (.62)
2022 ²⁰	\$1,137 (\$1,081)	\$1,684	.68 (.64)
2023 ²¹	\$1,229 (\$1,168)	\$1,720	.71 (.68)
2024 ²²	\$1,274 (\$1,211)	\$1,761	.72 (.69)

Source: RGB Income and Expense Studies, 1989-2023; Price Index of Operating Costs, 2022 – 2023
RGB Rent Index for 2018 – 2023.

Changes in Housing Affordability

Per the 2023 Income and Affordability Study, NYC’s economy in 2022 showed many strengths as compared with the preceding year. Positive indicators include rising employment levels, which increased by 7.0%. Gross City Product (GCP) is also forecasted to increase, rising in inflation-adjusted terms by 3.3% in 2022. The unemployment rate fell, decreasing by 4.3 percentage points, to 5.7%. Both average wages and total wages increased in nominal terms in the most recent 12-month period, rising by 3.6% and 10.9%, respectively. Personal bankruptcy filings also fell in 2022, dropping 11.9%, to their lowest level since at least 2000. Medicaid enrollees also fell, declining by 4.9% in 2022.

However, negative indicators include an increase in caseloads for cash assistance of 14.2% and the Supplemental Nutrition Assistance Program (SNAP, formerly known as food stamps) of 1.3%. Following eviction moratoriums in place for most of 2020 and all of 2021, non-payment filings and non-payment calendared cases in Housing Court both rose sharply (by 167.8% and 228.6%, respectively). The number of residential evictions also rose, increasing from 136 in 2021 to 4,109 in 2022. While sheltered homeless levels (as reported by the NYC Department of Homeless Services (DHS)) dropped in the first half of 2022, due to a rise in asylum seekers entering NYC, rates rose by an average of 8.0% in 2022 as a whole. Inflation was also at its highest level in the NYC metro area since 1981, rising 6.1%. As previously noted, while average wages rose a nominal 3.6% in NYC over the past year, because of high inflation, “real” wages dropped by 2.1%.

Economic indicators in 2022, as compared to 2019 (the last full year preceding the pandemic), are mixed. As compared to 2019, in 2022 the unemployment rate is 1.8 percentage points higher, and overall employment levels are 2.1% lower. Cash assistance caseloads are 27.0% higher, and SNAP caseloads are 12.1% higher. But GCP is 4.1% higher in inflation-adjusted terms, and both inflation-adjusted average and

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

21 Estimated expense figure includes 2023 expense updated by the PIOC for the period from 3/1/22 through 2/29/23 (8.1%). Income includes the income for 2023 updated by staff estimate based upon renewal guidelines and choice of lease terms for a period from 3/1/22 through 2/28/23 (2.15% -- i.e., the 10/1/21 to 9/30/22 rent projection (1.86%) times (.583), plus the 10/1/22 to 9/30/23 rent projection (2.57%) times (.417)).

22 Estimated expense figure includes 2023 expense estimate updated by the 2023 PIOC projection for the period from 3/1/23 through 2/28/24 (3.7%). Income includes the income estimate for 2024 updated by staff estimate based upon renewal guidelines and choice of lease terms for a period from 3/1/22 through 2/28/23 (2.36% - i.e., the 10/1/22 to 9/30/23 rent projection (2.57%) times (.583), plus the 10/1/23 to 9/30/24 rent projection (2.08%) times (.417)).

total wages are higher, by 10.8% and 6.4%, respectively. DHS sheltered homeless levels are 12.9% lower, and Medicaid enrollees are 5.7% lower. In Housing Court, non-payment filings are 39.0% lower, and non-payment calendared cases are 43.8% lower. Residential evictions are also 75.8% lower.

The most recent quarter for which there is comprehensive data is the fourth quarter of 2022. As compared to the fourth quarter of 2021, the fourth quarter of 2022 shows both positive and negative indicators. Positive indicators include the unemployment rate, down 2.7 percentage points as compared to 2021; employment levels, up 4.9%; and Medicaid enrollees, down 4.0%. Negative indicators include DHS sheltered homeless levels, up 39.3%; cash assistance caseloads, up 17.5%; SNAP caseloads, up 2.3%; and in Housing Court, following the end of the eviction moratorium, the number of non-payment filings up 231.5%, and the number of non-payment cases heard (calendared), up 448.5%.

Fourth quarter data can also be analyzed in relation to the third quarter of 2022, to illustrate more recent trends. Based on seasonally adjusted employment data, there was an increase of 0.4 percentage points in the NYC unemployment rate in the fourth quarter of 2022 as compared to the third, and an increase of 0.1% in total employment. There was also an increase of 22.2% in DHS sheltered homeless levels; 2.5% in cash assistance caseloads; 1.2% in Medicaid enrollees, and in Housing Court, a 47.6% increase in non-payment cases and 41.1% in non-payment calendared cases. However, SNAP caseloads fell by 1.2%.

On April 25, 2023, the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2023 Income & Affordability Study. The memo follows:

[START OF MEMO]

At the April 13, 2023 Income & Affordability Study (I&A) presentation, five questions were asked for which an immediate answer could not be provided. An additional question was submitted following the presentation. Answers follow.

Question 1: What proportion of rent stabilized households are considered rent burdened?

The 2023 Income & Affordability Study reported on the proportion of rent stabilized households considered severely rent burdened, that is the proportion of households paying more than 50% of their household income towards rent. The definition of rent burdened is paying more than 30% of household income towards rent. These figures, from the 2021 NYC Housing and Vacancy Survey, follow.

Note that nearly 8% of rent stabilized households (more than 75,000 households) receive rent assistance (specifically, Section 8). While many of these households pay no more than 30% of their income towards rent, because the monthly rent of the apartment (i.e., the rent that the owner receives, not the rent the tenant pays) often exceeds their monthly income, the rent-to-income ratios for these households may exceed 100%. Except where noted, the following rent-to-income ratios include tenants receiving Section 8. Contract rent is the amount of rent received by the owner, and gross rent is the amount of contract rent plus any tenant payments for utilities and/or heat.

- Rent burdened:
 - o 60.6% of rent stabilized households pay more than 30% of household income towards gross rent
 - o 57.5% of rent stabilized households pay more than 30% of household income towards contract rent
 - o 55.5% of rent stabilized households not receiving rental assistance (Section 8) pay more than 30% of their household income towards contract rent (note that this figure is not currently available for gross rent)
- Severely rent burdened (as previously reported in the I&A):
 - o 39.5% of rent stabilized households pay more than 50% of household income towards gross rent
 - o 36.7% of rent stabilized households pay more than 50% of household income towards contract rent
 - o 33.8% of rent stabilized households not receiving rental assistance (Section 8) pay more than 50% of their household income towards contract rent (note that this figure is not currently available for gross rent)

Question 2: Can you provide information on the Landlord Rental Assistance Program (LRAP)?

Per the website of the New York State Office of Temporary and Disability Assistance, LRAP provided “rental assistance for landlords whose tenants were unwilling to apply for the Emergency Rental

Assistance Program (ERAP), including where the tenant has left the rental property.” Applications for LRAP were accepted from October 7, 2021 through November 21, 2021.

Eligibility requirements included:

- “The landlord had a tenant who has left an apartment in New York State with unpaid rental arrears or the landlord had a tenant with rental arrears who was residing in an apartment in New York State who refused to apply for ERAP and the landlord reached out to their tenant to encourage participation in ERAP at least three times, including two in writing.”
- “Unit rental amount was at or below 150 percent of the Fair Market rent (FMR) for their location. These limits were based on county and number of bedrooms of the rental unit.”
- “The landlord had documented rental arrears owed for the tenant at their residence for rent costs accrued on or after March 1, 2020.”

The program paid for up to 12 months of rental arrears payments for rents accrued on or after March 1, 2020. Unlike ERAP, it did not include payments for prospective rent or utility arrears.

For those owners who received an LRAP payment, stipulations were similar to those in place for ERAP payments, including:

- Satisfying the tenant’s full rental obligations for the time period covered by the payment.
- Waiving any late fees due on any rental arrears covered by the LRAP payment.
- If the household is currently residing in the unit, not increasing the monthly rental amount above the monthly amount due at the time of application for LRAP assistance for months for which rental assistance is received and for one year from receipt of the LRAP payment.
- If the household is currently residing in the unit, not evicting the household on behalf of whom the LRAP payment is made for reason of expired lease or holdover tenancy for one year from the receipt of the LRAP payment.

As of March 29, 2023, LRAP received a total of 34,649 applications from property owners within New York City. Payments were made to 16,852 owners, at a total cost of \$200.8 million. The average payment amount was \$11,917. As there is no publicly available data on the address of the properties receiving LRAP, we do not know how many of these payments were to owners of buildings containing rent stabilized units.

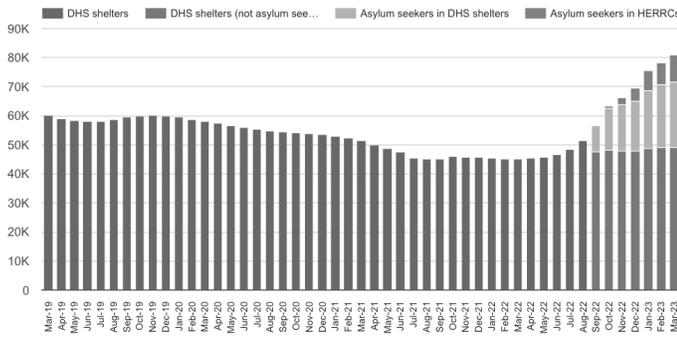
Question 3: Can you provide the count of homeless persons, not including asylum seekers?

As noted in the I&A, in the second half of 2022, the number of persons in NYC Department of Homeless Services (DHS) shelters began increasing at a rapid pace, an increase that DHS attributed in part to asylum seekers. In their April 2023 newsletter, the Office of the NYC Comptroller reported DHS sheltered census data. They obtained stratified data, beginning in September 2022, for those in DHS shelters who are asylum seekers. Per their data:

- In September 2022, there were an average of 47,460 persons in DHS shelters each night who were not asylum seekers. There was also an average of 9,136 asylum seekers in DHS shelter during this month.
- In each month between September 2022 and March 2023, the average number of persons in DHS shelters who were not asylum seekers remained relatively constant, ranging from a low of 47,460 in September 2022 to a high of 49,022 in March 2023.
- In each month between September 2022 and March 2023, the average number asylum seekers in DHS shelters rose steadily, increasing in each month. The number of asylum seekers in DHS shelters rose from a low of 9,136 in September 2022 to a high of 22,528 in March 2023. By March 2023, nearly one-third of those in DHS shelters were asylum seekers.
- Not included in the DHS shelter census are those asylum seekers staying at Humanitarian Emergency Response and Relief Centers (HERRCs). The average number of asylum seekers in these facilities also rose in each month between October 2022 (the first month for which there is data) and March 2023. The number of asylum seekers in HERRCs rose from a low of 618 in October 2022 to 9,388 in March 2023.

A copy of the graph in the Comptroller’s report is included below, and can also be found in their April newsletter: <https://comptroller.nyc.gov/newsroom/newsletter/new-york-by-the-numbers-monthly-economic-and-fiscal-outlook-no-76-april-11th-2023/>.

Total Individuals in City Shelters - DHS System plus HERRCS



Question 4: For data provided from the 2021 NYC Housing and Vacancy Survey (HVS) for the gross rent-to-income ratio excluding tenants receiving rental assistance, can you define “rental assistance”? Can you provide the median contract and gross rents for rent stabilized tenants excluding tenants with vouchers and other rental assistance and is there a way to quantify the amount of the subsidy for those who have vouchers and other rental assistance? Can you provide household income data for rent stabilized tenants who receive cash assistance?

The NYC Department of Housing Preservation and Development (HPD), which provided the HVS data to the RGB, confirmed that “rental assistance” refers solely to the Housing Choice Voucher program (also known as Section 8). For the other questions related to HVS data, the request will need to be cleared through the Census Bureau and HPD does not have an estimate of if, or when, the Census Bureau would be able to approve the request.

Question 5: Can data from the Fund for the City of New York’s “NYC True Cost of Living” project” be provided to the Board?

The Fund for the City of New York was established in 1968 and per their website, their “mandate [is] to improve the quality of life for all New Yorkers.” One of their projects is the “NYC True Cost of Living” project. Per their website, “The NYC True Cost of Living project (formerly the NYC Self-Sufficiency Standard) measures how much income is needed to meet families’ basic necessities, without any public or private assistance. We use the NYC True Cost of Living to better understand the realities so many of our neighbors are facing.”

Per their most recent report (published on April 25, 2023, and which relies, in part, on 2021 data), the “NYC True Cost of Living (TCL) defines the amount of income necessary to meet the basic needs of New York City households, differentiated by family type and where they live. The TCL measures income adequacy and is based on the costs of basic needs for working families: housing, childcare, food, health care, transportation, and miscellaneous items such as clothing and paper products, plus taxes and tax credits. It assumes the full cost of each need, without help from public subsidies (e.g., public housing or Medicaid) or private assistance (e.g., unpaid babysitting by a relative or food from a food pantry). An emergency savings amount to cover job loss is calculated separately. The Standard is calculated for over 700 family types for all New York City counties.”

Among some of their major findings:

- “The rate of income inadequacy in New York City has grown significantly since the last report in 2021. In the last report, 36% of working-age households struggled to make ends meet. According to our findings, 50% of working-age households are now unable to cover their basic needs. Job loss (likely as a result of the pandemic) and higher costs are two leading explanations for this increase.”
- “The highest rates of households struggling with income inadequacy are found in the central Bronx region. This includes the community districts of Belmont, Crotona Park East & East Tremont; Hunts Point, Longwood & Melrose; Morris Heights, Fordham South & Mount Hope; and, Concourse, Highbridge & Mount Eden.”
- “Households with children are at a greater risk of not meeting their basic needs, accounting for more than half of households with incomes below the TCL. The rate of income inadequacy for households with children is 63%—19 percentage points higher than households without children.”
- “Employment is key to income adequacy in New York City, but it is not a guarantee. Among households with at least one full-time, year-round worker, income inadequacy rates are 40% compared to 95% for households with no workers.”

The full report can be accessed at: https://www.fcny.org/wp-content/uploads/2023/04/NYC2023_TCL.pdf. Note that the website previously included a link to the “NYC True Cost of Living Budget Worksheet,” which was described as a method to “determine how much income is needed to meet NYC families’ basic necessities – including housing, food, health care, and childcare – without any public or private assistance.” As of the publication of this report, that worksheet is no longer accessible.

Also note, that as referenced above, the TCL assumes that households do not receive “public or private assistance.” The report does not specifically delineate the totality of all public and private assistance that is excluded, but presumably includes rent assistance such as Section 8, CityFHEPS, and public housing (in which tenants generally pay no more than 30% of their income towards rent); cash assistance; Medicaid; and SNAP (food stamps).

Also note that rent costs used in the measure are based on FY 2023 Fair Market Rents (FMRs), as defined by the U.S. Department of Housing and Urban Development. The FMRs are estimated as the 40th percentile of gross rent paid by recent movers, defined as the shelter rent and utility cost for renters who have moved in the last two years. Rents for recent movers are often far higher than rents paid by tenants in place, especially for rent stabilized apartments which have rent increases limited by the guidelines authorized by the RGB. FMRs in the past couple of years have risen greatly. The FMR of a two-bedroom apartment, for instance, has risen from \$2,053 in FY 2021 to \$2,451 in FY 2023 (the data utilized in the TCL measure). This is an increase in two years of \$398 (or 19.4%). Between FY 2017 and FY 2021, the FMR for a two-bedroom apartment rose 25.4%. In comparison, the NYC Housing and Vacancy Survey showed an increase in median gross rents for rent stabilized apartments of 12.5% during this same period.

Note that the annual Income & Affordability Study (I&A), published each year by the RGB, includes multiple data points related to tenant’s cost of living. The 2023 I&A includes multiple sources of rent data (including NYC specific data from the 2021 NYC Housing and Vacancy Survey (HVS) and the 2021 American Community Survey (ACS), and NYC metro area data from the Household Pulse Survey and the Consumer Price Index); multiple sources of household income and wage data (including the 2021 HVS, 2021 ACS, 2022 Quarterly Census of Employment and Wages, and the Bureau of Labor Statistics); both contract and gross rent-to-income ratios (from both the 2021 HVS and the 2021 ACS); the overall change in the NYC metro area Consumer Price Index, which measures inflation; and data on the change in costs for utilities paid by tenants, including data from Con Edison regarding the change in residential electricity and gas costs, as well as gross rent from both the 2021 HVS and 2021 ACS (which includes tenant costs for gas, electricity, as well as costs paid by a subset of tenants for heat and water and sewer costs (note that as of the 2017 HVS, 10.9% of rent stabilized tenants report that electricity is included in their rent, 36.5% report that gas is included in their rent, and 99.4% report that water and sewer charges are included in their rent, but data is not available for the number of tenants who pay for their own heat).

As reported in the 2023 I&A, the CPI for the NYC metro area rose 6.1% in 2022. Certain components of the Consumer Price Index can be reported separate from the overall index. The annual I&A reports on the rent component of the CPI in the NYC metro area. As reported in the 2023 I&A, the cost of rent in the NYC metro area rose 2.5% during 2022.

Not reported in the I&A, the cost of food in the NYC metro area rose 8.8% in 2022 and the cost of electricity rose 10.9%. The change in cost of many items is only available at the national level. For the U.S. as a whole, the cost of apparel rose 5.0%; daycare and preschool rose 4.0%; wireless telephone services fell 0.5%; internet services rose 1.6%; and housekeeping supplies rose 9.7%.

Question 6: Can you provide the median gross rent-to-income ratio, median household income, and proportion of rent burdened and severely rent burdened rent stabilized tenants over the past twenty years? Can you provide average wages over the past twenty years?

Data for the median gross rent-to-income ratio, median household income, and proportion of rent burdened and severely rent burdened rent stabilized tenants is reported in triennial NYC Housing and Vacancy Surveys (HVS). Gross rent includes the contract rent paid to the owner, plus tenant payments for utilities and/or fuel. Household income includes any income received by a member of the household, including, but not limited to, wages, salaries, and tips; self-employment income; home rental income; interest dividends or annuities; Social Security and pensions; worker’s compensation; paid family or medical leave; unemployment; child support and alimony; and other transfers and in-kind payments. Gross rent burdened is defined as a household paying more than 30% of household income towards gross rent. Severely gross rent burdened is defined as a household paying more than 50% of household income towards gross rent.

[END OF MEMO]

Buildings with Different Fuel and Utility Arrangements

The Board was also informed of the circumstances of buildings with different fuel and utility arrangements including buildings that are master metered for electricity and that are heated with gas versus oil (see Table 8). Under some of the Board's Orders in the past, separate adjustments have been established for buildings in certain of these categories where there were indications of drastically different changes in costs in comparison to the generally prevailing fuel and utility arrangements. This year the Board did not make a distinction between guidelines for buildings with different fuel and utility arrangements under Order 55.

Table 8

Changes in Price Index of Operating Costs for Apartments in Buildings with Various Heating Arrangements, 2022-23, and Commensurate Rent Adjustment		
Index Type	2022-23 Price Index Change	One-Year Rent Adjustment Commensurate With O & M to Income Ratio of .654
All Dwelling Units	8.1%	5.30%
Pre-1974	8.2%	5.37%
Post-1973	8.1%	5.30%
Oil Used for Heating	9.0%	5.89%
Gas Used for Heating	8.0%	5.24%

Note: The O&M to Income ratio is from the 2023 *Income and Expense Study*.
Source: 2023 *Price Index of Operating Costs*.

On June 9, 2023 the staff of the Rent Guidelines Board released a memo summarizing historical data provided to the Board by NYS Homes and Community Renewal (HCR). The memo follows:

[START OF MEMO]

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

Here are some takeaways:

- The number of registered stabilized units (using the updated count) over the period since 2004 ranged from as few as 819,221 in 2009 to as many as 936,533 in 2018. The updated count reflects owners' late registrations.
- The proportion of stabilized units that charge preferential rents (using originally reported counts), rose from 16.3% in 2006 to as high as 33.1% in 2020. In the most recent available year, the proportion was 32.8% in 2022.
- The overcharge complaint caseload has ranged between roughly 1,000 and 3,400 per year since 2008, compared to roughly 600 to 900 between 2002 to 2007. The current 2023 overcharge complaint caseload of 3,499 is at the highest known level since 1997, when there were 8,878 overcharge complaints pending.
- The average MCI increase per room increased from \$8.71 in 2013 to as high as \$13.81 in 2018. In the most recent available year, the average was \$12.06 in 2022.
- The number of IAIs reported between 2010 and 2018 ranged between 12,797 and 19,475 per year, but have since fallen over the last few years, to 4,422 in the most recent year, 2022.
- The number of vacant rent stabilized units between 2017 and 2020 ranged from 33,667 to 38,888 before increasing to 61,593 in the most recent year, 2021.

	# of Registered Stabilized Units (Original Count)	# of Registered Stabilized Units (Updated Count)	Pending Overcharge Complaints Caseloads*	# of Preferential Rents Registered (Original Count)	Preferential Rents as % of Registrations Filed (Original Count)	# of registered IAI	# of Registered Vacant Units	MCI Total Amount Applied For	MCI Total Amount Granted	MCI Avg. Increase per/room
2023	-	-	3,499	-	-	-	-	-	-	-
2022	870,040	870,040	3,428	286,126	32.8%	4,422	-	\$256,285,423	\$187,537,976	\$12.06
2021	857,791	908,969	3,336	272,286	31.7%	3,342	61,593	\$246,212,369	\$195,969,375	\$11.23
2020	850,607	928,578	2,923	281,821	33.1%	5,761	33,667	\$65,587,760	\$39,854,466	\$9.96
2019	876,404	927,753	2,364	286,597	32.7%	9,102	36,185	\$318,634,296	\$147,032,583	\$11.37
2018	885,205	936,533	2,211	270,701	30.6%	14,356	38,785	\$254,211,393	\$217,261,769	\$13.81
2017	856,267	924,747	997	255,481	27.6%	14,470	38,888	\$219,571,452	\$185,880,245	\$13.15
2016	842,144	911,218	2,185	252,763	27.7%	13,182	-	\$308,460,789	\$273,961,197	\$13.38
2015	839,164	896,758	2,578	248,873	27.8%	12,797	-	\$146,543,088	\$126,680,780	\$11.59
2014	839,797	905,067	2,589	238,573	26.4%	13,591	-	\$140,738,859	\$112,304,323	\$10.77
2013	832,105	900,808	3,078	232,126	27.9%	13,182	-	\$282,170,096	\$185,382,687	\$8.71
2012	823,919	901,381	3,035	221,376	26.9%	-	-	\$168,015,593	\$120,455,727	-
2011	814,500	896,747	2,521	203,408	25.0%	19,475	-	\$238,748,776	\$153,284,754	-
2010	803,753	891,403	2,074	189,368	23.6%	18,167	-	\$197,771,725	\$139,112,623	-
2009	808,643	819,221	1,815	164,442	20.3%	-	-	\$166,238,377	\$118,727,068	-
2008	821,876	853,066	1,038	154,900	18.8%	-	-	-	-	-
2007	836,004	860,876	867	150,184	18.0%	-	-	-	-	-
2006	838,592	870,072	607	136,665	16.3%	-	-	-	-	-
2005	849,582	875,709	848	-	-	-	-	-	-	-
2004	-	879,940	767	-	-	-	-	-	-	-

Source: NYS Homes and Community Renewal (HCR)

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

[END OF MEMO]

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

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

The increase in the Loft PIOC this year was 9.0%, higher than the increase of 5.3% in 2022. Increases in costs were seen in all eight components that make up this index. Fuel saw the highest proportional increase rising 20.0%, followed by Insurance, which rose 12.9%. The remaining six components all rose by lesser proportions, including Maintenance, which rose 9.3%; Taxes, 7.7%; Utilities, 6.3%; Administrative Costs-Legal, 5.4%; Labor Costs, 3.1%; and Administrative Costs-Other, 0.6%.

This year's guidelines for lofts are for a one-year period 3% and for a two-year period 2.75% for the first year and for the second year 3.2% of the amount lawfully charged in the first year, excluding any increases other than the first-year guideline increase for a two-year period.

Table 9

Changes in the Price Index of Operating Costs for Lofts from 2022-23	
	Loft O & M Price Index Change
All Buildings	9.0%

Source: 2023 Price Index of Operating Costs.

Special Guidelines for Vacancy Decontrolled Units

Entering the Stabilized Stock

Pursuant to Section 26-513(b) of the New York City Administrative Code, as amended, the Rent Guidelines Board establishes a special guideline in order to aid NYS Homes and Community Renewal in determining fair market rents for housing accommodations that enter the stabilization system. This year, the Board set the guidelines at 27% above the maximum base rent.

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

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

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

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

Votes

The votes of the Board on the adopted motion pertaining to the provisions of Order #55 were as follows:

	Yes	No	Abstentions
Guidelines for Apartment Order #55	5	4	-

Dated: June 21, 2023

Filed with the City Clerk: June 27, 2023

/s/ Nestor Davidson
Chair
NYC Rent Guidelines Board

BIBLIOGRAPHY

- The City of New York Rent Stabilization Law of 1969 Section 26 - 501 et seq.
- Chapter 576 of the Laws of 1974 (The Emergency Tenant Protection Act).
- Resolution Number 276 of 1974 of the New York City Council.
- Chapter 203 of the Laws of 1977.
- Chapter 933 of the Laws of 1977 (Open Meetings Law).
- Local Laws of the City of New York for the year 1979, No. 25.
- Chapter 234 of the Laws of 1980.
- Chapter 383 of the Laws of 1981.
- Local Laws of the City of New York for the Year 1982, No. 18.
- Chapter 403 of the Laws of 1983.
- Chapter 248 of the Laws of 1985.
- Chapter 45 of the New York City Charter.
- Chapter 65 of the Laws of 1987.
- Chapter 144 of the Laws of 1989.
- Chapter 167 of the Laws of 1991.
- Chapter 253 of the Laws of 1993.
- Rent Regulation Reform Act of 1997.
- Chapter 82 of the Laws of 2003.
- Chapter 97 of the Laws of 2011.
- Rent Act of 2015.
- Housing Stability and Tenant Protection Act of 2019.
- Written, oral and video submissions by tenants, tenant organizations, owners, owner organizations, and elected officials.
- RGB Staff, 2023 Price Index of Operating Costs.
- RGB Staff, 2023 Mortgage Survey Report.
- RGB Staff, 2023 Income and Expense Study.
- RGB Staff, 2023 Income and Affordability Study.
- RGB Staff, 2023 Housing Supply Report.
- RGB Staff, Changes to the Rent Stabilized Housing Stock in New York City in 2022.
- U.S. Bureau of the Census, New York City Housing and Vacancy Surveys, 1970-2021.

NEW YORK CITY RENT GUIDELINES BOARD

2023 Hotel Order #53

June 21, 2023

Order Number 53 - Hotels, Rooming Houses, Single Room Occupancy Buildings and Lodging Houses. Rent levels to be effective for leases commencing **October 1, 2023** through **September 30, 2024.**

NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY VESTED IN THE NEW YORK CITY RENT GUIDELINES BOARD BY THE RENT STABILIZATION LAW OF 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended and implemented by Resolution No. 276 of 1974 of the New York City Council, and in accordance with the requirements of Section 1043 of the New York City Charter, that the Rent Guidelines Board hereby **adopts** the following levels of fair rent increases over lawful rents charged and paid on **September 30, 2023.**

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, 2023**, 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, 2023** upon expiration of such lease or rental agreement, but in no event prior to one year from the commencement date of the expiring lease, unless the parties have contracted to be bound by the effective date of this Order.

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

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

The allowable level of rent adjustment over the lawful rent actually charged and paid on **September 30, 2023** 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%**

institutional tenants that will not be affected by the rent increases set by the Rent Guidelines Board. Furthermore, while a slight increase to SRO rents would be insignificant to owners' bottom lines, it would push SRO tenants from their long-term homes. A rent increase would drive thousands of poor New Yorkers into homelessness while vacating buildings for real estate speculators."

Selected Oral and Written Testimony from Owners and Owner Groups:

- "The cost structure for operating fully stabilized SROs closely corresponds to the cost structure for operating pre-1947 multi-family apartment buildings as is seen on the attached schedule. Operating costs for pre-1947 apartment buildings between 2004 and 2022 increased 59.81% while over the same period operating costs for SROs increased 50.61% (without including results for the anomalous 2015/16 year) or 41.11% including the anomalous results). Because of the discrimination against SRO's, operating costs in SRO's increased four to five times more than permitted rent increases."

- "There is no justification to treat owners of stabilized SRO/rooming house properties any differently than the owners of ordinary rent stabilized apartment buildings. The Rent Guidelines Board should recognize this fact and adopt an order making up for prior discrimination as well as putting predominantly stabilized SRO properties on equal footing with ordinary rent stabilized apartment buildings."

- "I specifically propose that the 2023/2024 Hotel Order covering renewal leases in SROs and rooming houses with stabilized tenancies that do not have transient tenancies permit rent increases similar to those allowed in stabilized apartment buildings. This will be only a small step in restoring fairness in the regulatory scheme governing SRO and rooming house properties."

Selected Oral and Written Testimony from Public Officials:

- None submitted.

MATERIAL CONSIDERED BY THE BOARD

In addition to oral and written testimony presented at its public meetings and hearings, the Board's decision is based upon material gathered from the 2023 Price Index of Operating Costs and 2023 Hotel Report, prepared by the staff of the Rent Guidelines Board, reports and testimony submitted by owner and tenant groups relating to the hotel sector, and reports submitted by public agencies. The Board heard and received written testimony from invited guest speakers on April 27, 2023. Guest speakers representing hotel tenants included Bleys La Pierre from the Goddard Riverside Law Project and Brian J. Sullivan from MYF Legal Services.

FINDINGS OF THE RENT GUIDELINES BOARD

Rent Guidelines Board Research

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

1. *2023 Mortgage Survey Report*, April 2023 (an evaluation of recent underwriting practices, financial availability and terms, and lending criteria);
2. *2023 Income and Affordability Study*, April 2023 (including employment trends, housing court actions, changes in eligibility requirements and public benefit levels in New York City);
3. *2023 Price Index of Operating Costs*, April 2023 (measuring the price change for a market basket of goods and services which are used in the operation and maintenance of stabilized hotels);
4. *2023 Hotel Report*, May 2023 (including data on rent stabilized hotels derived from NYS Homes and Community Renewal registration files, illegal hotel violations, and the number of Certifications of No Harassment);
5. *2023 Housing Supply Report*, May 2023 (including information new housing construction measured by certificates of occupancy in new buildings and units authorized by new building permits, tax abatement and exemption programs, and cooperative and condominium conversion and construction activities in New York City); and
6. *Changes to the Rent Stabilized Housing Stock in NYC in 2022*, May 2023 (quantifying events that lead to additions to and subtractions from the rent stabilized housing stock).

The six reports listed above may be found in their entirety on the RGB's website, www.nyc.gov/rgb, and are also available at the RGB

offices, 1 Centre St., Suite 2210, New York, NY upon request.

Price Index of Operating Costs for Rent Stabilized Hotel Units

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

The Hotel Price Index for all hotels that contain rent stabilized units increased 8.3% this year, compared to a decline of 1.3% in 2022. There were increases in all of the Hotel PIOC components. The Fuel component witnessed the highest proportional increase, rising 21.0%, and accounts for 15.2% of the index. Insurance Costs rose by the second greatest proportion, 12.9%, and account for 6.9% of the index. The remaining five components all rose by lesser proportions, including Utilities, which rose 9.9%; Maintenance, 9.3%; Taxes, 5.1%; Labor Costs, 3.0%; and Administrative Costs, 2.8%. See the table on this page for changes in costs and prices for all hotels that contain rent stabilized units from 2022-2023.

Among the different categories of Hotels, the index for "Traditional" Hotels increased 7.3%, Rooming Houses by 9.9%, and SROs by 8.9%.

**Percent Change in the Components of the Price Index of Operating Costs
April 2022 to March 2023, By Hotel Type and All Hotels**

Item Description	All Hotels	Hotel	Rooming House	SRO
TAXES	5.1%	4.9%	5.2%	5.3%
LABOR COSTS	3.0%	2.9%	3.4%	3.1%
FUEL	21.0%	20.5%	25.1%	19.8%
UTILITIES	9.9%	7.6%	13.6%	9.3%
MAINTENANCE	9.3%	9.7%	9.0%	8.3%
ADMINISTRATIVE COSTS	2.8%	2.7%	3.6%	2.9%
INSURANCE COSTS	12.9%	12.9%	12.9%	12.9%
ALL ITEMS	8.3%	7.3%	9.9%	8.9%

Source: 2023 Price Index of Operating Costs

Changes in Housing Affordability

Per the 2023 *Income and Affordability Study*, NYC's economy in 2022 showed many strengths as compared with the preceding year. Positive indicators include rising employment levels, which increased by 7.0%. Gross City Product (GCP) is also forecasted to increase, rising in inflation-adjusted terms by 3.3% in 2022. The unemployment rate fell, decreasing by 4.3 percentage points, to 5.7%. Both average wages and total wages increased in nominal terms in the most recent 12-month period, rising by 3.6% and 10.9%, respectively. Personal bankruptcy filings also fell in 2022, dropping 11.9%, to their lowest level since at least 2000. Medicaid enrollees also fell, declining by 4.9% in 2022.

However, negative indicators include an increase in caseloads for cash assistance of 14.2% and the Supplemental Nutrition Assistance Program (SNAP, formerly known as food stamps) of 1.3%. Following eviction moratoriums in place for most of 2020 and all of 2021, non-payment filings and non-payment calendared cases in Housing Court both rose sharply (by 167.8% and 228.6%, respectively). The number of residential evictions also rose, increasing from 136 in 2021 to 4,109 in 2022. While sheltered homeless levels (as reported by the NYC Department of Homeless Services (DHS)) dropped in the first half of 2022, due to a rise in asylum seekers entering NYC, rates rose by an average of 8.0% in 2022 as a whole. Inflation was also at its highest level in the NYC metro area since 1981, rising 6.1%. As previously noted, while average wages rose a nominal 3.6% in NYC over the past year, because of high inflation, "real" wages dropped by 2.1%.

Economic indicators in 2022, as compared to 2019 (the last full year preceding the pandemic), are mixed. As compared to 2019, in 2022 the unemployment rate is 1.8 percentage points higher, and overall employment levels are 2.1% lower. Cash assistance caseloads are 27.0% higher, and SNAP caseloads are 12.1% higher. But GCP is 4.1% higher in inflation-adjusted terms, and both inflation-adjusted average and total wages are higher, by 10.8% and 6.4%, respectively. DHS sheltered homeless levels are 12.9% lower, and Medicaid enrollees are 5.7% lower. In Housing Court, non-payment filings are 39.0% lower,

and non-payment calendared cases are 43.8% lower. Residential evictions are also 75.8% lower.

The most recent quarter for which there is comprehensive data is the fourth quarter of 2022. As compared to the fourth quarter of 2021, the fourth quarter of 2022 shows both positive and negative indicators. Positive indicators include the unemployment rate, down 2.7 percentage points as compared to 2021; employment levels, up 4.9%; and Medicaid enrollees, down 4.0%. Negative indicators include DHS sheltered homeless levels, up 39.3%; cash assistance caseloads, up 17.5%; SNAP caseloads, up 2.3%; and in Housing Court, following the end of the eviction moratorium, the number of non-payment filings up 231.5%, and the number of non-payment cases heard (calendared), up 448.5%.

Fourth quarter data can also be analyzed in relation to the third quarter of 2022, to illustrate more recent trends. Based on seasonally adjusted employment data, there was an increase of 0.4 percentage points in the NYC unemployment rate in the fourth quarter of 2022 as compared to the third, and an increase of 0.1% in total employment. There was also an increase of 22.2% in DHS sheltered homeless levels; 2.5% in cash assistance caseloads; 1.2% in Medicaid enrollees, and in Housing Court, a 47.6% increase in non-payment cases and 41.1% in non-payment calendared cases. However, SNAP caseloads fell by 1.2%.

Consumer Price Index

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

Percentage Changes in the Consumer Price Index for the New York City - Northeastern New Jersey Metropolitan Area, 2015-2023 (For "All Urban Consumers")									
	2015	2016	2017	2018	2019	2020	2021	2022	2023
1st Quarter Avg. ²⁵	-0.2%	0.7%	2.5%	1.6%	1.5%	2.3%	1.5%	5.5%	5.5%
Yearly Avg.	0.1%	1.1%	2.0%	1.9%	1.7%	1.7%	3.3%	6.1%	N/A

Source: U.S. Bureau of Labor Statistics.

Effective Rates of Interest

The Board took into account current mortgage interest rates and the availability of financing and refinancing. It reviewed the staff's 2023 *Mortgage Survey Report* of lending institutions. The table below gives the reported rate and points for the past ten years as reported by the *Mortgage Survey*.

2023 Mortgage Survey ²⁶ Average Interest Rates and Points for New and Refinanced Permanent Mortgage Loans 2014-2023										
New Financing of Permanent Mortgage Loans, Interest Rate and Points										
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Avg. Rates	4.9%	4.3%	4.0%	4.3%	4.8%	4.7%	4.0%	3.8%	3.9%	6.0%
Avg. Points	0.54	0.70	0.42	0.44	0.44	0.38	0.22	0.38	0.32	0.29

Source: 2014–2023 *Annual Mortgage Surveys*, RGB.

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

An analysis of 2021/2022 HCR registration data identified registration records for 83 hotels and 239 rooming houses (a total of 322 buildings). These 322 buildings contained 6,245 hotel units and 4,806 rooming house units (a total of 11,051 units). Slightly fewer than half of these units (5,382) were registered as "rent stabilized," with most units including corresponding rent data. The balance of the units (5,669) were registered as either vacant or exempt. For those units where rent

25 1st Quarter Average refers to the change of the CPI average of the first three months of one year to the average of the first three months of the following year.

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

data is reported, the median legal rent is \$867 for hotels and \$1,189 for rooming houses (with an overall median of \$1,018). The average legal rent is \$1,046 for hotels and \$1,099 for rooming houses (with an overall average of \$1,075). The median "rent received" (the legal rent, except in cases where there is a preferential rent provided) is \$745 for hotels and \$1,010 for rooming houses (with an overall median of \$864). The average "rent received" is \$881 for hotels and \$1,006 for rooming houses (with an overall average of \$948). In addition, a longitudinal analysis of the change in rent in the same set of units in both 2021 and 2022 shows that the median legal rent rose 14.1% in hotels, was unchanged in rooming houses, and rose 8.8% overall. The average legal rent in the longitudinal sample rose by 5.1% in hotels, 1.2% in rooming houses, and 2.7% overall. For the "rent received" by owners in the longitudinal sample, the median rose by 0.7% in both hotels and rooming houses, and 5.2% overall. The average "rent received" in the longitudinal sample rose by 3.5% in hotels, 1.9% in rooming houses, and 2.5% overall.²⁷

SRO Housing and Airbnb Rentals

SRO owners may convert SRO housing to other uses after obtaining a "Certification of No Harassment" (CONH) from the NYC Department of Housing Preservation and Development (HPD). For the second consecutive year, the number of CONHs granted by HPD rose, by 46.0% (to 92) in 2022.²⁸

Efforts are also underway to ensure that units meant to provide permanent housing are not used as transient hotels. As of May 1, 2011, a law was passed clarifying that Class A multiple dwellings were only to be used for occupancy of 30 consecutive days or more,²⁹ and on October 2, 2012, a companion law was passed strengthening the City's ability to crack down on housing being used illegally for transient occupancy.³⁰ In addition, a bill in October of 2016 authorized fines up to \$7,500 for illegally advertising short-term rentals in Class A Multiple Dwellings.³¹ On January 3, 2021, New York City's Booking Service data reporting law took effect. All transactions for listings that have five or more nights booked per quarter will be reported to the Mayor's Office of Special Enforcement (OSE) if the listings offer entire home rentals or home rentals to three or more individuals at the same time.³² In January 2022, another law (Local Law 18) was enacted to help curb the use of permanent housing for short-term rentals. The law, which took effect on March 6, 2023 and will be enforced as of July 2023, requires anyone wishing to operate as a host of a short-term rental (a rental of less than 30 days) to register with OSE and receive a registration number. Violations of Local Law 18 can lead to fines of up to \$5,000.³³

In 2022, 1,801 violations were issued by OSE relating to the illegal short-term rental of units (including apartments, private homes, and SROs). Note that the proportion of B263 violations (which are issued for a failure to comply with an order to file a certification of correction with DOB) is generally no higher than approximately a quarter of all total violations and averaged just under 15% from 2017-2022 (excluding 2021). However, in 2021 they comprised approximately three-quarters of all violations, as a result of OSE conducting compliance checks on properties with uncorrected immediately hazardous violations. The proportion of B263 violations fell to only 8% in 2022, and so while the total number of violations fell 34.7% in 2022 as compared to 2021, the number of substantive violations rose 134.0%. Almost half of the violations in 2022, 857 (47.6% of the total) were for dwelling units in Brooklyn, with 452 violations in Queens (25.1% of the total); 432 violations in Manhattan (24.0% of the total); 49 violations in the Bronx (2.7% of the total); and 11 in Staten Island (0.6% of the total). Between May 2011 and December 2022, approximately 24,500 violations have been issued by OSE as part of its efforts to address illegal short-term rentals.³⁴

- 27 2021 and 2022 NYS Homes and Community Development apartment registration files.
- 28 NYC Department of Housing Preservation and Development.
- 29 Press Release, Mayor's Office. "Mayor Bloomberg Announces Results of City's Efforts to Curb Dangerous Illegal Hotels in New York City After State Legislation Enhances Enforcement Abilities." April 27, 2012.
- 30 Local Law No. 45 of 2012 (Council Int No. 404-Aof 2010).
- 31 "Cuomo Signs Bill That Deals Huge Blow to Airbnb." New York Post. October 21, 2016.
- 32 <https://www.nyc.gov/site/specialenforcement/reporting-law/reporting-law.page>
- 33 <https://www.nyc.gov/site/specialenforcement/registration-law/registration.page>
- 34 Office of the Criminal Justice Coordinator, Mayor's Office of Special Enforcement.

OTHER RELEVANT INFORMATION

The NYS Division of Housing and Community Renewal released a memo to the Board dated May 23, 2023 in which they outline information from their registration database relating to Hotels/SROs/ Rooming Houses. The following is an excerpt from that memo (Pages 2-3):

9. What is the total number of SRO/Hotel units registered with the DHCR in 2022? How many of these units are rent stabilized? How many are temporarily and permanently exempt? How many are registered as transient? How many as vacant?

Rent Stabilized Units	10,002
Vacant Units	1,534
Temporary Exempts Units	5,209
Permanent Exempt Units	31
Total Number of Units	16,776

10. What is the total number of SRO/Hotel units registered with the DHCR on an annual basis from 2009-2022?

- In 2009 the total number of units registered was 25,343
- In 2010 the total number of units registered was 26,340
- In 2011 the total number of units registered was 25,763
- In 2012 the total number of units registered was 25,156
- In 2013 the total number of units registered was 23,547
- In 2014 the total number of units registered was 23,581
- In 2015 the total number of units registered was 23,075
- In 2016 the total number of units registered was 21,698
- In 2017 the total number of units registered was 21,396
- In 2018 the total number of units registered was 21,239
- In 2019 the total number of units registered was 20,454
- In 2020 the total number of units registered was 19,112
- In 2021 the total number of units registered was 17,012
- In 2022 the total number of units registered was 16,776

11. What is the average and median rent for rent stabilized SRO/Hotel units in 2022?

- The average rent stabilized rent for SRO/Hotel units in 2022 is \$1,518; the median rent is \$1,308.

[END OF MEMO]

NOTE

In the past, the Board has adopted rent increases to the rent stabilized hotel universe. In the most recent years in which the Board adopted rent increases, the Board adopted a proviso designed to provide preconditions for owners seeking to take the increases. Since the Board has voted a 0% increase for all classifications of rent stabilized hotels this year, this proviso is not included in Hotel Order 53. If the Board grants increases in future Hotel Orders, the current members of the Board suggest that future Boards consider reinstating this proviso or some form thereof. Below is the proviso and explanatory language previously adopted in Hotel Order 41:

Rooming house, lodging house, Class B hotel, single room occupancy building, and Class A residential hotel owners shall not be entitled to any of the above rent adjustments, and shall receive a 0% percent adjustment, if permanent rent stabilized or rent controlled tenants paying no more than the legal regulated rent, at the time that any rent increase in this Order would otherwise be authorized, constitute fewer than 85% of all units in a building that are used or occupied, or intended, arranged or designed to be used or occupied in whole or in part as the home, residence or sleeping place of one or more human beings.

The following outlines the Board's intent for the proviso:

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

Here are two examples. One: a hotel has 100 units and 2 stores. 32 units are rented to permanent rent stabilized tenants, 10 are vacant

and 58 are rented to transients and tourists. The calculation is as follows, the denominator is 100 and the numerator is 32. This calculation results in an occupancy percentage of LESS than 85% under the formula (32%) and an increase CANNOT be taken for the permanent stabilized tenants.

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

VOTE

The vote of the Rent Guidelines Board on the adopted motion pertaining to the provisions of Order Number 53 was as follows:

	Yes	No	Abstentions
Guidelines for Hotels	6	3	-

Dated: June 21, 2023

Filed with the City Clerk: June 27, 2023

/S/
Nestor Davidson
Chair
NYC Rent Guidelines Board

BIBLIOGRAPHY

- The City of New York Rent Stabilization Law of 1969 Section 26 - 501 et seq.
- Chapter 576 of the Laws of 1974 (The Emergency Tenant Protection Act).
- Resolution Number 276 of 1974 of the New York City Council.
- Chapter 203 of the Laws of 1977.
- Chapter 933 of the Laws of 1977 (Open Meetings Law).
- Local Laws of the City of New York for the year 1979, No. 25.
- Chapter 234 of the Laws of 1980.
- Chapter 383 of the Laws of 1981.
- Local Laws of the City of New York for the Year 1982, No. 18.
- Chapter 403 of the Laws of 1983.
- Chapter 248 of the Laws of 1985.
- Chapter 45 of the New York City Charter.
- Chapter 65 of the Laws of 1987.
- Chapter 144 of the Laws of 1989.
- Chapter 167 of the Laws of 1991.
- Chapter 253 of the Laws of 1993.
- Rent Regulation Reform Act of 1997.
- Chapter 82 of the Laws of 2003.
- Chapter 97 of the Laws of 2011.
- Rent Act of 2015.
- Housing Stability and Tenant Protection Act of 2019.
- RGB Staff, 2023 Price Index of Operating Costs.
- RGB Staff, 2023 Income and Affordability Study.
- RGB Staff, 2023 Mortgage Survey Report.
- RGB Staff, 2023 Housing Supply Report.
- RGB Staff, Changes to the Rent Stabilized Housing Stock in NYC in 2022.
- RGB Staff, 2023 Hotel Report.
- Written, oral and video submissions by tenants, tenant organizations, owners, and owner organizations.

• jy28



CITY PLANNING

NOTICE

ADJUSTMENT IN HUDSON YARDS DISTRICT IMPROVEMENT BONUS CONTRIBUTION AMOUNT

As provided in Section 93-31 of the Zoning Resolution of the City of New York, the required contribution amount per square foot of bonused floor area available through the District Improvement Fund Bonus in

the Special Hudson Yards District has been increased from \$155.74 per square foot to \$160.41 per square foot as of August 1, 2023.

In accordance with Section 93-31, this increase is based on the change in the Consumer Price Index for All Urban Consumers (CPI), as published by the U.S. Department of Labor, Bureau of Labor Statistics. The CPI change for the period between July 1, 2022 and July 1, 2023 was an increase of 3.0 percent.

This increased contribution amount per square foot of bonused floor area applies to all contributions pursuant to Section 93-31 received on or after August 1, 2023, until such time as the amount is further modified in accordance with the Zoning Resolution.

Daniel R. Garodnick
Chair
City Planning Commission

• jy28

CITYWIDE ADMINISTRATIVE SERVICES

■ NOTICE

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9212
FUEL OIL AND KEROSENE**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 07/24/2023
4287148	1	#2DULS	CITYWIDE BY TW	GLOBAL MONTELLO	0.0500 GAL.	2.8748 GAL.
4287148	2	#2DULS	RACK PICK-UP	GLOBAL MONTELLO	0.0500 GAL.	2.7578 GAL.
4287148	3	#2DULS	CITYWIDE BY TW	GLOBAL MONTELLO	0.0500 GAL.	2.9130 GAL.
4287148	4	#2DULS	RACK PICK-UP	GLOBAL MONTELLO	0.0500 GAL.	2.7960 GAL.
4287149	5	#2DULS	CITYWIDE BY TW	SPRAGUE	0.0500 GAL.	3.1594 GAL.
4287149	6	#2DULS	CITYWIDE BY TW	SPRAGUE	0.0500 GAL.	3.3724 GAL.
4287149	7	B100	CITYWIDE BY TW	SPRAGUE	0.1991 GAL.	5.8619 GAL.
4287149	8	#2DULS	RACK PICK-UP	SPRAGUE	0.0500 GAL.	3.0094 GAL.
4287149	9	#2DULS	RACK PICK-UP	SPRAGUE	0.0500 GAL.	3.2224 GAL.
4287149	10	B100	RACK PICK-UP	SPRAGUE	0.1991 GAL.	5.7119 GAL.
4287149	11	#1DULS	CITYWIDE BY TW	SPRAGUE	0.0541 GAL.	3.5354 GAL.
4287149	12	B100	CITYWIDE BY TW	SPRAGUE	0.1991 GAL.	5.8859 GAL.
4287149	13	#1DULS	RACK PICK-UP	SPRAGUE	0.0541 GAL.	3.3854 GAL.
4287149	14	B100	RACK PICK-UP	SPRAGUE	0.1991 GAL.	5.7359 GAL.
4287149	15	#2DULS	BARGE DELIVERY	SPRAGUE	0.0500 GAL.	2.9088 GAL.
4287149	16	#2DULS	BARGE DELIVERY	SPRAGUE	0.0500 GAL.	2.9748 GAL.
4287149	17	#2DULSB50	CITYWIDE BY TW	SPRAGUE	0.0500 GAL.	3.7836 GAL.
4287149	18	#2DULSB50	CITYWIDE BY TW	SPRAGUE	0.1991 GAL.	5.4761 GAL.
4287149	19	#2DULSB50	RACK PICK-UP	SPRAGUE	0.0500 GAL.	3.6336 GAL.
4287149	20	#2DULSB50	RACK PICK-UP	SPRAGUE	0.1991 GAL.	5.3261 GAL.
4287126	1	JET	FLOYD BENNETT	SPRAGUE	0.0519 GAL.	3.7349 GAL.
Non-Winterized			Apr 1 - Oct 31			
4287149	#2DULSB5	95% ITEM 5.0 5% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.0575 GAL.	3.2945 GAL.
4287149	#2DULSB10	90% ITEM 5.0 10% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.0649 GAL.	3.4297 GAL.
4287149	#2DULSB20	80% ITEM 5.0 20% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.0798 GAL.	3.6999 GAL.
4287149	#2DULSB5	95% ITEM 8.0 5% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0575 GAL.	3.1445 GAL.
4287149	#2DULSB10	90% ITEM 8.0 10% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0649 GAL.	3.2797 GAL.
4287149	#2DULSB20	80% ITEM 8.0 20% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0798 GAL.	3.5499 GAL.
4287149	#2DULSB50	50% ITEM 17.0 50% ITEM 18.0	CITYWIDE BY TW	SPRAGUE	0.1245 GAL.	4.6298 GAL.
4287149	#2DULSB50	50% ITEM 19.0 50% ITEM 20.0	RACK PICK-UP	SPRAGUE	0.1246 GAL.	4.4799 GAL.
Winterized			Nov 1 - Mar 31			
4287149	#2DULSB5	95% ITEM 6.0 5% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.0575 GAL.	3.4969 GAL.
4287149	#2DULSB10	90% ITEM 6.0 10% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.0649 GAL.	3.6214 GAL.
4287149	#2DULSB20	80% ITEM 6.0 20% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.0798 GAL.	3.8703 GAL.
4287149	#2DULSB5	95% ITEM 9.0 5% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0575 GAL.	3.3469 GAL.
4287149	#2DULSB10	90% ITEM 9.0 10% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0649 GAL.	3.4714 GAL.
4287149	#2DULSB20	80% ITEM 9.0 20% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0798 GAL.	3.7203 GAL.
Non-Winterized/ Winterized			Year-Round			
4287149	#1DULSB20	80% ITEM 11.0 20% ITEM 12.0	CITYWIDE BY TW	SPRAGUE	0.0831 GAL.	4.0055 GAL.
4287149	#1DULSB20	80% ITEM 13.0 20% ITEM 14.0	RACK PICK-UP	SPRAGUE	0.0831 GAL.	3.8555 GAL.
4287149	#1DULSB5	95% ITEM 11.0 5% ITEM 12.0	CITYWIDE BY TW	SPRAGUE	0.0614 GAL.	3.6529 GAL.
4287149	#1DULSB5	95% ITEM 13.0 5% ITEM 14.0	RACK PICK-UP	SPRAGUE	0.0614 GAL.	3.5029 GAL.

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9213
FUEL OIL, PRIME AND START**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 07/24/2023
4287030	1	#4B5	MANHATTAN	UNITED METRO	0.0344 GAL.	2.6745 GAL.
4287030	2	#4B5	BRONX	UNITED METRO	0.0344 GAL.	2.6945 GAL.
4287030	3	#4B5	BROOKLYN	UNITED METRO	0.0344 GAL.	2.6345 GAL.
4287030	4	#4B5	QUEENS	UNITED METRO	0.0344 GAL.	2.6645 GAL.
4287031	5	#4B5	RICHMOND	APPROVED OIL COMPANY	0.0344 GAL.	2.8545 GAL.
4187014	1	#2B5	MANHATTAN	SPRAGUE	0.0575 GAL.	3.0014 GAL.
4187014	3	#2B5	BRONX	SPRAGUE	0.0575 GAL.	2.9534 GAL.

4187014	5	#2B5	BROOKLYN	SPRAGUE	0.0575 GAL.	2.9664 GAL.
4187014	7	#2B5	QUEENS	SPRAGUE	0.0575 GAL.	2.9744 GAL.
4187014	9	#2B5	STATEN ISLAND	SPRAGUE	0.0575 GAL.	3.0534 GAL.
4187014	11	#2B10	CITYWIDE BY TW	SPRAGUE	0.0649 GAL.	3.0606 GAL.
4187014	12	#2B20	CITYWIDE BY TW	SPRAGUE	0.0798 GAL.	3.2333 GAL.
4187015	2	#2B5	MANHATTAN(RACK PICK-UP)	APPROVED OIL COMPANY	0.0575 GAL.	2.7667 GAL.
4187015	4	#2B5	BRONX(RACK PICK-UP)	APPROVED OIL COMPANY	0.0575 GAL.	2.7667 GAL.
4187015	6	#2B5	BROOKLYN(RACK PICK-UP)	APPROVED OIL COMPANY	0.0575 GAL.	2.7667 GAL.
4187015	8	#2B5	QUEENS(RACK PICK-UP)	APPROVED OIL COMPANY	0.0575 GAL.	2.7667 GAL.
4187015	10	#2B5	STATEN ISLAND(RACK PICK-UP)	APPROVED OIL COMPANY	0.0575 GAL.	2.7667 GAL.

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9214
FUEL OIL AND REPAIRS

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 07/24/2023
20211200451	1	#2B5	All Boroughs (Pickup under delivery)	APPROVED OIL	0.0575 GAL	3.1808 GAL.
20211200451	2	#4B5	All Boroughs (Pickup under delivery)	APPROVED OIL	0.0344 GAL	2.9249 GAL.

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9215
GASOLINE

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 07/24/2023
4387063	1.0	Reg UL	CITYWIDE BY TW	GLOBAL MONTELLO	0.0491 GAL	2.8718 GAL.
4387063	2.0	Prem UL	CITYWIDE BY TW	GLOBAL MONTELLO	0.0473 GAL	3.2831 GAL.
4387063	3.0	Reg UL	RACK PICK-UP	GLOBAL MONTELLO	0.0491 GAL	2.7696 GAL.
4387063	4.0	Prem UL	RACK PICK-UP	GLOBAL MONTELLO	0.0473 GAL	3.1859 GAL.
3787121	5.0	E85	CITYWIDE BY DELIVERY	UNITED METRO	0.0427 GAL	3.0427 GAL.
3787121	6.0	E70	CITYWIDE BY DELIVERY	UNITED METRO	0.0439 GAL	3.0988 GAL.

NOTE:

1. Federal excise taxes are imposed on taxable fuels, (i.e., gasoline, kerosene, and diesel), when removed from a taxable fuel terminal. This fuel excise tax does not include Leaking Underground Storage Tank (LUST) tax. LUST tax applies to motor fuels for both diesel and gasoline invoices. Going forward, LUST Tax will appear as an additional fee at the rate of \$0.001 per gallon and will be shown as a separate line item on your invoice.
2. The National Oil Heat Research Alliance (NORA) has been extended until February 6, 2029. A related assessment of \$.002 per gallon has been added to the posted weekly fuel prices and will appear as a separate line item on invoices. This fee applies to heating oil only and since 2015 has included #4 heating oil. All other terms and conditions remain unchanged.
3. Items 1 - 4 on contract 4287148 and 5 - 20 on contract 4287149 are effective as of June 1st, 2022.
4. Items 1 - 4 on contract 4387063 are effective as of December 19, 2022.
5. Federal Superfund Tax is included in the DCAS weekly pricing schedule, and it should not show as an additional fee.

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.

jy28

COMPTROLLER

NOTICE

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007, on 8/8/2023 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
1	16198	1

Acquired in the proceeding entitled: FDNY ENGINE 268/LADDER 137 FIREHOUSE subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

BRAD S. LANDER
Comptroller
jy25-a7

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby

given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007 on 8/1/2023 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
1	4160	360
2, 2A	4160 AND STREETBED ADJACENT TO 4160	359 AND STREETBED ADJACENT TO 359

Acquired in the proceeding entitled: SOUTH SHORE OF STATEN ISLAND - PHASE 1 subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

BRAD S. LANDER
Comptroller
jy18-31

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007 on 8/4/2023 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage
Parcel No. Block Lot
3, 3A, 5, 5A 1270 12 & 144

Acquired in the proceeding entitled: SOUTH AVENUE FROM NETHERLAND AVENUE TO FOREST AVENUE subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

BRAD S. LANDER
Comptroller
jy19-a1

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007 on 8/4/2023 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage
Parcel No. Block Lot
2 990 16

Acquired in the proceeding entitled: GOWANUS CANAL SUPERFUND, PHASE 3 subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

BRAD S. LANDER
Comptroller
jy19-a1

CHANGES IN PERSONNEL

HOUSING PRESERVATION & DVLPMNT
FOR PERIOD ENDING 05/26/23

TITLE		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
THOMAS	SABRINA	12158	\$58618.0000	APPOINTED	NO	10/30/22	806
TRACEY	TRISSYAN C	31670	\$61598.0000	APPOINTED	YES	05/07/23	806
ULLAH	MD S	34202	\$65640.0000	APPOINTED	YES	05/14/23	806
VELEZ-CAMACHO	GEISHA M	10124	\$55736.0000	PROMOTED	NO	07/10/22	806
WALDRON	SHAWN S	34202	\$77921.0000	APPOINTED	YES	05/14/23	806
WARSHAVSKY	BENJAMIN	22508	\$85847.0000	APPOINTED	YES	05/14/23	806
WHITE	DEBORA A	31670	\$61598.0000	APPOINTED	YES	05/07/23	806
WORTH	KENON A	56057	\$44083.0000	APPOINTED	YES	05/14/23	806
WRIGHT	DELORAS	56057	\$44083.0000	APPOINTED	YES	05/14/23	806

DEPARTMENT OF BUILDINGS
FOR PERIOD ENDING 05/26/23

TITLE		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
AARON	TINESHA	10251	\$37481.0000	RESIGNED	YES	03/20/22	810
ABDELMASIH	MUNA E	20410	\$71028.0000	RESIGNED	NO	05/05/23	810
AMEZCUA	OLIVIA C	56058	\$57395.0000	RESIGNED	YES	05/10/23	810
AMOR	VALERIE J	22405	\$81790.0000	RESIGNED	NO	05/18/23	810
ASHBY	GERMAYNE M	10124	\$70000.0000	INCREASE	NO	04/30/23	810
ATTIA	BAHAA A	22405	\$76301.0000	APPOINTED	YES	05/07/23	810
BARAHONA	YESENIA	31105	\$44009.0000	APPOINTED	YES	05/07/23	810
BONILLA	ANTHONY	1002C	\$92966.0000	PROMOTED	NO	05/07/23	810
CELESTINE	AKINI S	31629	\$61800.0000	RESIGNED	YES	05/14/23	810
CONTRERAS GARCIA	CINDY A	31169	\$44881.0000	RESIGNED	YES	05/04/23	810
DEFLIPPPO	ALICIA V	1002C	\$96681.0000	INCREASE	NO	04/30/23	810
DUBAJ	PATRYK	10209	\$16.3500	APPOINTED	YES	05/14/23	810
FARRELL	EDMUND	31624	\$66388.0000	RESIGNED	NO	05/11/23	810
GOLOVCHENKO	ANNA	12626	\$71840.0000	APPOINTED	NO	05/14/23	810
GRIFFIN	YVETTE	10251	\$44396.0000	APPOINTED	YES	05/14/23	810
HABIB	ARSANY B	22405	\$74079.0000	RESIGNED	NO	05/07/23	810
HANE	OMAR	31629	\$66388.0000	RESIGNED	NO	05/14/23	810
HIBBERT	ELIZABET	20210	\$75209.0000	TRANSFER	NO	10/23/22	810
HONG	STEVEN Y	10004	\$125000.0000	INCREASE	NO	04/30/23	810
HOSSAIN	SYEDA N	22405	\$65000.0000	RESIGNED	NO	10/23/22	810
IBRAHIM	WASSIM M	22405	\$65000.0000	RESIGNED	NO	09/25/22	810
ISAAC	MANOUCHE	31105	\$50610.0000	RESIGNED	NO	09/29/22	810
LORD	ANN	10251	\$44396.0000	APPOINTED	YES	05/14/23	810
MANNNO	VINCENT	31622	\$61800.0000	RESIGNED	YES	05/19/23	810
MCCORKLE-JOHNISO	LATISHA	10251	\$44396.0000	APPOINTED	YES	05/07/23	810
MCMULLIN JR	FERNANDO	10124	\$72000.0000	INCREASE	NO	04/16/23	810
MEYER	DANIEL K	1007A	\$105988.0000	RETIRED	NO	05/16/23	810
MILLNER	MATTHEW A	10015	\$154736.0000	INCREASE	NO	04/16/23	810
MISHRA	NARENDRA K	10050	\$139335.0000	INCREASE	NO	04/30/23	810
ODDO	JAMES S	94355	\$243171.0000	APPOINTED	YES	05/07/23	810
RABBI	SYED F	22405	\$74079.0000	RESIGNED	NO	05/14/23	810
RAHMAN	MOHAMMAD Z	21210	\$84623.0000	RESIGNED	NO	01/11/23	810
REYES	VALERIE	31169	\$44881.0000	APPOINTED	YES	05/14/23	810
RHODEN	GWENDOLY L	1002C	\$92966.0000	PROMOTED	NO	05/07/23	810
SAVOY	MARGARET	10251	\$40077.0000	APPOINTED	YES	05/07/23	810

SOTO	JOSE A	31105	\$46316.0000	RESIGNED	NO	10/03/21	810
SZABADOS	LUKE G	56058	\$66003.0000	RESIGNED	YES	02/20/23	810
TOVAR	DAVID	22405	\$74079.0000	RESIGNED	NO	05/10/23	810
WILSON-CLAY	ROBIN	10251	\$38605.0000	TRANSFER	NO	11/20/22	810
ZHANG	YINGDI	10004	\$58700.0000	APPOINTED	NO	02/05/23	810

DEPT OF HEALTH/MENTAL HYGIENE
FOR PERIOD ENDING 05/26/23

TITLE		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ACOSTA	JOHANNA L	21744	\$97138.0000	INCREASE	YES	05/14/23	816
AHENSA	VIDA O	51011	\$79039.0000	INCREASE	NO	05/07/23	816
ALI	KARIDA J	10251	\$50000.0000	APPOINTED	NO	05/14/23	816
ARZOUANE	MICHAEL	70817	\$64190.0000	INCREASE	NO	05/14/23	816
ATTAR	HASSAN M M	10209	\$19.9000	RESIGNED	YES	05/10/23	816
AVILES-FRONTANE	CARMEN	51191	\$57531.0000	RETIRED	NO	05/13/23	816
BANTON	ONYCHA N	21744	\$72671.0000	RESIGNED	YES	08/02/22	816
BAPATIA	LAKSHMI	10209	\$18.3000	RESIGNED	YES	04/23/23	816
BARONE	CATERINA F	1006C	\$109000.0000	APPOINTED	NO	05/14/23	816
BENJAMIN	GILLIAN E	51110	\$60573.0000	RESIGNED	NO	04/15/23	816
BHUIYAN	MORSHED M	13633	\$113300.0000	APPOINTED	YES	05/07/23	816
BLANCO	STEVEN	31215	\$66341.0000	DECREASE	YES	05/07/23	816
BOCANEGRA	CYNTHIA J	21849	\$90851.0000	INCREASE	YES	04/16/23	816
BONIFACIO	MILAGROS T	51191	\$55000.0000	APPOINTED	YES	05/14/23	816
CAMMOCK	CHAINIA	70817	\$64190.0000	INCREASE	NO	05/14/23	816
CANTOS	NATALY V	71022	\$58020.0000	APPOINTED	YES	05/14/23	816
CARR	HALEY M	53299	\$81000.0000	RESIGNED	YES	05/05/23	816
CHEN	MEI	1000B	\$39.4800	PROMOTED	NO	11/06/22	816
CHERNYAVSKY	IGOR	31220	\$77435.0000	INCREASE	NO	05/14/23	816
CHO	LENA	31220	\$77435.0000	INCREASE	NO	05/14/23	816
CHOWDHURY	SULTAN	21744	\$64140.0000	INCREASE	YES	05/14/23	816
CLAROS BENNETT	TATTIANA A	06776	\$88780.0000	INCREASE	YES	05/07/23	816
COELLO	HUGO R	56058	\$56624.0000	APPOINTED	YES	05/07/23	816
COHEN	ADAM S	51197	\$76735.0000	RESIGNED	YES	05/03/23	816
CREIGHTON	ALYSSA K	21744	\$97138.0000	INCREASE	YES	05/07/23	816
CRONIN	CASSANDR J	56058	\$68000.0000	APPOINTED	YES	05/07/23	816
CRUZ	VANESSA L	51611	\$72000.0000	APPOINTED	YES	05/07/23	816
DIAZ MUNOZ	DIANA I	21744	\$11288.0000	INCREASE	YES	05/14/23	816
DICK	SALITAH A	21744	\$86300.0000	APPOINTED	YES	05/14/23	816
DOMINGUEZ GARCIA	MARGARET	56056	\$20.2064	APPOINTED	YES	05/07/23	816
EGUAZE	KEMI K	21744	\$103054.0000	RESIGNED	YES	04/27/23	816
FALCI	LAURA S	21744	\$97138.0000	INCREASE	YES	05/14/23	816
FALLON	ALLISON E	50410	\$65000.0000	APPOINTED	YES	05/07/23	816
FANG	COURTNEY E	21744	\$88947.0000	RESIGNED	YES	07/06/22	816
GILES	JASON A	13616	\$74996.0000	PROMOTED	NO	11/06/22	816
GRIFFIN	KARIMAH	51191	\$54228.0000	APPOINTED	YES	05/07/23	816
GUAMAN	MAYRA	31215	\$45722.0000	APPOINTED	YES	05/14/23	816
HANSMAN	JASON D	10095	\$160000.0000	RESIGNED	NO	05/09/23	816
HARTLEY	CEDRIC D	52040	\$56936.0000	RETIRED	NO	05/17/23	816
HENDERSON	VANESSA N	30087	\$90351.0000	RESIGNED	YES	05/17/23	816
HERNANDEZ	DAVID	21538	\$53823.0000	RESIGNED	YES	12/04/22	816
HOLT	QUENTIN D	51001	\$75000.0000	INCREASE	NO	05/14/23	816
HUMANI	MARY L	50410	\$65000.0000	APPOINTED	YES	05/07/23	816
IPTIKHAR	PULWASHA	21744	\$86830.0000	APPOINTED	YES	05/14/23	816
INGRAHAM JR	RICHARD K	13615	\$62871.0000	INCREASE	NO	08/14/22	816
ISLAM	MOHAMMED S	13620	\$48878.0000	APPOINTED	NO	05/07/23	816
JAMES	TIASHA D	51195	\$26.1200	RESIGNED	YES	04/27/23	816
JEFFERIES	KHALIN S	10251	\$50000.0000	APPOINTED	NO	05/07/23	816
KLUGH	SHALIA T	31105	\$50000.0000	RESIGNED	YES	03/12/23	816
KOZEL	PAUL W	21744	\$72671.0000	RESIGNED	YES	02/10/22	816
KUNDA	BUPE H	90643	\$31377.0000	APPOINTED	YES	05/14/23	816

DEPT OF HEALTH/MENTAL HYGIENE
FOR PERIOD ENDING 05/26/23

TITLE		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
LABANOWSKI	TOMASZ	95712	\$131043.0000	INCREASE	YES	05/29/22	816
LASALLE	ANDRES	70817	\$64190.0000	INCREASE	NO	05/14/23	816
LATVINSKY	TATYANA	51191	\$54228.0000	INCREASE	NO	05/14/23	816
LEGAS	EYOB M	13643	\$113736.0000	APPOINTED	YES	05/14/23	816
LEWIS	KIMBERLY A	70817	\$64190.0000	INCREASE	NO	05/14/23	816
LEWIS-FOSTER	KEISHA L	31215	\$45722.0000	RESIGNED	YES	05/11/23	816
LI RUAN	HUIER LI	50410	\$65000.0000	APPOINTED	YES	05/07/23	816
LIU	SI DA	13632	\$131252.0000	INCREASE	NO	05/29/22	816
LLOYD	LESTER L	70817	\$64190.0000	INCREASE	NO	05/14/23	816
LO	MOUSLY	21514	\$77201.0000	RESIGNED	YES	05/05/23	816
LONG	TRACIE	60888	\$55364.0000	INCREASE	NO	05/07/23	816
LOPEZ	SHARMEEN	21744	\$86830.0000	INCREASE	YES	05/14/23	816
LOPEZ CHEVERE	EDWIN	51191	\$59946.0000	RETIRED	NO	05/16/23	816
MATHES	ROBERT	21744	\$118160.0000	RESIGNED	YES	05/13/23	816
MCKENZIE	NAFKIA	56058	\$64272.0000	APPOINTED	YES	05/07/23	816
MERCEDIEZ GUEVAR	ALONSO A	21744	\$90304.0000	APPOINTED	YES	05/14/23	816
MERIGAN	TARA	10209	\$19.9000	RESIGNED	YES	05/12/23	816
MERINO ANGEL	CARLOS D	90698	\$239.8400	APPOINTED	YES	05/14/23	816
METZLER	JANNA L	21744	\$130000.0000	APPOINTED	YES	05/14/23	816
MILANOV	SERGEY Y	95714	\$110000.0000	RESIGNED	YES	04/28/23	816
MONEGRO	EMILIO	13632	\$135965.0000	INCREASE	NO	05/29/22	816
MONTANO MONTERO	MELISA	31215	\$45722.0000	APPOINTED	YES	05/14/23	816
MORRILL	AARON J	10209	\$19.9000	RESIGNED	YES	05/12/23	816
MORSE	MICHELLE E	95423	\$233800.0000	INCREASE	YES	03/12/23	816
MURRAY-RODRIGUEZ	FERNANDO L	10251	\$50000.0000	APPOINTED	NO	05/14/23	816
NEGRON	EDUARDO	90510	\$48506.0000	RESIGNED	YES	05/14/23	816
NELSON	KIRK	31220	\$77345.0000	INCREASE	NO	05/14/23	816
NG	LINDA S	21744	\$97138.0000	INCREASE	YES	05/07/23	816
ORNIS	CLAUDIA E	31105	\$50000.0000	APPOINTED	YES	05/14/23	816
PARKS	KURT M	13633	\$54281.0000	APPOINTED	YES	05/14/23	816
PATHAN	ZEBBA K	31105	\$50000.0000	APPOINTED	YES	05/14/23	816
PAULINO BAEZ	DANIELA	56058	\$63654.0000	RESIGNED	YES	05/10/23	816
PHANG	CHRISTOP A	53040	\$84.8600	DECREASED	YES	05/16/23	816

POUGATCHEVA	MARIYA	21744	\$118000.0000	INCREASE	YES	05/07/23	816
RAHEEM	MUHAMMAD	40910	\$83989.0000	INCREASE	NO	01/15/23	816
RAHMAN	NIHAAL K	10209	\$18.3000	APPOINTED	YES	05/07/23	816
RAPKOWSKI	DAMIAN	71022	\$51345.0000	RESIGNED	NO	05/05/23	816
ROBERTS	DASHAUN O	70817	\$64190.0000	INCREASE	NO	05/14/23	816
SAYWACK	STEPHANI B	31105	\$50000.0000	APPOINTED	YES	05/07/23	816
SCHUSTER	ANNE C	21744	\$114000.0000	APPOINTED	YES	05/14/23	816
SEARLES	TANISHA J	21744	\$72671.0000	RESIGNED	YES	12/13/22	816
SHARMA	AISHWARY	10209	\$19.9000	APPOINTED	YES	05/07/23	816
SHARPLIN	ALLISON M	21849	\$88630.0000	DECREASE	YES	10/26/22	816
SHEIKH	TARA Z	21744	\$97138.0000	INCREASE	YES	05/07/23	816
SMITHERMAN	CHRYSTAN J	10124	\$54531.0000	PROMOTED	NO	05/07/23	816
SOLOMON	ADRIENNE L	21744	\$97138.0000	DECREASE	YES	05/14/23	816
ST FLEUR	CHANTEL P	10209	\$17.3000	APPOINTED	YES	05/17/23	816
STEWART	NELTA O	56056	\$42191.0000	RESIGNED	YES	04/14/23	816
SULLY	SHELLA	56058	\$80000.0000	APPOINTED	YES	05/07/23	816
SUTTON	TANISHA	13621	\$116275.0000	INCREASE	NO	05/29/22	816
TORRES	CHARLIE	1020B	\$16.0200	APPOINTED	YES	05/14/23	816

DEPT OF HEALTH/MENTAL HYGIENE
FOR PERIOD ENDING 05/26/23

TITLE							
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
TU	DONG H	13633	\$58000.0000	RESIGNED	YES	05/09/23	816
URDINA	FABIOLA N	70817	\$64190.0000	INCREASE	NO	05/14/23	816
WILLIAMS	BRENDA J	70817	\$64190.0000	INCREASE	NO	05/14/23	816
WILLIAMS	CHANDRA J	56057	\$50000.0000	APPOINTED	YES	05/14/23	816
WILLS	APRIELLE J	21744	\$93574.0000	RESIGNED	YES	02/04/23	816
WILSON	JESSICA	50410	\$65000.0000	APPOINTED	YES	05/07/23	816
WONG	FAN SUN	40910	\$97122.0000	INCREASE	YES	01/15/23	816
WONG	SIU YIN	5100B	\$36.8400	RESIGNED	YES	05/03/23	816
WOODS	CHARLES	13620	\$66663.0000	INCREASE	NO	05/29/22	816
WRIGHT	MONIQUE S	5100C	\$93000.0000	RESIGNED	NO	05/05/23	816
XIA	WEI Y	10026	\$190000.0000	INCREASE	NO	05/14/23	816
YE	YUYUAN	21849	\$88630.0000	INCREASE	YES	10/24/21	816
ZEITZ MOSKIN	ALEXANDR B	60816	\$75000.0000	APPOINTED	YES	05/14/23	816

ADMIN TRIALS AND HEARINGS
FOR PERIOD ENDING 05/26/23

TITLE							
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
DESENA	PAUL J	95005	\$140000.0000	APPOINTED	YES	05/07/23	820
FAZZINO	LAUREN M	95005	\$140000.0000	APPOINTED	YES	05/14/23	820
GRAVES, II	CHARLES C	95005	\$140000.0000	APPOINTED	YES	05/07/23	820
GREEN	SHANTIA M	56057	\$44083.0000	APPOINTED	YES	05/07/23	820
HARRINANDAN	SHIVANI	10124	\$69462.0000	APPOINTED	YES	05/07/23	820
HIRALAL	HEMA	56057	\$44083.0000	APPOINTED	YES	05/07/23	820
MAPP	I	56057	\$44083.0000	APPOINTED	YES	05/07/23	820
MARTIN	IVAN	1002F	\$86000.0000	RETIRED	NO	05/10/23	820
MOORE	ISHAKIA M	95005	\$140000.0000	APPOINTED	YES	05/07/23	820
OLTHOFF	JOHN H	95005	\$140000.0000	APPOINTED	YES	05/07/23	820
REID-GREEN	DAWN	95005	\$140000.0000	APPOINTED	YES	05/07/23	820
RITCEY	REGINA A	95005	\$140000.0000	APPOINTED	YES	05/14/23	820
THOMAS	YARNACK T	56057	\$44083.0000	APPOINTED	YES	05/07/23	820
TSE	NANCY	95005	\$140000.0000	APPOINTED	YES	05/07/23	820

DEPT OF ENVIRONMENT PROTECTION
FOR PERIOD ENDING 05/26/23

TITLE							
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
AMATO	CARLY A	10209	\$15.5000	APPOINTED	YES	05/07/23	826
ANWAR	JONATHAN A	10209	\$15.7500	RESIGNED	YES	05/14/23	826
ARIAS	KENNETH	91406	\$16.3900	APPOINTED	YES	05/07/23	826
AVANESSIANS	NATASHA	06804	\$140000.0000	APPOINTED	YES	05/07/23	826
AVILES	ASHLEY T	10124	\$54531.0000	PROMOTED	NO	12/18/22	826
AVITABILE	MICHAEL K	22425	\$62874.0000	APPOINTED	YES	05/14/23	826
BELLANTONI	ANTHONY	21744	\$108426.0000	INCREASE	YES	04/23/23	826
BLOOMFIELD	STEVEN J	90641	\$36830.0000	RESIGNED	YES	04/30/23	826
BOTROS	MINA M	22427	\$85847.0000	APPOINTED	NO	05/07/23	826
CAMPBELL	ZACHARY	06804	\$125000.0000	APPOINTED	YES	05/07/23	826
CHARLES-GUZMAN	KIZZY R	95275	\$227786.0000	APPOINTED	YES	05/14/23	826
COYOC-SOLER	JULIE R	21822	\$40844.0000	DECREASE	NO	05/07/23	826
CRAIG	JASON N	22426	\$69637.0000	APPOINTED	YES	05/14/23	826
CUENCA	MARIA	22427	\$73494.0000	RESIGNED	NO	01/10/23	826
CUMBE	DIGNA A	12158	\$58618.0000	INCREASE	NO	04/23/23	826
CURRY	ROBERT M	91011	\$43532.0000	APPOINTED	YES	05/14/23	826
D'ATTILE	LAUREN M	10015	\$181052.0000	INCREASE	NO	04/23/23	826
DARWICH	ALI K	20617	\$69637.0000	RESIGNED	NO	05/17/23	826
DHARIA	PURNIMA	10015	\$215000.0000	INCREASE	NO	04/23/23	826
GEORGELIS	ARISTIDE	10015	\$207000.0000	INCREASE	NO	02/26/23	826
GONZALEZ	MARITZA	10251	\$18.0000	RESIGNED	NO	02/02/16	826
HEWITT	DOLORES E	31220	\$89893.0000	RESIGNED	NO	05/07/23	826
HOLLOMAN	DWIGHT E	12158	\$69012.0000	APPOINTED	NO	05/07/23	826
HUANG	ALEXANDE K	21822	\$55137.0000	APPOINTED	YES	05/07/23	826
HUGHES	MICHAEL P	90767	\$396.4000	RETIRED	NO	05/12/23	826
JAHAN	SAHRIN	21744	\$68046.0000	APPOINTED	YES	05/07/23	826
JEAN-PHILIPPE	JEAN-CLA	13652	\$104268.0000	RETIRED	NO	05/16/23	826
JENKINS-GRANT	CAROLYN	12158	\$65000.0000	APPOINTED	NO	05/07/23	826
JOHN	KISHAWN S	91406	\$16.3900	APPOINTED	YES	05/07/23	826
JULMIS	MARYLIN	21744	\$108426.0000	INCREASE	YES	04/23/23	826
LABONI	RAUNOK A	13631	\$76074.0000	APPOINTED	NO	05/07/23	826
LANDESTROY MORA	SOCRATES A	20210	\$69637.0000	APPOINTED	YES	05/07/23	826
LEWIS	JUNIOR K	31316	\$74481.0000	INCREASE	NO	04/24/23	826
LI	JAY K	20315	\$92640.0000	INCREASE	YES	03/26/23	826
LIU	JIALIN	20410	\$65640.0000	APPOINTED	YES	05/14/23	826
LIU	WENXIANG	20215	\$103631.0000	INCREASE	NO	04/23/23	826
MCANDREW	SEAN T	10015	\$215000.0000	INCREASE	NO	04/23/23	826
MERINO	CARLOS A	21514	\$63962.0000	APPOINTED	YES	05/14/23	826
MILORD	ROODY S	31215	\$58212.0000	RESIGNED	NO	03/17/23	826

MIRAKI	MANHAJUD	20410	\$69637.0000	APPOINTED	YES	05/07/23	826
MITCHELL	RONYA L	90641	\$14.6600	RESIGNED	YES	08/25/15	826
MORALES	ALEXIS	20113	\$56354.0000	RESIGNED	NO	05/14/23	826
OPRUTA	DANIELA	22427	\$77921.0000	INCREASE	NO	04/23/23	826
OSIT	MATTHEW	10015	\$181052.0000	INCREASE	NO	04/23/23	826
OSMAN	ISAMELDI A	21744	\$108426.0000	INCREASE	YES	04/23/23	826
PANAGIS	VASILIKI	21744	\$68046.0000	APPOINTED	YES	05/14/23	826
PENA	JOSE A	81310	\$64177.0000	APPOINTED	YES	05/14/23	826
RITTER	ADAM H	20617	\$65640.0000	APPOINTED	YES	05/14/23	826
RODRIGUEZ	LISSETTE E	56058	\$54100.0000	INCREASE	YES	04/23/23	826
SAINI	JATINDER	22427	\$109942.0000	APPOINTED	YES	05/14/23	826
SATTAR	RASHEDUS	13633	\$83594.0000	RESIGNED	YES	05/14/23	826

DEPT OF ENVIRONMENT PROTECTION
FOR PERIOD ENDING 05/26/23

TITLE							
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
SCHIMMOELLER	MICHAEL G	13652	\$112480.0000	APPOINTED	YES	05/07/23	826
SEEPALU	JASON	20410	\$69637.0000	APPOINTED	YES	05/07/23	826
SHAH	NAYANKUM R	10015	\$181052.0000	INCREASE	NO	04/23/23	826
SINE	JEAN L	34615	\$38216.0000	RESIGNED	YES	05/17/23	826
SINGH	CINDY	10124	\$62215.0000	PROMOTED	NO	05/14/23	826
SINGH	JACQUELI E	31315	\$53740.0000	INCREASE	NO	04/23/23	826
SUTTON	MARK D	91011	\$43532.0000	APPOINTED	YES	05/07/23	826
SZE	KING WAI W	22427	\$77921.0000	INCREASE	NO	04/23/23	826
TORRES BRACAMON	PAOLA A	10251	\$17.1200	APPOINTED	YES	05/14/23	826
UDDIN	SHALIM	21744	\$108426.0000	INCREASE	YES	04/23/23	826
VENUTO	ALFREDO M	90748	\$34222.0000	APPOINTED	YES	02/05/23	826
WANG	RONG	56058	\$79777.0000	RESIGNED	YES	05/07/23	826

DEPARTMENT OF SANITATION
FOR PERIOD ENDING 05/26/23

TITLE							
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
ARJUNE	TREVOR	92510	\$37.2800	RESIGNED	YES	05/02/23	827
AWMAD	EHMAD S	70112	\$48203.0000	APPOINTED	NO	05/14/23	827
BARRETT	DYLAN N	10209	\$16.3500	RESIGNED	YES	04/29/23	827
BASSOLINO JR	ANTHONY	70112	\$83465.0000	RESIGNED	NO	05/18/23	827
BORNSTEIN	LILLIANN R	10209	\$16.3500	RESIGNED	YES	05/11/23	827
CIGLIANO	MARY A	53040	\$84.8600	RETIRED	YES	05/18/23	827
CRAWFORD	CHRISTIN M	80633	\$15.4500	RESIGNED	YES	09/01/22	827
DESHORE	DANIELLE	1002D	\$114067.0000	APPOINTED	YES	05/07/23	827
FOSTER	DARRIN J	12202	\$52750.0000	DISMISSED	NO	05/11/23	827
GALLAGHER	JOHN W	70112	\$83465.0000	RESIGNED	NO	05/12/23	827
GRIFFIN	DELETRIC C	10251	\$44471.0000	RETIRED	NO	05/07/23	827
GULAMOV	SALOMON A	34202	\$110975.0000	RESIGNED	YES	05/07/23	827
HANKERSON	JUSTIN S	10251	\$38605.0000	APPOINTED	YES	05/14/23	827
JENKINS	SAMUEL	80633	\$15.4500	RESIGNED	YES	04/29/23	827
JUNE	YARMAINE O	12158	\$81400.0000	APPOINTED	YES	05/07/23	827
KOHT	ANTHONY G	91925	\$430.5000	APPOINTED	YES	04/30/23	827
LAROSA	WILLIAM J	91717	\$440.1600	RETIRED	NO	05/17/23	827
LOOS JR	JOSEPH F	92575	\$164555.0000	RETIRED	NO	05/12/23	827
MARCHESE JR	SALVATOR	70112	\$44064.0000	RESIGNED	NO	04/01/23	827
MARSH	STEPHANI A	71682	\$43249.0000	RESIGNED	NO	05/09/23	827
MARTINEZ	CARLOS M	92510	\$347.2000	RESIGNED	NO	05/02/23	827
MAXWELL	SEREMA E	80633	\$15.4500	RESIGNED	YES	02/04/23	827
MCDONALD	ARON	80633	\$15.4500	RESIGNED	YES	04/21/23	827
MONTE	LUIS D	90736	\$240.8000	RESIGNED	NO	04/18/23	827
NEGRON	SHANIK G	56058	\$54100.0000	INCREASE	YES	02/19/23	827
ORTIZ	JAYME	10251	\$38605.0000	APPOINTED	YES	05/14/23	827
PRECIADO	JESSENNIA M	56058	\$57394.0000	RESIGNED	YES	10/30/22	827
RAGONESA	MICHAEL J	70112	\$40622.0000	RESIGNED	NO	02/15/23	827
REPOSA	PARKER T	56058	\$55723.0000	TERMINATED	YES	02/17/22	827

DEPARTMENT OF SANITATION
FOR PERIOD ENDING 05/26/23

TITLE							
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
REVERON	PEDRO	10251	\$38605.0000	APPOINTED	YES	05/14/23	827
ROOPNARAIN	DAVEED C	10209</					

PARUCHURI	RAMAKRIS C	1005D	\$123482.0000	RESIGNED	NO	01/11/23	836
RAMIREZ	CARLOS V	1005D	\$106772.0000	RETIRED	NO	05/19/23	836
RAMIREZ	CARLOS V	13632	\$94554.0000	RETIRED	NO	05/19/23	836
SINGH	DAVEENA	10251	\$46033.0000	APPOINTED	YES	05/14/23	836
SULLEY	SULEYMAN I	40202	\$74057.0000	PROMOTED	NO	05/07/23	836
TORRES	FELICITA	10124	\$54531.0000	PROMOTED	NO	10/02/22	836
WILLIAMS	KAREN	10251	\$41848.0000	APPOINTED	NO	05/14/23	836
WOOD	WILLIAM	40202	\$70457.0000	APPOINTED	NO	05/07/23	836
ZHEN	ASHLEY	40523	\$80910.0000	RESIGNED	NO	01/08/23	836
ZHENG	TIANZI	13135	\$80517.0000	APPOINTED	YES	05/14/23	836

DEPARTMENT OF TRANSPORTATION
FOR PERIOD ENDING 05/26/23

TITLE							
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
ACOSTA	NORBERTO L	92406	\$380.6400	PROMOTED	NO	05/07/23	841
ALGOO	MATTHEW S	31715	\$67646.0000	RESIGNED	NO	09/18/22	841
ALMACHE	JENNY C	40910	\$60966.0000	RESIGNED	NO	07/25/22	841
ALVAREZ	AYLA	22316	\$72204.0000	RESIGNED	YES	04/03/23	841
ALVAREZ	DARLYN A	20215	\$107941.0000	INCREASE	NO	04/30/23	841
AMIN	MUHAMMAD N	95714	\$95000.0000	APPOINTED	YES	05/07/23	841
ARLOTTA	JOSEPH J	91616	\$536.6700	RETIRED	NO	05/08/23	841
ATTIA	BAHAA A	20210	\$85000.0000	RESIGNED	NO	05/07/23	841
BARNES	PETER A	92406	\$380.6400	PROMOTED	NO	03/12/23	841
BARRY	AHMED A	10251	\$40017.0000	APPOINTED	YES	05/07/23	841
BATTANCELA	DANE A	92406	\$360.6400	PROMOTED	NO	03/12/23	841
BEKHIT	GIRGIS T	22425	\$59125.0000	APPOINTED	YES	05/14/23	841
BENDER	SHARON	10124	\$85939.0000	INCREASE	NO	04/30/23	841
BENOIT	CHANTOU	92406	\$380.6400	PROMOTED	NO	03/12/23	841
BILLINI	JOHN	92406	\$380.6400	PROMOTED	NO	04/30/23	841
BISONO	EDWIN D	90702	\$290.0000	APPOINTED	YES	05/14/23	841
BLANCHETTE	ALLISON	22316	\$57078.0000	INCREASE	YES	04/30/23	841
BLY	DUEHAMOU C	22425	\$59125.0000	APPOINTED	YES	05/14/23	841
BOIVIN	ALBERT A	92406	\$380.6400	PROMOTED	NO	03/12/23	841
BRADY	JAMES J	92406	\$380.6400	PROMOTED	NO	03/12/23	841
BRYAN	MIGUEL E	35007	\$33019.0000	RESIGNED	YES	05/14/23	841
BUGLIONE	FRANK	92406	\$380.6400	PROMOTED	NO	03/12/23	841
CAHILL	CHRISTOP J	40910	\$98407.0000	RESIGNED	YES	05/09/23	841
CANCELLERI	DANIEL D	92406	\$380.6400	PROMOTED	NO	03/12/23	841
CASHMAN	ROBERT A	92406	\$380.6400	PROMOTED	NO	04/30/23	841
CASTELLANOS	SANTANA	92406	\$380.6400	PROMOTED	NO	03/12/23	841
CAVITOLO JR	FRANK A	92406	\$380.6400	PROMOTED	NO	03/12/23	841
CAZASSU	CHRISTOP M	92406	\$380.6400	PROMOTED	NO	03/12/23	841
CORBETT	SHATARA	56058	\$34644.0000	RESIGNED	YES	01/01/23	841
CRUZ MARTINEZ	ALICIA	90647	\$32490.0000	APPOINTED	YES	05/07/23	841
CUPO	THOMAS W	92406	\$380.6400	PROMOTED	NO	03/12/23	841
DAVYDOV	JESSICA K	12626	\$71840.0000	INCREASE	NO	04/30/23	841
DEMATINO	JOSEPH T	92406	\$380.6400	PROMOTED	NO	03/12/23	841
DEUTSCH	LAUREN A	1005A	\$130000.0000	PROMOTED	NO	04/30/23	841
DOLAN	ERIK J	92406	\$380.6400	PROMOTED	NO	03/12/23	841
DOYLE	THOMAS	92310	\$439.6000	APPOINTED	YES	05/14/23	841
DOZIER	CHRISTIN G	92406	\$380.6400	PROMOTED	NO	03/12/23	841
EDWARDS	TERRANCE L	35007	\$35873.0000	RESIGNED	YES	04/28/23	841
EFFIO AROSEMENA	KARINA M	20202	\$59125.0000	APPOINTED	YES	05/14/23	841
ESPOSITO	FRANK	92406	\$380.6400	PROMOTED	NO	03/12/23	841
ESPOSITO	FRANKIE	92406	\$380.6400	PROMOTED	NO	03/12/23	841
FELIZ BUENO	ELEAZAR	54738	\$100812.0000	APPOINTED	YES	05/17/23	841
FERNANDEZ	IRAM F	22316	\$74650.0000	APPOINTED	YES	05/14/23	841
FIGUEROA	JOHN L	92406	\$380.6400	PROMOTED	NO	03/12/23	841
FITZSIMMONS	JASON J	13632	\$99983.0000	PROMOTED	NO	09/25/22	841
FLORYAK	YEVGENIY	34205	\$65640.0000	APPOINTED	YES	05/07/23	841
FORTUNE	MICHAEL J	90910	\$65577.0000	RESIGNED	YES	12/15/22	841
FOSTER	JONATHAN	92406	\$380.6400	PROMOTED	NO	03/12/23	841
GAMBALE	CHRISTOP	92406	\$380.6400	PROMOTED	NO	04/23/23	841
GILLANZO JR	RONALD J	92406	\$380.6400	PROMOTED	NO	03/12/23	841
GIRGENTI	GIUSEPPE G	92406	\$380.6400	PROMOTED	NO	04/16/23	841

DEPARTMENT OF TRANSPORTATION
FOR PERIOD ENDING 05/26/23

TITLE							
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
GOMEZ-ORTIZ	LAURA Y	22427	\$110000.0000	INCREASE	NO	04/30/23	841
GORDON-KOVEN	LILLIAN	1005A	\$115138.0000	PROMOTED	NO	04/30/23	841
GUERNSEY	NANCY P	20410	\$79039.0000	RETIRED	NO	05/02/23	841
GURRIERI	JONATHAN T	90692	\$21.1600	RESIGNED	YES	11/27/22	841
HAAS	GREGORY J	1005A	\$135000.0000	PROMOTED	NO	04/30/23	841
HABIB	ARSANY B	20210	\$80000.0000	APPOINTED	YES	05/07/23	841
HAMBY	CHRISTOP G	95710	\$130270.0000	INCREASE	YES	03/26/23	841
HANNA	REMON S	22427	\$85713.0000	APPOINTED	YES	05/07/23	841
HAQUE	MOURIUM S	10251	\$47400.0000	RESIGNED	NO	10/14/21	841
HARRIS	SHANTASH L	10251	\$47400.0000	RESIGNED	NO	04/10/22	841
HENDRICKSON	TREVOR A	22316	\$77921.0000	INCREASE	YES	02/26/23	841
HILL	HUGH D	92406	\$380.6400	PROMOTED	NO	03/12/23	841
HOLDER	HASSAN	92406	\$380.6400	PROMOTED	NO	03/12/23	841
HOLLEY	JARED J	10251	\$36390.0000	APPOINTED	YES	05/14/23	841
HUTCHINSON	ANTHONY R	92406	\$380.6400	PROMOTED	NO	03/12/23	841
IDOKO	FIDELIS	22122	\$75318.0000	APPOINTED	YES	02/05/23	841
IEONG	CANDY K	12626	\$80008.0000	APPOINTED	NO	05/14/23	841
INNOCENT	DANIEL	92406	\$380.6400	PROMOTED	NO	03/12/23	841
IPSEN-RIEGGER	ANTHONY	92406	\$380.6400	PROMOTED	NO	03/12/23	841
ISLAM	MOMAINUL	20210	\$65640.0000	APPOINTED	YES	05/07/23	841
JACOB	AYMAN H	10015	\$156277.0000	INCREASE	NO	04/30/23	841
JIANG	W	92310	\$439.6000	APPOINTED	YES	05/14/23	841
JIMENEZ	NATALIE	56057	\$44083.0000	APPOINTED	YES	05/14/23	841
JONES	CLARENCE A	92406	\$380.6400	PROMOTED	NO	03/12/23	841
JULES	LEVI	92510	\$347.2000	DECREASE	YES	04/23/23	841
KALAYANAMITRA	ANTHONY N	90647	\$32490.0000	APPOINTED	YES	05/07/23	841
LAMBERT	HILTON	92406	\$380.6400	PROMOTED	NO	03/12/23	841
LAZO	CARLOS	22425	\$59125.0000	APPOINTED	YES	05/14/23	841

LEE	LADAWN E	10251	\$51118.0000	RESIGNED	NO	05/01/22	841
LEMMA	AMEHA ZE	20210	\$70891.0000	APPOINTED	YES	05/14/23	841
LENIHAN	JOHN J	90647	\$32490.0000	APPOINTED	YES	05/07/23	841
LEWIS JACK	SHELLENA V	92406	\$380.6400	PROMOTED	NO	03/12/23	841
LIVVERMAN	NATASHA	92406	\$380.6400	PROMOTED	NO	03/12/23	841
LOPEZ	DAVID E	90910	\$51317.0000	APPOINTED	YES	05/14/23	841
LORDE	ADRIAN M	92406	\$380.6400	PROMOTED	NO	03/12/23	841
LOUKATOS	CHRISTOS	92406	\$380.6400	PROMOTED	NO	03/12/23	841
LUCIANO	ANNY C	56057	\$38333.0000	APPOINTED	YES	05/14/23	841
LUNA	JONATHAN R	92406	\$380.6400	PROMOTED	NO	03/12/23	841
MACCHIARULO	NICHOLAS C	92406	\$380.6400	PROMOTED	NO	03/12/23	841
MACO	DAVID S	8297A	\$76855.0000	INCREASE	NO	03/26/23	841
MALARY	HENRY	92406	\$380.6400	PROMOTED	NO	03/12/23	841
MARTINEZ	WANDA C	92406	\$380.6400	PROMOTED	NO	03/12/23	841
MASULLO	ANGELO D	92406	\$380.6400	PROMOTED	NO	03/12/23	841
MATEO	CARLOS D	90692	\$27.7400	RESIGNED	YES	05/07/23	841
MC FARLAND	MCKEY M	92406	\$380.6400	PROMOTED	NO	03/12/23	841
MENDEZ	JASON	92406	\$380.6400	PROMOTED	NO	03/12/23	841
MERISE	BERNODE	22425	\$59125.0000	APPOINTED	YES	05/07/23	841
MILETO	ANTHONY J	92406	\$380.6400	PROMOTED	NO	03/12/23	841
MILITELLO	PAUL A	92406	\$380.6400	PROMOTED	NO	03/12/23	841
MIRAGLIA	JOSEPH D	92406	\$380.6400	PROMOTED	NO	03/12/23	841
MISIR	VISWANAT P	13633	\$83594.0000	RESIGNED	YES	02/12/23	841

DEPARTMENT OF TRANSPORTATION
FOR PERIOD ENDING 05/26/23

TITLE							
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
MITA	ANDREW	90647	\$32490.0000	APPOINTED	YES	05/07/23	841
MOOREHEAD	ASHTON F	90910	\$51317.0000	INCREASE	YES	05/07/23	841
MORGAN	BURKINA	56058	\$70000.0000	APPOINTED	YES	05/14/23	841
MORSHED	MOHAMMAD G	20210	\$74099.0000	RESIGNED	NO	09/25/22	841
MUSTALIK	MICHAEL	90904	\$65745.0000	DECREASE	YES	01/29/23	841
MYRIE	JUDY S	10251	\$46019.0000	APPOINTED	YES	05/07/23	841
NICKEY	LAURENCI A	92406	\$380.6400	PROMOTED	NO	05/14/23	841
NICOVIC	ROBERT G	92406	\$380.6400	PROMOTED	NO	03/12/23	841
NOBLE-RAUCH	DENISE M	10015	\$166320.0000	INCREASE	NO	04/30/23	841
NOEL	JONATHAN W	22425	\$59125.0000	APPOINTED	YES	05/07/23	841
NOTO	SALVATOR B	92406	\$380.6400	PROMOTED	NO	03/12/23	841
PABIAN	PETER	22316	\$77921.0000	INCREASE	YES	04/30/23	841
PAJONAS	GRAIG R	92406	\$380.6400	PROMOTED	NO	03/12/23	841
PASYNKOVA	YELENA	1002C	\$76270.0000	PROMOTED	NO	04/30/23	841
PATINO	CHRISTIA	92406	\$380.6400	PROMOTED	NO	03/12/23	841
PEBBLES	JACQUELI	92406	\$380.6400	PROMOTED	NO	03/12/23	841
PENA-ALCANTARA	ARAMAEL A	21744	\$122290.0000	APPOINTED	YES	05/07/23	841
PERMAUL	OMARDAT K	90642	\$36184.0000	RESIGNED	YES	05/07/23	841
PLAMM	ARINA	12626	\$71840.0000	APPOINTED	NO	05/14/23	841
POLANCO	NELSON	20202	\$59125.0000	APPOINTED	YES	05/14/23	841
POLLOCK	PATRICE R	92406	\$380.6400	PROMOTED	NO	03/12/23	841
PUTTILLO	JOSEPH M	92406	\$380.6400	PROMOTED	NO	03/12/23	841
RABBI	SYED F	20210	\$76809.0000	APPOINTED	NO	05/14/23	841
RAHMAN	MATIUR	22316	\$77921.0000	INCREASE	YES	04/30/23	841
RAHMAN	MD M	20271	\$46105.0000	APPOINTED	YES	05/14/23	841
RAMKISTO	RYAN A	92406	\$380.6400	PROMOTED	NO	03/12/23	841
RANCOURT	KIMBERLY	1005A	\$117023.0000	RESIGNED	NO	11/20/22	841
RIVERA	DANIEL M	92406	\$380.6400	PROMOTED	NO	03/12/23	841
RIVERA	SAMANTHA C	10251	\$47400.0000	RESIGNED	NO	01/25/22	841
ROBINSON	EUGENE	90642	\$36184.0000	APPOINTED	YES	05/07/23	841
ROSADO	JENNIFER	92406	\$380.6400	PROMOTED	NO	03/12/23	841
ROY-THARAKAN	JACOB	22427	\$90862.0000	RESIGNED	NO	03/04/23	841
SAINTLOUIS	ROSENA	92406	\$380.6400	PROMOTED	NO	03/12/23	841
SAMIH	KAMAR C	10209	\$17.3000	RESIGNED	YES	05	

DEPT OF PARKS & RECREATION
FOR PERIOD ENDING 05/26/23

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists employees and their details for the Department of Parks & Recreation.

DEPT OF PARKS & RECREATION
FOR PERIOD ENDING 05/26/23

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists employees and their details for the Department of Parks & Recreation.

DEPT OF PARKS & RECREATION
FOR PERIOD ENDING 05/26/23

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DEPT OF PARKS & RECREATION
FOR PERIOD ENDING 05/26/23

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DEPT OF PARKS & RECREATION
FOR PERIOD ENDING 05/26/23

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