



THE CITY RECORD

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THE CITY RECORD

BILL DE BLASIO
Mayor

STACEY CUMBERBATCH
Commissioner, Department of Citywide Administrative Services

ELI BLACHMAN
Editor, The City Record

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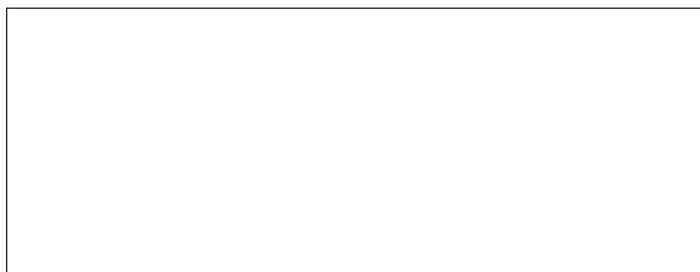
PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

CITY PLANNING COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that resolutions have been adopted by the City Planning Commission, scheduling public hearings on the following matters to be held at 22 Reade Street, New York, NY, on Wednesday, August 5, 2015 at 10:00 A.M.



BOROUGH OF THE BRONX

No. 1

1775 GRAND CONCOURSE OFFICE SPACE

CD 5 N 160001 PXX
IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 1775 Grand Concourse (Block 2822, Lot 7501) (DCP Bronx office).

No. 2

FORDHAM PLAZA MAJOR CONCESSION

CD 6 C 150301 MCX
IN THE MATTER OF an application submitted by the Department of Transportation, pursuant to Section 197-c of the New York City Charter, for a major concession to Fordham Road Business Improvement District at Fordham Plaza bounded by East Fordham Road, Third Avenue, and East 189th Street.

BOROUGH OF BROOKLYN

No. 3

FULTON STREET BUSINESS IMPROVEMENT DISTRICT

CD 2 N150430 BDK
IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Fulton Street Business Improvement District pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning amending and modifying the district plan of the Fulton Street Business Improvement District.

No. 4

115 WILLIAMS AVENUE

CD 5 C 150380 HAK
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- pursuant to Article 16 of the General Municipal Law of New York State for:
 - the designation of property located at 115 Williams Avenue (Block

- 3700, Lot 8), as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;
- to facilitate the enlargement of an accessory open parking lot for an existing poultry distribution facility, Borough of Brooklyn, Community District 5.

BOROUGH OF QUEENS

No. 5

NYPD COLLEGE POINT TWO POUND

CD 7 C 150330 PCQ

IN THE MATTER OF an application submitted by the NYC Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 31-22 College Point Boulevard (Block 4382, Lot 1) for use as a tow pound and storage facility.

BOROUGH OF MANHATTAN

No. 6

RIVERSIDE-WEST END HISTORIC DISTRICT EXTENSION II

CD 7 N 150458 HKM

IN THE MATTER OF a communication dated July 2, 2015, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Riverside-West End Historic District Extension II, designated by the Landmarks Preservation Commission on June 23, 2015 (List 483, LP-2464). The district boundaries are:

Section I of the proposed Riverside-West End Historic District Extension II consists of the property bounded by a line beginning at the southeast corner of Riverside Drive and West 95th Street, extending northerly along the eastern curbline of Riverside Drive to a point on a line extending westerly from the northern property line of 230 Riverside Drive (aka 337 West 95th Street), easterly along said line and the northern property line of 230 Riverside Drive (aka 337 West 95th Street); southerly along the eastern property line of 230 Riverside Drive (aka 337 West 95th Street) to the northern curbline of West 95th Street; easterly along the northern curbline of West 95th Street to a point on a line extending southerly from the western property line of 317 West 95th Street (aka 317-319 West 95th Street); northerly along said line and the western property line of 317 West 95th Street (aka 317-319 West 95th Street); easterly along the northern property lines of 317 West 95th Street (aka 317-319 West 95th Street) and 311 West 95th Street (aka 311-315 West 95th Street) to a point on the western property line of 735 West End Avenue (aka 721-735 West End Avenue; 301-309 West 95th Street; 300-308 West 96th Street), northerly along part of the western property line of 735 West End Avenue (aka 721-735 West End Avenue; 301-309 West 95th Street; 300-308 West 96th Street) to the southern curb line of West 96th Street, easterly along the southern curb line of West 96th Street to a point on a line extending southerly from the western property line of 301 West 96th Street (aka 737-739 West End Avenue), northerly along said line and the western property lines of 301 West 96th Street (aka 737-739 West End Avenue), 741 West End Avenue (aka 741-745 West End Avenue) and part of the western property line of 749 West End Avenue (aka 747-751 West End Avenue), westerly along the southern property lines of 308 West 97th Street (aka 306-308 West 97th Street) and 310 West 97th Street (aka 310-312 West 97th Street), northerly along part of the western property line of 310 West 97th Street (aka 310-312 West 97th Street), westerly, southerly, westerly, northerly, and westerly along the southern property lines of 316 West 97th Street and 244 Riverside Drive (aka 318-324 West 97th Street) to point of intersection with the eastern property line of 243 Riverside Drive (aka 240-243 Riverside Drive), southerly along the eastern property line of 243 Riverside Drive (aka 240-243 Riverside Drive) to the northern curbline of West 96th Street, westerly along the northern curbline of West 96th Street, northerly along the eastern curbline of Riverside Drive to a point on a line in the middle of West 105th Street, easterly along said line to a point on a line extending northerly from the eastern property line of 325 Riverside Drive (aka 325-327 Riverside Drive; 322-330 West 105th Street), southerly along said line and the eastern property line of 325 Riverside Drive (aka 325-327 Riverside Drive; 322-330 West 105th Street) and part of the eastern property line of 320 Riverside Drive (aka 320-323 Riverside Drive; 323-325 West 104th Street), easterly along part of the northern property line of 320 Riverside Drive (aka 320-323 Riverside Drive; 323-325 West 104th Street), the northern property lines of 321 through 309 West 104th Street (aka 305-313 West 104th Street), and part of the northern property line of 905 West End Avenue (aka 901-905 West End Avenue; 301-303 West 104th Street), northerly along the western property line of 915 West End Avenue (aka 911-919 West End Avenue; 300 West 105th Street) and continuing to a point on a line in the middle of West 105th Street, easterly along said line to a point on a line extending southerly from the western property line of 925 West End Avenue (aka 921-927 West End Avenue; 297-299 West 105th Street), northerly along said line and the western property line of 925 West End Avenue (aka

921-927 West End Avenue; 297-299 West 105th Street), westerly along part of the southern property line of 929 West End Avenue (aka 929-931 West End Avenue) and the southern property lines of 302 through 320 West 106th Street, northerly along the western property line of 320 West 106th Street to a point on a line in the middle of West 106th Street, westerly along said line to a point on a line extending southerly from the eastern curbline of Riverside Drive, northerly along said line and the eastern curbline of Riverside Drive to a point on a line extending westerly from the northern property line of 360 Riverside Drive (aka 331-339 West 108th Street), easterly along said line and the northern property line of 360 Riverside Drive (aka 331-339 West 108th Street), northerly along part of the western property line of 329 West 108th Street (aka 327-329 West 108th Street), easterly along the northern property lines of 329 West 108th Street (aka 327-329 West 108th Street) through 317 West 108th Street, southerly along the eastern property lines of 317 West 108th Street through 303 West 107th Street and a line extending southerly to the southern curbline of West 107th Street, easterly along the southern curbline of West 107th Street, to the western curbline of West End Avenue; southerly along the western curbline of West End Avenue to the southwest corner of West 106th Street, easterly across West End Avenue and along the southern curbline of West 106th Street to the western curbline of Broadway; southerly along the western curbline of Broadway to the northern curbline of West 105th Street, westerly along the northern curbline of West 105th Street to a point on a line extending northerly from the eastern property line of 908 West End Avenue (aka 908-918 West End Avenue; 258-260 West 105th Street), southerly along said line and southerly, easterly, and southerly along part of the eastern property line of 908 West End Avenue (aka 908-918 West End Avenue; 258-260 West 105th Street), easterly along part of the northern property line of 900 West End Avenue (aka 900-906 West End Avenue; 251-259 West 104th Street) southerly along the eastern property line of 900 West End Avenue (aka 900-906 West End Avenue; 251-259 West 104th Street) and a line extending from the eastern property line of 900 West End Avenue (aka 900-906 West End Avenue; 251-259 West 104th Street) to the southern curb line of West 104th Street, easterly along the southern curb line of West 104th Street to a point on a line extending northerly from the eastern property line of 242 West 104th Street, southerly along said line and the eastern property line of 242 West 104th Street, westerly along part of the southern property line of 242 West 104th Street, southerly along the eastern property line of 239 West 103rd Street and a line extending from the eastern property line of 239 West 103rd Street to the northern curbline of West 103rd Street, westerly along the northern curbline of West 103rd Street to a point on a line extending northerly from the eastern property line of 242 West 103rd Street, southerly along said line and the eastern property line of 242 West 103rd Street, westerly along the southern property lines of 242 and 244 West 103rd Street (aka 244B West 103rd Street) and part of 250 West 103rd Street (aka 246-252 West 103rd Street), southerly along the eastern property line of 247 West 102nd Street and a line extending southerly from the eastern property line of 247 West 102nd Street to the southern curbline of West 102nd Street, easterly along the southern curb line of West 102nd Street to a point on a line extending northerly from the eastern property line of 244 West 102nd Street, southerly along said line and the eastern property line of 244 West 102nd Street; easterly along the northern property line of 241 West 101st Street (aka 241-243 West 101st Street), southerly along the eastern property line of 241 West 101st Street (aka 241-243 West 101st Street) to the northern curbline of West 101st Street, westerly along the northern curbline of West 101st Street to a point on a line extending northerly from the eastern property line of 232 West 101st Street, southerly along said line and the eastern property lines of 232 West 101st Street and 233 West 100th Street to the northern curbline of West 100th Street, westerly along the northern curbline of West 100th Street to a point on a line extending northerly from part of the eastern property line of 820 West End Avenue (aka 814-822 West End Avenue; 256-280 West 100th Street), southerly along said line and southerly, easterly, and southerly along the eastern property line of 820 West End Avenue (aka 814-822 West End Avenue; 256-280 West 100th Street), easterly along part of the northern property line of 808 West End Avenue (aka 806-810 West End Avenue; 259-269 West 99th Street) and the northern property lines of 257 through 249 West 99th Street, southerly along the eastern property line of 249 West 99th Street and a line extending southerly from the eastern property line of 249 West 99th Street to the southern curbline of West 99th Street, easterly along the southern curbline of West 99th Street to a point on a line extending northerly from the eastern property line of 250 West 99th Street (aka 248-256 West 99th Street), southerly along said line and the eastern property lines of 250 West 99th Street and 251 West 98th Street (aka 247-253 West 98th Street) to the northern curbline of West 98th Street; westerly along the northern curbline of West 98th Street to a point on a line extending northerly from the eastern property line of 254 West 98th Street (aka 254-256 West 98th Street), southerly along said line and the eastern property line of 254 West 98th Street (aka 254-256 West 98th Street), easterly along part of the northern property line of 251 West 97th Street (aka 251-255 West 97th Street), southerly along the eastern property line of 251 West 97th Street (aka 251-255 West 97th Street) to the northern curbline of West 97th Street, westerly along the northern curbline of West 97th to a point on a line extending

northerly from the eastern property line of 258 West 97th Street (aka 256-258 West 97th Street), southerly along said line and the eastern property line of 258 West 97th Street (aka 256-258 West 97th Street), westerly along part of the southern property line of 258 West 97th Street (aka 256-258 West 97th Street), southerly along the eastern property line of 740 West End Avenue (aka 740-750 West End Avenue; 251 West 96th Street) and a line extending southerly from the eastern property line of 740 West End Avenue (aka 740-750 West End Avenue; 251 West 96th Street) to the northern curbline of West 96th Street, westerly along the northern curbline of West 96th Street to a point on a line extending northerly from the eastern property line of 736 West End Avenue (aka 736-738 West End Avenue; 272 West 96th Street), southerly along said line and the eastern property lines of 736 West End Avenue (aka 736-738 West End Avenue; 272 West 96th Street) and 732 West End Avenue (aka 732-734 West End Avenue), easterly along part of the northern property line of 720 West End Avenue (aka 720-730 West End Avenue; 257-273 West 95th Street), southerly along part of the eastern property line of 720 West End Avenue (aka 720-730 West End Avenue; 257-273 West 95th Street), easterly along part of the northern property line of 720 West End Avenue (aka 720-730 West End Avenue; 257-273 West 95th Street) and the northern property line of 255 West 95th Street (aka 253-255 West 95th Street), southerly along the eastern property line of 255 West 95th Street (aka 253-255 West 95th Street) and a line extending southerly from the eastern property line of 255 West 95th Street (aka 253-255 West 95th Street) to the northern curbline of West 95th Street, westerly along the northern curbline of West 95th Street to a point on a line extending northerly from the eastern property line of Pomander Walk, southerly along said line and the eastern property line of Pomander Walk to the northern curbline of West 94th Street, westerly along the northern curbline of West 94th Street to a point on a line extending southerly from the eastern property line of 700 West End Avenue (aka 269 West 94th Street) to the southern curbline of West 94th Street, westerly along the southern curbline of West 94th Street to point on a line extending northerly from the eastern property line of 306 West 94th Street, southerly along said line and the eastern property line of 306 West 94th Street, westerly along the southern property lines of 306 through 316 West 94th Street, northerly along the western property line of 316 West 94th Street to the northern curbline of West 94th Street, westerly along the northern curbline of West 94th Street to a point on a line extending southerly from the western property line of 321 West 94th Street (aka 321-325 West 94th Street), northerly along said line and the western property line of 321 West 94th Street (aka 321-325 West 94th Street), westerly along part of the southern property line of 336 West 95th Street (aka 334-338 West 95th Street), northerly along the western property line of 336 West 95th Street (aka 334-338 West 95th Street) to the southern curbline of West 95th Street, and westerly along the southern curbline of West 95th Street to the point of beginning.

Section 2 of the proposed Riverside-West End Historic District Extension II consists of the property beginning on the southern curbline of West 92nd Street at a point on a line extending northerly from the eastern property line of 288 West 92nd Street (aka 288-290 West 92nd Street), southerly along said line and the eastern property line of 288 West 92nd Street (aka 288-290 West 92nd Street), westerly along the southern property line of 288 West 92nd Street (aka 288-290 West 92nd Street), southerly along part of the eastern property line of 292 West 92nd Street, westerly along the southern property lines of 292 and 294 West 92nd Street, northerly along part of the western property line of 294 West 92nd Street, westerly along the southerly property line of 296 West 92nd Street, northerly along the western property line of 296 West 92nd Street to the northern curbline of West 92nd Street, easterly along the northern curbline of West 92nd Street to a point on a line extending southerly from the western property line of 255 West 92nd Street, northerly along said line and the western property line of 255 West 92nd Street, easterly along the northern property line of 255 West 92nd Street and southerly along the eastern property line of 255 West 92nd Street and a line extending from the eastern property line of 255 West 92nd Street to the southern curbline of West 92nd Street, easterly along the southern curbline of West 92nd Street to the point of beginning.

Section 3 of the proposed Riverside-West End Historic District Extension II consists of the property bounded by a line beginning on the southern curbline of West 89th Street at a point on a line extending southerly from the eastern property line of 267 West 89th Street, northerly along said line and the eastern property line of 267 West 89th Street, westerly along the northern property line of 267 West 89th Street; southerly along the western property line of 267 West 89th Street and a line extending from the western property line of 267 West 89th Street to the southern curbline of West 89th Street, easterly along the southern curbline of West 89th Street to the point of beginning.

YVETTE V. GRUEL, Calendar Officer
City Planning Commission
22 Reade Street, Room 2E, New York, NY 10007
Telephone (212) 720-3370

jy23-a5

EMPLOYEES' RETIREMENT SYSTEM

MEETING

Please be advised that the next Investment Meeting of the Board of Trustees of the New York City Employees' Retirement System has been scheduled for Tuesday, July 28, 2015 at 9:30 A.M. to be held at the New York City Employees' Retirement System, 335 Adams Street, 22nd Floor Boardroom, Brooklyn, NY 11201-3751.

jy21-27

EQUAL EMPLOYMENT PRACTICES COMMISSION

MEETING

The next meeting of the Equal Employment Practices Commission will be held in the Commission's Conference Room/Library at 253 Broadway (Suite 602) on **Thursday, July 30th, 2015 at 9:00 A.M.**

jy21-30

HOUSING AUTHORITY

NOTICE

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, July 29, 2015 at 10:00 A.M. in the Board Room on the 12th Floor of 250 Broadway, New York, NY (unless otherwise noted). Copies of the Calendar are available on NYCHA's Website or can be picked up at the Office of the Corporate Secretary at 250 Broadway, 12th Floor, New York, NY, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Minutes are also available on NYCHA's Website or can be picked up at the Office of the Corporate Secretary no earlier than 3:00 P.M. on the Thursday after the Board Meeting.

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

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

Any person requiring a reasonable accommodation in order to participate in the Board Meeting, should contact the Office of the Corporate Secretary at (212) 306-6088 no later than five business days before the Board Meeting.

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

jy20-29

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 4, 2015 at 9:30 A.M.**, a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

624 11th Street - Park Slope Historic District
16-5631 - Block 1097, Lot 34, Zoned R6B
Community District 6, Brooklyn
CERTIFICATE OF APPROPRIATENESS

An apartment house designed by Axel S. Hedman and built in 1912. Application is to legalize the installation of windows without Landmarks Preservation Commission permit(s).

187-191 Prospect Park West, aka 496-498 14th Street, and 192-194 Prospect Park West - Park Slope Historic District Extension
16-9249 - Block 1103, Lot 37,42, Zoned R8B R6B

Community District 6, Brooklyn
CERTIFICATE OF APPROPRIATENESS

A neo-Renaissance style movie theater, designed by Harrison G. Wiseman and Magnuson & Kleinert Associates and built circa 1928; and a commercial building, built in 1922-1923. Application is to demolish the commercial building; construct a new building and a rooftop addition; modify and create masonry openings; install storefronts, signage, a marquee, mechanical equipment, and a garage door; replace windows and a marquee; remove fire escapes; and create a curb cut.

848 Carroll Street - Park Slope Historic District

16-7980 - Block 1072, Lot 14, Zoned R7B
Community District 6, Brooklyn

CERTIFICATE OF APPROPRIATENESS

A rowhouse designed by William B. Greenman and built in 1905. Application is to alter windows at the rear facade.

188 8th Avenue - Park Slope Historic District

17-7606 - Block 1074, Lot 41, Zoned R7B
Community District 6, Brooklyn

CERTIFICATE OF APPROPRIATENESS

A French Renaissance style house built in 1897-98. Application is to construct a rear yard addition.

41 Montgomery Place - Park Slope Historic District

17-1028 - Block 1072, Lot 53, Zoned R7B
Community District 6, Brooklyn

CERTIFICATE OF APPROPRIATENESS

A rowhouse designed by George P. Chappell and built in 1890-91. Application is to construct rooftop and rear yard additions and to excavate the rear yard.

857 Carroll Street - Park Slope Historic District

16-8028 - Block 1068, Lot 49, Zoned R7B
Community District 6, Brooklyn

CERTIFICATE OF APPROPRIATENESS

A Romanesque Revival style rowhouse with Italian Renaissance detail designed by Stanley M. Holden and built in 1892. Application is to construct rooftop and rear yard additions and excavate the cellar.

122 Pacific Street - Cobble Hill Historic District

16-7541 - Block 291, Lot 13, Zoned R6
Community District 6, Brooklyn

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style house built before 1833 and later altered. Application is to construct a rear yard addition and alter the rear facade.

177 Pacific Street - Cobble Hill Historic District

17-3570 - Block 286, Lot 41, Zoned R6/C2-3
Community District 6, Brooklyn

CERTIFICATE OF APPROPRIATENESS

A stable and dwelling designed by George F. Rosen and built in 1904. Application is to legalize work completed in non-compliance with Certificate of Appropriateness 14-4487 and to legalize facade alterations and window replacement.

170 Amity Street - Cobble Hill Historic District

17-0091 - Block 297, Lot 13, Zoned R6, LH-1
Community District 6, Brooklyn

CERTIFICATE OF APPROPRIATENESS

An altered Greek Revival style rowhouse built circa 1843. Application is to construct a rear yard addition.

286 Carroll Street - Carroll Gardens Historic District

17-0478 - Block 450, Lot 27, Zoned R6B
Community District 6, Brooklyn

CERTIFICATE OF APPROPRIATENESS

A Italianate style rowhouse built in 1872-73. Application is to construct a rooftop addition.

35-38 Park Row, aka 2-8 Beekman Street & 139-145 Nassau Street - Potter Building - Individual Landmark

17-3148 - Block 101, Lot 1, Zoned C6-4M
Community District 1, Manhattan

CERTIFICATE OF APPROPRIATENESS

An office building combining features of the Queen Anne, neo-Grec, Renaissance Revival and Colonial Revival styles designed by N.G. Starkweather and built in 1883-86. Application is to install new storefronts and entrance infill and surrounds.

456 Greenwich Street - Tribeca North Historic District

17-2567 - Block 224, Lot 32, Zoned C6-2A
Community District 1, Manhattan

CERTIFICATE OF APPROPRIATENESS

A building built in 1942, and enlarged in 1950. Application is to demolish the existing building and construct a new building.

157 Hudson Street - Tribeca North Historic District

15-8394 - Block 21, Lot 7505, Zoned C6-2A
Community District 1, Manhattan

CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style stable building designed by Ritch & Griffiths built in 1866-67, altered and enlarged in 1898-99 by Edward Hale Kendall and in 1902 by Charles W. Romeyn. Application is to construct a rooftop addition.

366 Broadway, aka 58 Franklin Street - Tribeca East Historic District

17-3111 - Block 172, Lot 1, Zoned C6-4A
Community District 1, Manhattan

CERTIFICATE OF APPROPRIATENESS

A Beaux-Arts style office building designed by Frederick C. Browne and built in 1908-09. Application is to install a barrier-free-access ramp.

80-82 White Street, a.k.a. 5 Cortlandt Alley - Tribeca East Historic District

17-2096 - Block 195, Lot 30, Zoned C6-2A
Community District 1, Manhattan

CERTIFICATE OF APPROPRIATENESS

An Italianate/neo-Grec style store and loft building designed by Henry Engelbert and built in 1867-68. Application is to install a lift, light fixtures, replace windows, and enlarge a stair bulkhead.

89 South Street - South Street Seaport Historic District

16-2016 - Block 73, Lot 10, Zoned C-2-8
Community District 1, Manhattan

CERTIFICATE OF APPROPRIATENESS

A modern pier and retail structure approved by the Landmarks Preservation Commission in 2014. Application is to demolish the Link building, modify the facade and construct a rooftop pergola structure.

jy22-a4

TRANSPORTATION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held at 55 Water Street, 9th Floor, Room 945 commencing at 2:00 P.M. on Wednesday, July 29, 2015. Interested parties can obtain copies of proposed agreements or request sign-language interpreters (with at least seven days prior notice) at 55 Water Street, 9th Floor South West, New York, NY 10041, or by calling (212) 839-6550.

#1 IN THE MATTER OF a proposed revocable consent authorizing 148 West 23rd Street Owners, Inc. to continue to maintain and use planters on the south sidewalk of West 23rd Street, east of Seventh Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2014 to June 30, 2024 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period from July 1, 2014 to June 30, 2024 - \$108/per annum.

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

#2 IN THE MATTER OF a proposed revocable consent authorizing American Broadcasting Companies, Inc. to continue to maintain and use a conduit under and across West 67th Street, east of Columbus Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2015 to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2015 to June 30, 2016 - \$6,369
For the period July 1, 2016 to June 30, 2017 - \$6,543
For the period July 1, 2017 to June 30, 2018 - \$6,717
For the period July 1, 2018 to June 30, 2019 - \$6,891
For the period July 1, 2019 to June 30, 2020 - \$7,065
For the period July 1, 2020 to June 30, 2021 - \$7,239
For the period July 1, 2021 to June 30, 2022 - \$7,413
For the period July 1, 2022 to June 30, 2023 - \$7,587
For the period July 1, 2023 to June 30, 2024 - \$7,761
For the period July 1, 2024 to June 30, 2025 - \$7,935

the maintenance of a security deposit in the sum of \$8,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate

#3 IN THE MATTER OF a proposed revocable consent authorizing Elizabeth A. Grain and Jonathan E. Breckenridge to continue to maintain and use a stoop, steps and planted area on the north sidewalk of State Street, east of Smith Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years

from July 1, 2015 to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2015 to June 30, 2016 - \$1,154
 For the period July 1, 2016 to June 30, 2017 - \$1,186
 For the period July 1, 2017 to June 30, 2018 - \$1,218
 For the period July 1, 2018 to June 30, 2019 - \$1,250
 For the period July 1, 2019 to June 30, 2020 - \$1,282
 For the period July 1, 2020 to June 30, 2021 - \$1,314
 For the period July 1, 2021 to June 30, 2022 - \$1,346
 For the period July 1, 2022 to June 30, 2023 - \$1,378
 For the period July 1, 2023 to June 30, 2024 - \$1,410
 For the period July 1, 2024 to June 30, 2025 - \$1,442

the maintenance of a security deposit in the sum of \$3,700 and the insurance shall be the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#4 IN THE MATTER OF a proposed revocable consent authorizing Macy's Retail Holdings Inc. to continue to maintain and use planters, together with electrical conduits on the sidewalks of Seventh Avenue, West 34th Street and Broadway, and a sidewalk plaque on the west sidewalk of Broadway between West 34th and West 35th Streets, all adjacent to the property known as 1317-1327 Broadway, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2015 to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2015 to June 30, 2016 - \$ 8,723
 For the period July 1, 2016 to June 30, 2017 - \$ 8,961
 For the period July 1, 2017 to June 30, 2018 - \$ 9,199
 For the period July 1, 2018 to June 30, 2019 - \$ 9,437
 For the period July 1, 2019 to June 30, 2020 - \$ 9,675
 For the period July 1, 2020 to June 30, 2021 - \$ 9,913
 For the period July 1, 2021 to June 30, 2022 - \$10,151
 For the period July 1, 2022 to June 30, 2023 - \$10,389
 For the period July 1, 2023 to June 30, 2024 - \$10,627
 For the period July 1, 2024 to June 30, 2025 - \$10,865

the maintenance of a security deposit in the sum of \$10,000 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#5 IN THE MATTER OF a proposed revocable consent authorizing the Mutual Redevelopment Houses, Inc. to continue to maintain and use conduits under and across West 24th Street, West 25th Street, West 26th Street and West 28th Street between Eighth and Ninth Avenues, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2015 to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2015 to June 30, 2016 - \$53,427
 For the period July 1, 2016 to June 30, 2017 - \$54,886
 For the period July 1, 2017 to June 30, 2018 - \$56,345
 For the period July 1, 2018 to June 30, 2019 - \$57,804
 For the period July 1, 2019 to June 30, 2020 - \$59,263
 For the period July 1, 2020 to June 30, 2021 - \$60,722
 For the period July 1, 2021 to June 30, 2022 - \$62,181
 For the period July 1, 2022 to June 30, 2023 - \$63,640
 For the period July 1, 2023 to June 30, 2024 - \$65,099
 For the period July 1, 2024 to June 30, 2025 - \$66,558

the maintenance of a security deposit in the sum of \$46,600 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#6 IN THE MATTER OF a proposed revocable consent authorizing The Jewish Museum to continue to maintain and use an information poster case on the east sidewalk of Fifth Avenue north of East 92nd Street and two benches on the north sidewalk of East 92nd Street east of Fifth Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2015 to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2015 to June 30, 2016 - \$2,770
 For the period July 1, 2016 to June 30, 2017 - \$2,837
 For the period July 1, 2017 to June 30, 2018 - \$2,904
 For the period July 1, 2018 to June 30, 2019 - \$2,971
 For the period July 1, 2019 to June 30, 2020 - \$3,038
 For the period July 1, 2020 to June 30, 2021 - \$3,105
 For the period July 1, 2021 to June 30, 2022 - \$3,172
 For the period July 1, 2022 to June 30, 2023 - \$3,239
 For the period July 1, 2023 to June 30, 2024 - \$3,306
 For the period July 1, 2024 to June 30, 2025 - \$3,373

the maintenance of a security deposit in the sum of \$3,400 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#7 IN THE MATTER OF a proposed revocable consent authorizing

TST 375 Hudson, LLC to continue to maintain and use light poles and electrical sockets, together with electrical conduits, in front of premises known as 375 Hudson Street, bounded by Hudson, King, Greenwich and West Houston Streets, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2015 to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2015 to June 30, 2016 - \$7,732
 For the period July 1, 2016 to June 30, 2017 - \$7,878
 For the period July 1, 2017 to June 30, 2018 - \$8,024
 For the period July 1, 2018 to June 30, 2019 - \$8,170
 For the period July 1, 2019 to June 30, 2020 - \$8,316
 For the period July 1, 2020 to June 30, 2021 - \$8,462
 For the period July 1, 2021 to June 30, 2022 - \$8,608
 For the period July 1, 2022 to June 30, 2023 - \$8,754
 For the period July 1, 2023 to June 30, 2024 - \$8,900
 For the period July 1, 2024 to June 30, 2025 - \$9,046

the maintenance of a security deposit in the sum of \$9,100 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#8 IN THE MATTER OF a proposed revocable consent authorizing New York University to construct, maintain and use conduits and cables in the existing facilities of Empire City Subway Company (Limited) under, across and along West 12th Street, west of Fifth Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the date of Approval by the Mayor to June 30, 2026 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the date of Approval by the Mayor to June 30, 2016 - \$9,666/annum
 For the period July 1, 2016 to June 30, 2017 - \$9,930
 For the period July 1, 2017 to June 30, 2018 - \$10,194
 For the period July 1, 2018 to June 30, 2019 - \$10,458
 For the period July 1, 2019 to June 30, 2020 - \$10,722
 For the period July 1, 2020 to June 30, 2021 - \$10,986
 For the period July 1, 2021 to June 30, 2022 - \$11,250
 For the period July 1, 2022 to June 30, 2023 - \$11,514
 For the period July 1, 2023 to June 30, 2024 - \$11,778
 For the period July 1, 2024 to June 30, 2025 - \$12,042
 For the period July 1, 2025 to June 30, 2026 - \$12,306

the maintenance of a security deposit in the sum of \$12,400 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#9 IN THE MATTER OF a proposed revocable consent authorizing Cake Brownstones Corporation to construct, maintain and use a stoop and a walled-in area, together with steps and planted areas, on the north sidewalk of West 71st Street, between Columbus Avenue and Central Park West, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the date of Approval by the Mayor to June 30, 2026 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the Approval Date to the Expiration Date - \$25/per annum.

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

fy9-29

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held at 55 Water Street, 9th Floor, Room 945 commencing at 2:00 P.M. on Wednesday, August 12, 2015. Interested parties can obtain copies of proposed agreements or request sign-language interpreters (with at least seven days prior notice) at 55 Water Street, 9th Floor South West, New York, NY 10041, or by calling (212) 839-6550.

#1 IN THE MATTER OF a proposed revocable consent authorizing 239-247 West 45th Street Corporation to continue to maintain and use bollards on the north sidewalk of West 45th Street, east of Eighth Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2015 to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period from July 1, 2015 to June 30, 2025 - \$100/per annum.

the maintenance of a security deposit in the sum of \$1,200 and the insurance shall be in the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#2 IN THE MATTER OF a proposed revocable consent authorizing 767 Third Avenue LLC to continue to maintain and use electrical conduits and lampposts in front of premises bounded by Third Avenue and East 48th Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2015 to June

30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2015 to June 30, 2025 - \$900/annum

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

#3 IN THE MATTER OF a proposed revocable consent authorizing Belasco Theatre Corporation to continue to maintain and use bollards on the north sidewalk of West 44th Street, west of Sixth Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2015 to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2015 to June 30, 2025 - \$175/annum

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

#4 IN THE MATTER OF a proposed revocable consent authorizing Cadogan Ventures LLC to construct, maintain and use a stoop and a fenced-in area on the east sidewalk of Willow Street, between Pierrepont and Clark Streets, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the date of Approval by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the Approval Date to the Expiration Date - \$25/per annum.

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

#5 IN THE MATTER OF a proposed revocable consent authorizing Dream SDS LLC to construct, maintain and use a stoop and a fenced-in area on the east sidewalk of Hicks Street, between Joralemon and State Streets, at 295 Hicks Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the date of Approval by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the Approval Date to the Expiration Date - \$25/per annum.

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

#6 IN THE MATTER OF a proposed revocable consent authorizing Dream SDS LLC to construct, maintain and use a stoop and a fenced-in area on the east sidewalk of Hicks Street, between Joralemon and State Streets, at 297 Hicks Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the date of Approval by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the Approval Date to the Expiration Date - \$25/per annum.

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

#7 IN THE MATTER OF a proposed revocable consent authorizing Dream SDS LLC to construct, maintain and use a stoop and a fenced-in area on the east sidewalk of Hicks Street, between Joralemon and State Streets at 299 Hicks Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the date of Approval by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the Approval Date to the Expiration Date - \$25/per annum.

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

#8 IN THE MATTER OF a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use bollards on the sidewalks of West 45th, West 46th, West 47th, West 48th and West 49th Streets, between Eighth Avenue and Broadway, and also on the south sidewalk of West 48th Street, east of Seventh Avenue, all in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2015 to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2015 to June 30, 2025 - \$500/annum

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

#9 IN THE MATTER OF a proposed revocable consent authorizing WWP Office, LLC to continue to maintain and use planters on the west sidewalk of Eighth Avenue, north of West 49th Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 14, 2014 to June 30, 2024 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2014 to June 30, 2024 - \$236/annum

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

#10 IN THE MATTER OF a proposed revocable consent authorizing IGS Realty Co. to construct, maintain and use a step, together with railing, and to maintain and use planters on the south sidewalk of West 37th Street, between Ninth and Eighth Avenues, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the date of Approval by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the date of approval by the mayor to June 30, 2016 - \$420/annum

For the period July 1, 2016 to June 30, 2017 - \$429

For the period July 1, 2017 to June 30, 2018 - \$438

For the period July 1, 2018 to June 30, 2019 - \$447

For the period July 1, 2019 to June 30, 2020 - \$456

For the period July 1, 2020 to June 30, 2021 - \$465

For the period July 1, 2021 to June 30, 2022 - \$474

For the period July 1, 2022 to June 30, 2023 - \$483

For the period July 1, 2023 to June 30, 2024 - \$492

For the period July 1, 2024 to June 30, 2025 - \$501

For the period July 1, 2025 to June 30, 2026 - \$510

the maintenance of a security deposit in the sum of \$10,000 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

jy23-a12

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

■ SALE

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

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

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

a28-o6

OFFICE OF CITYWIDE PROCUREMENT

■ NOTICE

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

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

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

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

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

j2-d31

POLICE

■ NOTICE

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

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

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

INQUIRIES

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

FOR MOTOR VEHICLES (All Boroughs):

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

FOR ALL OTHER PROPERTY

- Manhattan - 1 Police Plaza, New York, NY 10038, (646) 610-5906
- Brooklyn - 84th Precinct, 301 Gold Street, Brooklyn, NY 11201, (718) 875-6675
- Bronx Property Clerk - 215 East 161 Street, Bronx, NY 10451, (718) 590-2806
- Queens Property Clerk - 47-07 Pearson Place, Long Island City, NY 11101, (718) 433-2678
- Staten Island Property Clerk - 1 Edgewater Plaza, Staten Island, NY 10301, (718) 876-8484

j2-d31

PROCUREMENT

“Compete To Win” More Contracts!

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

- *Win More Contracts at nyc.gov/competetowin*

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

HHS ACCELERATOR

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

maintained by the City of New York for use by its human services Agencies to manage procurement. The process removes redundancy by capturing information about boards, filings, policies, and general service experience centrally. As a result, specific proposals for funding are more focused on program design, scope, and budget.

Important information about the new method

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

The Client and Community Service Catalog, which lists all Prequalification service categories and the NYC Procurement Roadmap, which lists all RFPs to be managed by HHS Accelerator may be viewed at <http://www.nyc.gov/html/hhsaccelerator/html/roadmap/roadmap.shtml>. All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding.

Participating NYC Agencies

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

- Administration for Children’s Services (ACS)
- Department for the Aging (DFTA)
- Department of Consumer Affairs (DCA)
- Department of Corrections (DOC)
- Department of Health and Mental Hygiene (DOHMH)
- Department of Homeless Services (DHS)
- Department of Probation (DOP)
- Department of Small Business Services (SBS)
- Department of Youth and Community Development (DYCD)
- Housing and Preservation Department (HPD)
- Human Resources Administration (HRA)
- Office of the Criminal Justice Coordinator (CJC)

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

ADMINISTRATION FOR CHILDREN’S SERVICES

■ AWARD

Human Services/Client Services

GENERAL PREVENTIVE SERVICES - Renewal -
 PIN# 06811P0028010R001 - AMT: \$14,570,400.00 - TO: Catholic Guardian Services, 1011 First Avenue, New York, NY 10022.

☛ jy24

CITYWIDE ADMINISTRATIVE SERVICES

■ SOLICITATION

Goods

READY MIX CONCRETE - Competitive Sealed Bids -
 PIN# 8571500468 - Due 8-12-15 at 10:30 A.M.

A copy of the bid can be downloaded from the city record online site at <http://a856-internet.nyc.gov/nycvendoronline/home.asp>. Enrollment is free. Vendors may also request the bid by contacting vendor relations via email at dcasdmssbids@dcas.nyc.gov, by telephone at 212-386-0044 or by fax at 212-669-7585.

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

Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10007. Vincent Edwards (212) 386-0431; vedwards@dcas.nyc.gov

☛ jy24

OFFICE OF CITYWIDE PROCUREMENT

SOLICITATION

Construction Related Services

WATERFRONT STABILIZATION AT VARIOUS DCAS WATERFRONT FACILITIES, FIVE BOROUGHES. - Competitive Sealed Bids - PIN# 85615B0011 - Due 8-20-15 at 2:30 P.M.

Furnish all labor, materials, and equipment necessary to perform waterfront stabilization at various Department of Citywide Administrative Services ("DCAS") facilities throughout the Five Boroughs in the City of New York. This procurement is subject to Project Labor Agreement ("PLA") entered into between the City and the Building Construction Trades Council of Greater New York ("BCTC") Affiliated Local Unions. The contract duration is for a period of 1095 consecutive calendar days with an option for renewal of 1095 consecutive calendar days. The estimated contract value is \$9,000,000.00. Bid Security: A Bid Bond in the amount of \$300,000 or Certified Check or Bank Check in the amount of \$30,000.00 made payable to DCAS. Bid Security Must be included with the Bid.

Performance and Payment Bonds are required.

There will be an optional Pre-Bid Conference at 11:00 A.M. on Tuesday, August 4, 2015 at 1 Centre Street, 18th Floor Pre-Bid Conference Room.

This procurement includes Minority/Women Owned Business Enterprises (M/WBEs) participation goals as required by Local Law 1 of 2013.

The Bid Book and the Information for Bidders are available for downloading at no charge from the City Record Newspaper website:www.nyc.gov/cityrecord.

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

Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10007. Karen Allen (212) 386-0453; Fax: (212) 313-3131; kallen@dcas.nyc.gov

jy24

VENDOR LIST

Goods

EQUIPMENT FOR DEPARTMENT OF SANITATION

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

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

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

j2-d31

COMPTROLLER

BUREAU OF INFORMATION SYSTEMS

AWARD

Services (other than human services)

MICROSOFT CONSULTING SERVICES - Renewal - PIN# 01514BIS11466 - AMT: \$225,000.00 - TO: Inforeliance Corporation, 4050 Legato Road, Suite 700, Fairfax, VA 22033-2867.

jy24

EMERGENCY MANAGEMENT

PROCUREMENT

SOLICITATION

Goods

SOCIAL MEDIA MONITORING - Negotiated Acquisition - Judgment required in evaluating proposals - PIN# 01715N002 -

Due 8-7-15 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.

Emergency Management, 165 Cadman Plaza East, Brooklyn, NY 11201. Abdul Washington (718) 422-8936; Fax: (718) 246-6011; awashington@oem.nyc.gov

jy24-30

HEALTH AND HOSPITALS CORPORATION

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

j2-d31

HEALTH AND MENTAL HYGIENE

AGENCY CHIEF CONTRACTING OFFICER

AWARD

Human Services/Client Services

NY/NY111 CONGREGATE HOUSING SERVICE - Request for Proposals - PIN# 08PO076368ROX00 - AMT: \$1,256,607.00 - TO: Comunilife Inc., 989 Avenue of The Americas, New York, NY 10018.

jy24

HOUSING AUTHORITY

SUPPLY MANAGEMENT

SOLICITATION

Goods

SMD PROCUREMENT FOR STANDBY GAS GENERATORS-VARIOUS DEVELOPMENTS (CDBG-DR). SAND - Competitive Sealed Bids - PIN# RFQ 62471 AS - Due 8-13-15 at 10:30 A.M.

This project is expected to be fully or partially funded through the Community Development Block Grant - Disaster Recovery (CDBG-DR) program. The NYCHA Rehabilitation and Resiliency Program is included in the City's CDBG-DR Acting Plan, approved by the US Department of Housing and Urban Development (HUD) in May 2013 and subsequently amended.

Interested firms are invited to obtain a copy on NYCHA's website. To conduct a search for the RFQ number; vendors are instructed to open the link: http://www1.nyc.gov/site/nycha/business/isupplier-vendor-registration.page. Once on that page, make a selection from the first three links highlighted in red: New suppliers for those who have never registered with iSupplier, current NYCHA suppliers and vendors for those who have supplied goods or services to NYCHA in the past but never requested a login ID for iSupplier, and Login for registered suppliers if you already have an iSupplier ID and password. Once you are logged into iSupplier, select "Sourcing Supplier," then "Sourcing Homepage" and then reference the applicable RFQ PIN/solicitation number.

Suppliers electing to obtain a non-electronic paper document will be subject to a \$25 non-refundable fee; payable to NYCHA by USPS-Money Order/Certified Check only for each set of RFQ documents requested. Remit payment to NYCHA Finance Department at 90 Church Street, 6th Floor; obtain receipt and present it to the Supply Management Procurement Group; RFQ package will be generated at time of request.

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.
Atul Shah (212) 306-4553; atul.shah@nycha.nyc.gov

✦ jy24

HUMAN RESOURCES ADMINISTRATION

AGENCY CHIEF CONTRACTING OFFICER

■ AWARD

Human Services/Client Services

LEGAL SERVICES TO VICTIMS OF DOMESTIC VIOLENCE

LIVING THROUGHOUT NEW YORK CITY - BP/City Council Discretionary - PIN# 09615L0090001 - AMT: \$125,000.00 - TO: Safe Horizon Inc., 2 Lafayette Street, 3rd Floor, New York, NY 10007. Term: 7/1/2014 - 6/30/2015

● NON-RESIDENTIAL SERVICES FOR VICTIMS OF

DOMESTIC VIOLENCE - Negotiated Acquisition - Judgment required in evaluating proposals - PIN# 06906X0071CNVN006 - AMT: \$234,509.78 - TO: Edwin Gould Services for Children and Families Inc., 151 Lawrence Street, 5th Floor, Brooklyn, NY 11201. Term: 10/1/2014 - 3/31/2015

✦ jy24

SYSTEMS INTEGRATOR SERVICES FOR HHS ACCELERATOR

INITIATIVE - Renewal - PIN# 15OSEOC04101 - AMT: \$1,281,312.00 - TO: Accenture Federal Services, LLC, 800 North Glebe Road, Suite 300 Arlington, VA. Term: 2/24/2015 - 2/23/2016

✦ jy24

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

CONTRACTS AND PROCUREMENT

■ SOLICITATION

Goods and Services

PROCUREMENT PAYMENT MANAGEMENT SYSTEM - PHASE

II - Negotiated Acquisition - Other - PIN# 85815N0002 - Due 7-31-15 at 2:00 P.M.

It is neither practicable nor advantageous to award a contract by any competitive means due to the Agency's need to establish PPMS. The vendor has already familiarized itself with the needs and internal workflow of DoITT. To award the contract to another vendor will only further delay the installation and operation of PPMS.

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, 255 Greenwich Street New York, NY 10007. Sharon Boatwain (212) 788-6515; Fax: (347) 788-4079; acco@doitt.nyc.gov

✦ jy24-30

PARKS AND RECREATION

■ VENDOR LIST

Construction/Construction Services

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

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

By establishing contractor's qualification and experience in advance, DPR will have a pool of competent contractors from which it can draw to promptly and effectively reconstruct and construction its parks, playgrounds, beaches, gardens and green-streets. DPR will select contractors from the General Construction PQL for non-complex

general construction site work of up to \$3,000,000.00 per contract, through the use of a Competitive Sealed Bid solicited from the PQL generated from this RFQ.

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

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

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

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

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

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

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

j2-d31

■ SOLICITATION

Goods and Services

MOBILE FOOD CONCESSION AT WASHINGTON SQUARE

PARK - Public Bid - PIN# CWB2015B-WSP - Due 8-10-15 at 11:00 A.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 ("NYCDPR") is issuing, as of the date of this notice, a Request for Bids (RFB) for the sale of food from one (1) mobile food unit near the Washington Square Park Fountain area, Manhattan.

Hard copies of the RFB can be obtained, at no cost, commencing Monday, July 13, 2015, through Monday, August 10, 2015 between the hours of 9:00 A.M. and 5:00 P.M., excluding weekends and holidays, at the Revenue Division of New York City, 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 Monday, August 10, 2015 at 11:00 A.M.

The RFB is also available for download, commencing on Monday, July 13, 2015 through Monday, August 10, 2015 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.

For more information, contact Glenn Kaalund at (212) 360-1397 or VIA email at Glenn.Kaalund@parks.nyc.gov. Thank you.

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) 360-1397; Fax: (212) 360-3434; glenn.kaalund@parks.nyc.gov

jy13-24

MEDIEVAL FESTIVAL AT FORT TRYON PARK - Sole Source - Available only from a single source - PIN#84616S0003 - Due 8-3-15 at 5:00 P.M.

The Department of Parks and Recreation intends to enter into a Sole Source negotiation with Washington Heights and Inwood Development Corp. (WHIDC) 57 Wadsworth Avenue, New York, NY 10033 to develop and conduct the Medieval Festival at Fort Tryon Park, Manhattan on Sunday, October 4, 2015.

Any firm that would like to express their interest in providing services for similar projects in the future may do so by phone and joining the City Bidder's List by filling out the NYC-FMS Vendor Enrollment form at <https://a127-pip.nyc.gov/webapp/PRDPCW/SelfService/> to enroll your organization with the City of New York.

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, 24 West 61st Street, 3rd Floor, New York, NY 10023. Winsome Miles (212) 830-7974; Fax: (917) 849-6454; winsome.miles@parks.nyc.gov

jy22-28

CONTRACTS

■ SOLICITATION

Construction / Construction Services

ENERGY EFFICIENT BALLFIELDS LIGHTING RETROFIT AT VARIOUS PARKS AND RECREATION FACILITIES - Competitive Sealed Bids - PIN# 84615B0123 - Due 8-25-15 at 10:30 A.M.

Borough of the Bronx, Brooklyn, and Manhattan, Contract CNYG-2915M. This procurement is subject to participation goals for MBEs and/or WBEs as required by Local Law 1 of 2013.

● **RECONSTRUCTION OF PLAY EQUIPMENT, SAFETY SURFACING, HANDBALL COURTS, PAVEMENTS, FENCING, PLANTING, SITE PLUMBING, AND GENERAL SITE WORK** - Competitive Sealed Bids - PIN# 84615B0147 - Due 8-25-15 at 10:30 A.M. Borough of Brooklyn, Contract #: BG-715M

This procurement is subject to participation goals for MBEs and/or WBEs as required by Local Law 1 of 2013.

● **PLANTING OF NEW AND REPLACEMENT STREET TREES** - Competitive Sealed Bids - PIN# 84615B0150 - Due 8-17-15 at 10:30 A.M. Borough of Manhattan, Contract #: MG-715M

Bid documents are available for a fee of \$25.00 in the Blueprint Room, Room #64, Olmsted Center, from 8:00 A.M. to 3:00 P.M. The fee is payable by company check or money order to the City of New York, Parks and Recreation. A separate check/money order is required for each project. The Company name, address and telephone number as well as the project contract number must appear on the check/money order. Bidders should ensure that the correct company name, address, telephone and fax numbers are submitted by your company/messenger service when picking up bid documents.

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

Parks and Recreation, Olmsted Center, Room 64, Flushing Meadows Corona Park, Flushing, NY 11368. Michael Shipman (718) 760-6705; michael.shipman@parks.nyc.gov

• jy24

POLICE

CONTRACT ADMINISTRATION

■ SOLICITATION

Construction Related Services

REPLACEMENT OF M-106PVC FILL PACKS - Competitive Sealed Bids - PIN# 05615B0006 - Due 8-18-15 at 11:00 A.M.

The New York City Police Department seeks a vendor for furnishing all labor and material necessary and required for replacement of M-106PVC fill packs with integral eliminators of three (3) cooling towers cells at Police Headquarters - EPIN 05615B0006 - Agency PIN 0561500001006. A mandatory pre-bid conference will be held 10:00 A.M. on Wednesday, August 5, 2015 at One Police Plaza, Room S-136, New York, NY 10038. If you are interested, you may obtain a free copy of the bid package in 3 ways: (1) Online at www.nyc.gov/cityrecord, click "CITY RECORD ON-LINE (CROL) Searchable Database of All Procurement Notices" link. Click "Search Procurement Notices". Enter PIN# 05615B0006. Click "Submit". Log in or enroll to download solicitations and/or awards. (2) In person, Monday - Friday, 9:00 A.M. - 5:00 P.M.

This procurement is subject to participation goals for MBEs and/or WBEs as required by Local Law 1 of 2013. This procurement is subject to the Project Labor Agreement ("PLA") entered into between the City and the building and Construction Trades Council of Greater New York ("BCTC") affiliated Local Unions.

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

Police, 90 Church Street, Room 1206, 12th Floor, New York, NY 10007. Stephanie Gallop (646) 610-5225; Fax: (646) 610-5224; stephanie.gallop@nypd.org

• jy24

CONTRACT AWARD HEARINGS

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

ENVIRONMENTAL PROTECTION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Public Hearing will be held at the Department of Environmental Protection Offices at 59-17 Junction Boulevard, 17th Floor Conference Room, Flushing, NY, on August 6, 2015 commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Department of Environmental Protection and Eckenfelder Engineering, PC d/b/a Brown and Caldwell Associates, 1359 Broadway, Suite 1140, New York, NY 10018 for HP-238 DES: Design Services & DSDC for the Construction of the New Anaerobic Digester Facilities at the Hunts Point WWTP. The Contract term shall be 2,921 consecutive calendar days from the date of the written notice to proceed. The Contract amount shall be \$20,921,000.00 - Location: Borough of the Bronx: EPIN: 82614P0017.

This contract was selected by Competitive Sealed Proposal pursuant to Section 3-03 of the PPB Rules.

IN THE MATTER OF a proposed contract between the Department of Environmental Protection and SUNY Ulster County Community College, Cottekill Road, Stone Ridge, NY 12484 for CAT-466: Eight Part-Time Summer Positions to Staff the Watershed Conservation Corp. The Contract term shall be 1,277 consecutive calendar days from the date of the written notice to proceed. The Contract amount shall be \$834,001.11 - Location: New York City Watershed Region-Ulster County: Pin 82615T0013001

Contract was selected by Contract with Another Government pursuant to Section 1-02 of the PPB Rules.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DEP does not receive, by July 29, 2015, from any individual a written request to speak at this hearing, then DEP need not conduct this hearing. Written notice should be sent to Ms. Debra Butlien, NYCDEP, 59-17 Junction Boulevard, 17th Floor, Flushing, NY 11373 or via email to dbutlien@dep.nyc.gov.

A copy of the Contracts may be inspected at the Department of Environmental Protection, 59-17 Junction Boulevard, Flushing, NY, 11373, on the 17th Floor Bid Room, on business days from July 24, 2015 to August 6, 2015 between the hours of 9:30 A.M. - 12:00 P.M. and from 1:00 P.M. - 4:00 P.M.

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

• jy24

AGENCY RULES

BUILDINGS

■ NOTICE

NOTICE OF ADOPTION OF RULE

NOTICE IS HEREBY GIVEN, pursuant to the authority vested in the Commissioner of the Department of Buildings by Sections 643 and 1043 of the New York City Charter and Section 28-103.19 of the New York City Administrative Code, and in accordance with Section 1043 of the Charter and Sections BC 403.5.2 and BC 3008 of the New York City Building Code, that the Department of Buildings hereby adopts the following rule amending Title 1 of the Official Compilation of the Rules of the City of New York to repeal Sections 103-08, 3610-01 and 3610-02 and add Section 3610-03.

This rule was first published on June 8, 2015 and a public hearing thereon was held on July 8, 2015.

Dated: 7/17/15 /s/
New York, NY Rick D. Chandler, P.E.
Commissioner

Statement of Basis and Purpose of Rule

The rule:

- repeals rules relating to the safety code for existing elevators and escalators;
- repeals rules relating to the safety code for machine-room-less elevators (machine-room-less elevators do not require a separate machine room because elevator equipment is in the shaft); and
- adds a new rule regarding elevator emergency operation and signaling devices, including provisions related to occupant evacuation (namely, when elevators are to be used for occupant evacuation, in accordance with Section 403.5.2 of the New York City Building Code).

Sections one through three of the rule repeal Sections 103-08, 3610-01 and 3610-02 of Title 1 of the Rules of the City of New York (RCNY), because such sections have been superseded by Chapters K3 and K4 of Appendix K of the Building Code.

Section four of the rule adds a new Section 3610-03 to Title 1 of the RCNY to update the provisions of Section 2.27 of American Society of Mechanical Engineers ("ASME") standard A17.1-2000 to conform it to the requirements of ASME A17.1-2013 and to establish consistent fire emergency operations and evacuation procedures to enhance public safety. Further, Section four adds and modifies some ASME A17.1-2013 language, which has not yet been adopted into the Building Code, regarding occupant evacuation operation of elevators.

The Department of Buildings' authority for this rule is found in Sections 643 and 1043 of the New York City Charter, Section 28-103.19 of the New York City Administrative Code, and Sections BC 403.5.2 and BC 3008 of the New York City Building Code (found in Chapter 7 of Title 28 of the New York City Administrative Code).

New material is underlined.
[Deleted material is in brackets.]

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

Section 1. Section 103-08 of Subchapter C of Chapter 100 of Title 1 of the Rules of the City of New York, relating to machine-room-less elevators, is REPEALED.

§ 2. Section 3610-01 of Subchapter K of Chapter 3600 of Title 1 of the Rules of the City of New York, relating to the safety code for existing elevators and escalators, is REPEALED.

§ 3. Section 3610-02 of Subchapter K of Chapter 3600 of Title 1 of the Rules of the City of New York, relating to the safety code for machine-room-less elevators, is REPEALED.

§ 4. Subchapter K of Chapter 3600 of Title 1 of the Rules of the City of New York is amended by adding a new Section 3610-03, to read as follows:

§ 3610-03 Emergency operation and signaling devices. Pursuant to Section 28-103.19 of the New York City Administrative Code and Section BC 3008 of the New York City Building Code, Section 2.27 of American Society of Mechanical Engineers A17.1-2000, with supplements A17.1a-2002 and A17.1b-2003, as modified by Chapter K1 of Appendix K of the New York City Building Code, is hereby amended to read as follows:

SECTION 2.27 EMERGENCY OPERATION AND SIGNALING DEVICES

2.27.5 Firefighters' emergency operation: automatic elevators with designated-attendant operation

Delete and revise Section 2.27.5.1 to read as follows:

2.27.5.1 When designated-attendant operation is not in effect, elevators shall conform to 2.27.3 and when Occupant Evacuation Operation is provided shall also conform to 2.27.11.6.

Delete and revise Section 2.27.5.2 to read as follows:

2.27.5.2 When operated by a designated attendant in the car,

(a) elevators parked at the recall level shall conform to 2.27.3 and when Occupant Evacuation Operation is provided shall also conform to 2.27.11.6 without delay; elevators parked at a floor other than the recall level shall conform to 2.27.3.1.6(h). At the completion of a time delay of not less than 10 seconds and not more than 30 seconds, elevators parked at a floor away from the recall level shall conform to 2.27.3 and when Occupant Evacuation Operation is provided shall also conform to 2.27.11.6.

(b) a moving car shall conform to 2.27.3 and when Occupant Evacuation Operation is provided shall also conform to 2.27.11.6.

Exception. The provisions of Section 2.27.5.2 do not apply to hospital service.

Delete and revise Section 2.27.5.3 to read as follows:

2.27.5.3 When an elevator that is provided with Firefighters' Emergency Operation or Occupant Evacuation Operation is on hospital service, a visual signal as shown in Fig. 2.27.3.1.6(h) shall illuminate and a continuous audible signal, audible within the car, shall sound when a "FIRE RECALL" switch (see 2.27.3.1 and 2.27.11.1.2) is in the "FIREMEN SERVICE" position, or when a fire alarm initiating device (see 2.27.3.2) is activated to alert the operator of an emergency. There may be a means located in the car for manually silencing the audible signal, after the signal has been active for at least 5 seconds.

The signal shall be automatically reactivated when the doors open.

The car shall remain under control of the operator until removed from hospital service. An elevator on Firefighters' Emergency Operation or Occupant Evacuation Operation shall not be placed on hospital service.

Delete and revise Section 2.27.6 to read as follows:

2.27.6 Firefighters' emergency operation, occupant evacuation operation: inspection operation

When an elevator that is provided with Firefighters' Emergency Operation or Occupant Evacuation Operation is on inspection operation (see 2.26.1.4 and 2.26.1.5) or when a hoistway access switch has been enabled (see 2.12.7.3.3(a)), a continuous audible signal, audible at the location where the inspection operation is activated, shall sound when a "FIRE RECALL" switch (see 2.27.3.1 and 2.27.11.1.2) is in the "ON" position or when the fire alarm initiating device (see 2.27.3.2 and 2.27.11.5) is activated to alert the operator of an emergency. The car shall remain under the control of the operator until removed from inspection operation or hoistway access operation. Inspection operation or hoistway access operation shall take precedence over Phase I Emergency Recall Operation, Phase II Emergency In-Car Operation, and Occupant Evacuation Operation.

Add new Section 2.27.11 to read as follows:

2.27.11 Occupant evacuation operation

Where elevators are provided for occupant evacuation, Occupant Evacuation Operation (OEO) shall be provided to function prior to Firefighter's Emergency Operation and shall conform to 2.27.11.1 through 2.27.11.6.

Note: See also Nonmandatory Appendix V for additional information.

2.27.11.1 The requirements of 2.27.3.1 are modified as follows.

2.27.11.1.1 The two-position switch in the lobby (2.27.3.1.1) and two-position switch in the fire command center (2.27.3.1.2) shall be labeled "BANK FIRE RECALL" and indicate the elevator bank that they control.

2.27.11.1.2 An additional two-position key operated individual "CAR FIRE RECALL" switch per elevator, that will not change position without a deliberate action by the user, shall be located in the lobby at the designated level adjacent to the elevator it controls. Each switch shall be labeled "CAR FIRE RECALL" (with the car identification, as

specified in 2.29.1, inserted), and its positions marked "NORMAL" and "FIREMEN SERVICE" (in that order) in letters a minimum of 5 mm (0.25 in.) high. Text shall be black on a yellow background. Each switch shall control the associated elevator in conformance with 2.27.3.1.6, but shall not control the other elevators controlled by the "BANK FIRE RECALL" switch (see 2.27.11.1.1).

2.27.11.1.3 Each individual "CAR FIRE RECALL" switch shall terminate Occupant Evacuation Operation for the elevator it controls when placed in the "FIREMEN SERVICE" position. Each "BANK FIRE RECALL" switch shall terminate Occupant Evacuation Operation for the elevators it controls when placed in the "FIREMEN SERVICE" position.

2.27.11.1.4 Each individual "CAR FIRE RECALL" switch shall be provided with an illuminated visual signal to indicate when Phase I Emergency Recall Operation is in effect for that car (see 2.27.3.1.5).

2.27.11.1.5 To remove an individual elevator from Phase I Emergency Recall Operation, the individual "CAR FIRE RECALL" switch shall be rotated to the "NORMAL" position, provided that

(a) the "BANK FIRE RECALL SWITCH" and the additional two-position "BANK FIRE RECALL" switch, where provided, are in the "NORMAL" position; and

(b) no fire alarm initiating device is activated (see 2.27.3.2).

2.27.11.1.6 A car with its individual "CAR FIRE RECALL" switch in the "FIREMEN SERVICE" position shall not be removed from Phase I Emergency Recall Operation when the "BANK FIRE RECALL" switch is rotated to the "NORMAL" position.

2.27.11.1.7 At the elevator designated level, only the door(s) serving the lobby where the "BANK FIRE RECALL" switch is located shall open.

2.27.11.2 The sign required by 2.27.9 shall not be installed. A variable message sign, as defined in ANSI/ICC A117.1, shall be installed for each elevator bank on each landing served. It shall be located not less than 2 130 mm (84 in.) and not more than 3 000 mm (120 in.) above the floor and in a central visible location within the elevator lobby. Message text shall be a minimum of 50 mm (2 in.) high and conform to ANSI/ICC A117.1. The variable message signs shall be powered by the same power supply as the elevator, including emergency or standby power.

When the elevators are not on Occupant Evacuation Operation or Firefighters' Emergency Operation, the variable message signs shall not display other elevator system status messages.

2.27.11.3 Where hoistway pressurization is provided, a car on Phase I Emergency Recall, after completing the requirements of 2.27.3.1.6, shall conform to the following:

(a) A car shall close its doors after 15 seconds.

(b) Door reopening devices, door force limiting devices, kinetic energy limiting devices, and the door open button shall remain active.

(c) At least one operating device normally used to call a car to the landing (e.g., hall call button, keypad) shall be located in the elevator lobby at the elevator designated level. Actuating this device shall cause all recalled cars to open their doors for 30 seconds to 45 seconds, then reclose.

2.27.11.4 A position indicator shall be provided at the elevator designated level above or adjacent to the entrance for each car. The position indicator shall be powered by the same power supply as the elevator, including emergency or standby power.

2.27.11.5 Fire alarm system interface

2.27.11.5.1 Upon activation of an automatic fire alarm initiating device in the building in any area that does not initiate Phase I recall in this bank, the fire alarm system shall provide signals to the elevator system in conformance with NFPA 72, as modified by Appendix Q of the New York City Building Code and any applicable rules, indicating the floors to be evacuated. The floors to be evacuated shall be a contiguous block of floors, consisting of at least the floor with an active alarm, one floor above and one floor below. The elevator system shall initiate Occupant Evacuation Operation in accordance with 2.27.11.6 for the indicated floors. If activation of an automatic fire alarm initiating device which does not initiate Phase I recall in this bank occurs on any additional floor at any time while Occupant Evacuation Operation in accordance with 2.27.11.6 is in effect, the evacuation zone shall be expanded to include all floors with an active alarm, all floors between the highest and lowest floor with an active alarm plus one floor above the highest floor with an active alarm and one floor below the lowest floor with an active alarm. If the active alarm is on the elevator designated level, automatic initiation of Occupant Evacuation Operation in accordance with 2.27.11.6 shall not be permitted. Initiation by authorized or emergency personnel shall be provided through manual operation of the fire alarm system.

For the purposes of this section, an active alarm refers to the condition caused by the activation of an automatic fire alarm initiating device.

2.27.11.5.2 A means to initiate total building evacuation, labeled "ELEVATOR TOTAL BUILDING EVACUATION," shall be provided at the fire command center location and installed in accordance with NFPA 72, as modified by Appendix Q of the New York City Building Code and any applicable rules. When this means is actuated, the fire alarm system shall provide a signal to the elevator system indicating that all floors are to be evacuated. The means to initiate total building evacuation shall be keyed as New York City standard #2642 and FDNY standard key.

2.27.11.6 When any of the signals provided in 2.27.11.5 actuate, the elevators shall conform to 2.27.11.6.1 through 2.27.11.6.10 in order to move occupants from the floors affected by the fire to the elevator designated level.

2.27.11.6.1 The variable message signs required by 2.27.11.2 shall indicate one of the following messages:

(a) On all floors being evacuated, they shall indicate that the elevators are available for evacuation and the estimated time duration in minutes for the next elevator to arrive.

Text shall read: "Elevators and stairs available for evacuation. Next car in about "X" minutes."

(b) On all floors not being evacuated, they shall indicate that elevator service is not available.

Text shall read: "Elevators temporarily dedicated to other floors."

(c) On the elevator designated level, they shall indicate that the cars are in evacuation mode and that passengers should not use elevators.

Text shall read: "Elevators dedicated to evacuation. Do not enter elevator."

(d) If no elevators are available for Occupant Evacuation Operation (fire service, inspection, shut off, etc.), they shall indicate that elevator service is not available.

On all floors being evacuated they shall also indicate that occupants should use the stairs.

Text for floors being evacuated: "Elevators out of service. Use stairs to evacuate." Text for other floors: "Elevators out of service."

2.27.11.6.2 Automatic visual signal or variable message sign, and voice notification in each car shall indicate that the car is being used to evacuate the building.

In the event that the car stops to pick up passengers at a floor other than the elevator designated level, the signals shall instruct the passengers to remain in the car.

Upon or prior to arrival at the elevator designated level, passengers shall be notified that they have arrived at the exit floor and to exit quickly. Message text shall be a minimum of 25 mm (1 in.) high and conform to ANSI/ICC A117.1. Voice notification shall be at least 10 dBA above ambient but not more than 80 dBA measured 1 525 mm (60 in.) above the floor, at the center of the car.

2.27.11.6.3 All landing calls outside of the contiguous block of floors being evacuated shall be canceled and disabled. Building security systems that limit service to these floors shall be overridden. Any landing call within the contiguous block of floors shall call an elevator or elevators to that landing. Landing calls entered at the floor with an active alarm shall be given higher priority than the calls at the floors above and below it. If a subsequent active alarm is received from a different floor, the evacuation priority shall be assigned in the sequence received. Once passengers have entered an elevator, it shall proceed only towards the elevator designated level. When total building evacuation is in effect and no calls are entered at an affected floor, priority shall be based on distance from the elevator designated level, with the furthest floor served getting highest priority.

2.27.11.6.4 Car calls for all floors, except for the elevator designated level, shall be canceled and disabled.

A car call for the elevator designated level shall be automatically entered when any landing call is answered.

2.27.11.6.5 Cars that are unoccupied when Occupant Evacuation Operation is actuated shall move without delay to a floor that is being evacuated, and park with their doors closed until a landing call is registered. If the car is in motion away from the floors being evacuated, it shall stop at or before the next available floor, without opening the doors, reverse direction, and move to a floor that is being evacuated.

2.27.11.6.6 Cars that are occupied when Occupant Evacuation Operation is actuated shall proceed without delay to the elevator designated level. Any reversal of travel direction that is needed shall be done at or before the next available floor without opening the doors. After opening and closing the doors at the elevator designated level, the cars shall proceed without delay to a floor that is being evacuated and park with their doors closed until a landing call is registered.

2.27.11.6.7 When a car answers a landing call at a floor being

evacuated, a car call for the elevator discharge level shall be automatically registered. The system shall accept a new landing call as soon as the doors have opened to permit loading at that floor, or sooner. If a new landing call is registered at this floor, it shall be assigned to another car, and not canceled until that car arrives. Actuation of the landing call device shall not prevent a loaded car from closing its doors and leaving the floor.

2.27.11.6.8 While passengers are entering the car at a floor being evacuated, when the load reaches no greater than 80% of car capacity, the door reopening device(s) shall be disabled and the doors shall initiate closing at reduced kinetic energy in accordance with 2.13.4.2.1(c). If the doors stall while closing, they shall reopen fully, then close. An audible signal shall sound until the doors are closed. If the load exceeds 100% of capacity, the doors shall reopen and remain open and a voice notification and visual signal shall indicate that the car is overloaded.

2.27.11.6.9 Once the block of floors being evacuated has been evacuated, as indicated by a 60 second period in which no landing calls are registered, one car shall park with its doors closed at the lowest floor of the block of floors ready to answer subsequent landing calls within the block of floors; the rest shall park with doors closed at the elevator designated level. A car parked at the elevator designated level shall replace the car at the lowest floor of the block that has answered a landing call.

2.27.11.6.10 Occupant Evacuation Operation shall be terminated when the fire alarm system is reset or the signals provided in 2.27.3.2 are actuated (see 2.27.11.1.3).

Add new Section 2.27.12 to read as follows:

2.27.12 Inspections and tests

2.27.12.1 Annual inspections and tests. All elevators provided with Occupant Evacuation Operation shall be subjected, by authorized personnel, to a check of the operation in conjunction with the fire alarm system testing in accordance with the requirements of NFPA 72, as modified by Appendix Q of the New York City Building Code and any applicable rules. Deficiencies shall be corrected. A record of findings shall be available to elevator personnel and the authority having jurisdiction. These tests and inspections are not part of the Category 1 or Category 5 tests or inspections.

2.27.12.2 Acceptance tests. Acceptance tests shall be performed jointly by the fire alarm installer and the elevator system installer in conjunction with NFPA 72, as modified by Appendix Q of the New York City Building Code and any applicable rules. Acceptance tests shall also verify conformance with 2.27.11.

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RENT GUIDELINES BOARD

■ NOTICE

2015 Apartment & Loft Order #47

June 29, 2015

Order Number 47 - Apartments and Lofts, rent levels for leases commencing **October 1, 2015** through **September 30, 2016**.

NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY VESTED IN THE NEW YORK CITY RENT GUIDELINES BOARD BY THE RENT STABILIZATION LAW OF 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended, and as implemented by Resolution No 276 of 1974 of the New York City Council, and in accordance with the requirements of Section 1043 of the New York City Charter, that the Rent Guidelines Board (RGB) hereby **adopts** the following levels of fair rent increases over lawful rents charged and paid on **September 30, 2015**. These rent adjustments will apply to rent stabilized apartments with leases commencing on or after **October 1, 2015** and through **September 30, 2016**. Rent guidelines for loft units subject to Section 286 subdivision 7 of the Multiple Dwelling Law are also included in this order.

ADJUSTMENT FOR RENEWAL LEASES (APARTMENTS)

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

For a **one-year** renewal lease commencing on or after **October 1, 2015** and on or before **September 30, 2016**: **0.0%**

For a **two-year** renewal lease commencing on or after **October 1, 2015** and on or before **September 30, 2016**: **2.0%**

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

VACANCY ALLOWANCE FOR APARTMENTS

No vacancy allowance is permitted except as provided by the Rent Regulation Reform Act of 1997 and the Rent Act of 2015.

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

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

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

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

For **one-year** increase periods commencing on or after **October 1, 2015** and on or before **September 30, 2016**: **0.0%**

For **two-year** increase periods commencing on or after **October 1, 2015** and on or before **September 30, 2016**: **2.0%**

VACANT LOFT UNITS

No Vacancy Allowance is permitted under this Order. Therefore, except as otherwise provided in Section 286, subdivision 6, of the Multiple Dwelling Law, the rent charged to any tenant for a vacancy tenancy commencing on or after **October 1, 2015** and on or before **September 30, 2016** may not exceed the "base rent" referenced above plus the level of adjustment permitted above for increase periods.

FRACTIONAL TERMS

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

ESCALATOR CLAUSES

Where a lease for a dwelling unit in effect on May 31, 1968 or where a lease in effect on June 30, 1974 for a dwelling unit which became subject to the Rent Stabilization Law of 1969, by virtue of the Emergency Tenant Protection Act of 1974 and Resolution Number 276 of the New York City Council, contained an escalator clause for the increased costs of operation and such clause is still in effect, the lawful rent on **September 30, 2015** 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, 2015** 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, 2015** 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, 2015**, which become vacant after **September 30, 2015**, the special guideline shall be the greater of:

1. **33%** above the maximum base rent, or
2. The Fair Market Rent for existing housing as established by the United States Department of Housing and Urban Development (HUD) for the New York City Primary Metropolitan Statistical Area pursuant to Section 8(c) (1) of the United States Housing Act of 1937 (42 U.S.C. section 1437f [c] [1]) and 24 C.F.R. Part 888, with such Fair Market Rents to be adjusted based upon whether the tenant pays his or her own gas and/or electric charges as part of his or her rent as such gas and/or electric charges are accounted for by the New York City Housing Authority.

Such HUD-determined Fair Market Rents will be published in the Federal Register, to take effect on **October 1, 2015**.

DECONTROLLED UNITS

The permissible increase for decontrolled units as referenced in Order 3a which become decontrolled after **September 30, 2015**, shall be the greater of:

- (1) **33%** above the maximum base rent, or
- (2) The Fair Market Rent for existing housing as established by the United States Department of Housing and Urban Development (HUD) for the New York City Primary Metropolitan Statistical Area pursuant to Section 8(c) (1) of the United States Housing Act of 1937 (42 U.S.C. section 1437f [c] [1]) and 24 C.F.R. Part 888, with such Fair Market Rents to be adjusted based upon whether the tenant pays his or her own gas and/or electric charges as part of his or her rent as such gas and/or electric charges are accounted for by the New York City Housing Authority.

Such HUD-determined Fair Market Rents will be published in the Federal Register, to take effect on **October 1, 2015**.

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 29, 2015

 Rachel D. Godsil
 Chair
 New York City Rent Guidelines Board

EXPLANATORY STATEMENT - APARTMENT ORDER #47

Explanatory Statement and Findings of the Rent Guidelines Board In Relation to 2015-16 Lease Increase Allowances for Apartments and Lofts under the Jurisdiction of the Rent Stabilization Law¹

Summary of Order No. 47

The Rent Guidelines Board (RGB) by Order No. 47 has set the following maximum rent increases for leases subject to renewal on or after October 1, 2015 and on or before September 30, 2016 for apartments under its jurisdiction:

For a one-year renewal lease commencing on or after October 1, 2015 and on or before September 30, 2016: 0.0%

For a two-year renewal lease commencing on or after October 1, 2015 and on or before September 30, 2016: 2.0%

Vacancy Allowance

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

Sublet Allowance

The increase landlords are allowed to charge when a rent stabilized apartment is sublet by the primary tenant to another tenant on or after October 1, 2015 and on or before September 30, 2016 shall be 10%.

Adjustments for Lofts

For Loft units to which these guidelines are applicable in accordance with Article 7-C of the Multiple Dwelling Law, the Board established the following maximum rent increases for increase periods commencing on or after October 1, 2015 and on or before September 30, 2016. No vacancy allowance is included for lofts.

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.

<u>1 Year</u>	<u>2 Years</u>
0.0%	2.0%

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

Any increase for a renewal lease may be collected no more than once during the guideline period governed by Order No. 47.

Special Guideline

Leases for units subject to rent control on September 30, 2015 that subsequently become vacant and then enter the stabilization system are not subject to the above adjustments. Such newly stabilized rents are subject to review by the State Division of Housing and Community Renewal (DHCR). In order to aid DHCR in this review the Rent Guidelines Board has set a special guideline of whichever is greater:

- (1) 33% above the maximum base rent, or
- (2) The Fair Market Rent for existing housing as established by the United States Department of Housing and Urban Development (HUD) for the New York City Primary Metropolitan Statistical Area pursuant to Section 8(c) (1) of the United States Housing Act of 1937 (42 U.S.C. section 1437f [c] [1]) and 24 C.F.R. Part 888, with such Fair Market Rents to be adjusted based upon whether the tenant pays his or her own gas and/or electric charges as part of his or her rent as such gas and/or electric charges are accounted for by the New York City Housing Authority.

Such HUD-determined Fair Market Rents will be published in the Federal Register, to take effect on October 1, 2015.

All rent adjustments lawfully implemented and maintained under previous apartment Orders and included in the base rent in effect on September 30, 2015 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. 47

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

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

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

Material Considered by the Board

Order No. 47 was issued by the Board following **seven** public meetings, **four** public hearings, its review of written submissions provided by the public, and a review of research and memoranda prepared by the Board's staff. Approximately 92 written submissions were received at the Board's offices from many individuals and organizations including public officials, tenants and tenant groups, and owners and owner groups. The Board members were provided with copies of public comments received by the **June 18, 2015** deadline. All of the above listed documents were available for public inspection.

Open meetings of the Board were held following public notice on March 12, April 2, April 16, April 23, and May 28, 2015. On **April 29, 2015**, the Board adopted proposed rent guidelines for apartments, lofts, and hotels.

Public hearings were held on **June 8, June 11, June 15 and June 18, 2015** 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 8 from **2:00 P.M. to 7:25 P.M.**, June 11 from **5:00 P.M. to 9:05 P.M.**, June 15 from **5:00 P.M. to 7:45 P.M.**, and June 18 from **5:15 P.M. to 9:15 P.M.** The hearings ended when all those who were in attendance who wished to testify did

so and there were no additional speakers. Testimony from members of the public speaking at these hearings was added to the public record. The Board heard testimony from **approximately** 190 apartment tenants and tenant representatives, 56 apartment owners and owner representatives, and 15 public officials. In addition, 14 speakers read into the record written testimony from various public officials. On **June 29, 2015** the guidelines set forth in Order No. 47 were adopted.

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

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

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

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

<u>Meeting Date/Name</u>	<u>Affiliation</u>
March 12, 2015:	Staff presentation, <i>2015 Income and Expense Study</i>
	<u>NYC Department of Housing Preservation and Development (HPD)</u>
1. Elyzabeth Gaumer	Acting Assistant Commissioner, Research and Evaluation
April 2, 2015:	<u>Staff presentations</u> <i>2015 Income and Affordability Study</i> <i>2015 Mortgage Survey Report</i>
April 16, 2015:	Staff presentation, <i>2015 Price Index of Operating Costs</i>
	Presentation by Dr. James F. Hudson and RGB Executive Director Andrew McLaughlin <u>NYC Department of Housing Preservation and Development (HPD)</u>
1. Daniel Hernandez	Deputy Commissioner for Neighborhood Strategies
April 23, 2015:	<u>Apartment Tenants group testimony:</u>
1. Tim Collins	Collins, Dobkins and Miller LLP
2. Barika Williams	Association for Neighborhood and Housing Development (ANHD)
3. Victor Bach	Community Service Society (CSS)
	<u>Apartment Owners group testimony:</u>
1. Mary Ann Rothman	New York Council of Cooperatives and Condominiums
2. Ali Ruth Davis	Real Estate Board of New York (REBNY)
3. Patrick Siconolfi	Community Housing Improvement Program (CHIP)
4. Jimmy Silber	Small Property Owners of New York (SPONY)
5. Jack Freund	Rent Stabilization Association (RSA)
	<u>Hotel Tenants group testimony:</u>
1. Larry Wood	Goddard Riverside Law Project and Family Council
2. Dan Evans	Goddard Riverside SRO Law Project
3. Brian Sullivan	SRO Law Project at MFY Legal Services, Inc.
May 28, 2015:	<u>Staff presentations</u> <i>2015 Housing Supply Report</i> <i>Changes to the Rent Stabilized Housing Stock in New York City in 2014</i>
	<u>NYC Furman Center</u>
1. Max Weselcouch	Director of the Moelis Institute for Affordable Housing Policy

Selected Excerpts from Oral and Written Testimony from Owners and Owner Groups²

Comments from owners and owner groups included:

² Sources: Submissions by owner groups and testimony by owners

"This year, we believe those necessary increases are 5% for a one-year lease and 9% for a two-year lease...Over the long term, rent increases granted by the RGB have, at best, amounted to two-thirds of the measured increase in operating costs. Even if the PIOC is now viewed as having over-measured operating costs, the rent increases granted by the RGB would still have been inadequate relative to the long-term increases in operating costs. Stated another way, RGB rent increases have averaged three percent per year, while operating costs have increased at roughly twice that rate."

"Although the Rent Guideline Board's 2015 Price Index of Operating Costs (PIOC) only shows an overall increase of 0.5% in operating costs this year, we believe that this figure greatly understates the actual costs incurred by property owners. When one takes into account how buildings contract to purchase their fuel and the heavy (and continually increasing) tax burden on rental properties, we believe that the true cost of operating a multi-family rental building has risen more in the past year than the PIOC would suggest."

"The City's tax practices remain a troubling aspect of housing policy. Taxes are the largest expense and the expense which is growing the quickest. The PIOC states that property taxes constitute 26% of the budget of a rent stabilized building. But, this is not the only cost paid to the City; water and sewer taxes are another 5%. Added to this is a vast array of fees to the City for filings, permits, certifications, permissions, tenant caused violations, restoration fees, franchise fees and others which constitute another 2% (and which the RGB does not measure). This totals 33%. So one-third of the expense of operating a rent stabilized building is just to pay the City."

"The RSA urges the RGB to enact guidelines at the top of the proposed range: 2% for a one-year lease and 3.5% for a two-year lease...In addition, the RSA urges the Board to consider a supplemental dollar allowance for low-rent apartments: an additional \$50 for apartments renting for less than \$500 per month and an additional \$30 for apartments renting for less than \$800 per month."

"We are asking the Board for a fair rental increase of 5% for a one-year lease and 9% for a two-year lease, and that there not be a rent freeze. If we do not receive fair rental increases then we will not be able to keep our building operating or be able to continue to provide a proper level of services to the families that live there."

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

Comments from tenants and tenant groups included:

"From 2011 to 2014, the median rent for rent-stabilized apartments rose by 11.9 percent, or 6.3 percent above inflation. Incomes rose by 5.0 percent, or 0.3 percent below inflation. This squeeze is also evident in the increased rent burden on the median stabilized tenant, who went from paying 31.9 percent of income as rent in 2011 to 33.1 percent in 2014. There was also in a sharp increase in overcrowding, possibly as a result of households doubling up or taking on additional members in order to meet the rising rents. The share of apartments with more than one person per room rose from 11.5 percent in 2011 to 12.2 percent in 2014."

"Between 2008 and 2013 the median rent paid by stabilized tenants jumped from 31.6% to 36.4% of household income - the highest rent burdens ever recorded. More than one in three stabilized households now devote more than half of their income to rent. The ranks of the City's homeless have risen by more than 50% over the same period and now exceed 54,000. That the previously described massive increase in owner income occurred at a time when tenant incomes were declining, housing affordability problems severely deepened and homelessness skyrocketed, was nothing less than a scandal - a scandal that was only partially ameliorated by last year's historically low guideline increases...All critical data points (both long and short term) overwhelmingly support a rent rollback in 2015."

"We are testifying today to urge the Board to roll back rent increases for one-year lease renewals by 1.5% and to freeze rent increases at 0% for two-year lease renewals. Rolling back rents in 2015-16 would best serve the rent-stabilized tenants of NYC, so many of whom struggle to meet yearly rent increases. Poverty in New York is rampant, and the homeless population, including thousands and thousands of children, is at an all-time high."

"I am testifying tonight on behalf of District Council 37. DC 37 represents 122,000 members and another 50,000 retirees...While the median wage of a DC 37 member is \$39,000, we have 10,000 members making less than \$10 per hour and 300 members who are homeless and living in public shelters...Corrective action is needed, and it is needed now. DC 37 urges this Board to go beyond the proposed rent freeze and to approve guidelines that roll back rents and restore our member's economic health."

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

“More than one million households in NYC are increasingly rent-burdened, which means they are paying 30 percent or more of household income on rent and almost 50 percent of households in our community [Washington Heights & Inwood] are severely rent-burdened, which means they spend more than 50 percent of their income on rent.”

Selected Excerpts from Oral and Written Testimony from Public Officials⁴

Comments from public officials included:

“While renters have continued to struggle, we have seen the disparity between renters’ and owners’ needs grow. For the most rent data from 2012-2013, Net Operating Income for stabilized building owners increased by 3.4% over the previous year, attributing to the ninth consecutive yearly increase in a row. I want to caution the Board from authorizing any increase that could make this disparity even worse.”

“The countless unwarranted increases approved by the RGB under previous administrations continue to threaten the economic and cultural diversity of this City. Tenants need and deserve a rollback of rents to help undo years of damage already done to affordable housing in NYC. My district is home to tens of thousands of rent stabilized tenants, and this Board’s decision each year is the primary factor in whether or not my constituents – and nearly two million tenants statewide – will be able to remain in their homes. More than half of all renters are rent burdened, paying more than 30 percent of their income toward rent. Many in my district have seen their rent stabilized rents exceed their fixed incomes and are quickly burning through what little savings they do have in a desperate attempt to avoid homelessness.”

“The combination of rising rents and stagnant wages has led to rising rent-to-income ratios – one of the fundamental measures of housing affordability – for rents across the income spectrum, but particularly for the City’s low-income households...At a moment when Albany debates the future of rent regulation and whether to continue programs offering billions of dollars in tax incentives for developers to construct affordable housing, it is critical to maintain the affordability that we already have. The only way to do that is by enacting a long overdue rent freeze that will provide relief for low-income New Yorkers.”

“In the past, the Rent Guidelines Board gave far more attention to landlords’ costs than to tenants’ ability to pay. The Board overestimated landlords’ fixed costs, and voted for rent increases that far outstripped the growth of the local economy. This year, striking a fair balance for tenants and landlords means voting for a rent rollback.”

“I am here tonight to urge the Rent Guidelines Board to support a rent freeze—a pause if you will—in the spiraling cost of housing. This will not only serve the immediate needs of the thousands of Bronx families that I represent, it would also reduce market pressures that threaten to undermine Mayor deBlasio’s ambitious plans to build and preserve 200,000 units of affordable housing.”

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. *2015 Income and Expense Study*, March 2015, (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. *2015 Mortgage Survey Report*, April 2015, (An evaluation of recent underwriting practices, financial availability and terms, and lending criteria);
3. *2015 Income and Affordability Study*, April 2015, (Includes employment trends, housing court actions, changes in eligibility requirements and public benefit levels in New York City);
4. *2015 Price Index of Operating Costs*, April 2015, (Measures the price change for a market basket of goods and services which are used in the operation and maintenance of stabilized buildings);
5. *2015 Housing Supply Report*, May 2015, (Includes new housing construction measured by certificates of occupancy in new buildings and units authorized by new building permits, tax abatement and exemption programs, and cooperative and condominium conversion and construction activities in New York City); and,

⁴ Sources: Submissions by public officials.

6. *Changes to the Rent Stabilized Housing Stock in NYC in 2014, May 2015*, (A report quantifying all the events that lead to additions to and subtractions from the rent stabilized housing stock).

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

2015 Price Index of Operating Costs For Rent Stabilized Apartment Houses in New York City

The 2015 Price Index of Operating Costs for rent stabilized apartment houses in New York City found a 0.5% increase in costs for the period between March 2014 and March 2015.

This year, the PIOC for all rent stabilized apartment buildings increased by 0.5%. Increases occurred in all PIOC components except Fuel, which declined by 21.0%. The largest increase in any component was seen in Insurance Costs (7.2%). More moderate increases occurred in Taxes (4.2%), Administrative Costs (3.9%), Labor Costs (3.8%), Maintenance (3.0%) and Utilities (1.2%). The growth in the Consumer Price Index (CPI) during this same time period was higher than the PIOC, rising 1.0%.⁵ See Table 1 for changes in costs and prices for all rent stabilized apartment buildings from 2014-15.

The “core” PIOC, which excludes erratic changes in fuel oil, natural gas, and electricity costs used for heating buildings, is useful for analyzing long-term inflationary trends. The core PIOC rose by 3.6% this year and was higher than the overall PIOC due to the exclusion of the costs in the Fuel component, which declined 21.0%.

This year staff updated the expenditure patterns used in the Apartment PIOC with data from RPIE statements. This resulted in an overall PIOC of 0.5%. Had the PIOC not been reweighted to reflect current expenditure patterns, the PIOC would have been -1.1%, 1.6 percentage points lower, primarily because the cost of fuel oil went down 23.4% and it accounted for a larger share of overall expenses in the previous PIOC methodology.

Table 1

2014-15 Percentage Changes in Components of the Price Index of Operating Costs for Rent Stabilized Apartment Houses in New York City ¹			
Item	Expenditure Weights	2014-15 Percentage Δ	2014-15 Weighted Percentage Δ
Taxes	26.15%	4.18%	1.09%
Labor Costs	16.01%	3.81%	0.61%
Fuel Oil	12.62%	-21.00%	-2.65%
Utilities	11.06%	1.17%	0.13%
Maintenance	16.26%	2.95%	0.48%
Administrative Costs	13.03%	3.90%	0.51%
Insurance Costs	4.88%	7.25%	0.35%
All Items	100%	-	0.52%

1 Totals may not add due to weighting and rounding.

Source: 2015 Price Index of Operating Costs for Rent Stabilized Apartment Houses in New York City.

Note: The Δ symbol means change.

On April 23, 2015 the staff of the Rent Guidelines Board released a memo to Board members with information relating to the Price Index of Operating Costs (PIOC). The entire memo follows:

At the April 16, 2015 *Price Index of Operating Costs* (PIOC) presentation, three questions were asked for which an immediate answer could not be provided. Detailed answers follow.

Question 1: Can fuel costs from the Income & Expense Report be provided historically?

The table below presents both nominal and inflation-adjusted fuel costs by calendar year (1991-2013). Inflation-adjusted costs are in 2013

⁵ The average CPI for All Urban Consumers, New York-Northeastern New Jersey for the year from March 2013 to February 2014 (257.5) compared to the average for the year from March 2014 to February 2015 (260.1) rose by 1.0%. This is the latest available CPI data and is roughly analogous to the ‘PIOC year’, which for the majority of components compare the most recent point-to-point figures from April to March, monthly cost-weighted figures from April to March, or the two most recent fiscal year bills.

dollars. Note that data from 2003 was not able to be provided for any of the I&E components.

Year	Nominal Fuel Costs	Fuel Costs (\$2013)	% of Total Operating Expenses
1991	\$41	\$73	10.7%
1992	\$41	\$70	10.4%
1993	\$41	\$68	10.1%
1994	\$40	\$65	9.7%
1995	\$38	\$60	9.0%
1996	\$45	\$69	10.2%
1997	\$43	\$65	9.5%
1998	\$35	\$52	7.6%
1999	\$35	\$51	7.5%
2000	\$53	\$74	10.5%
2001	\$54	\$74	10.2%
2002	\$46	\$62	8.1%
2003	--	--	
2004	\$65	\$82	9.9%
2005	\$83	\$100	12.2%
2006	\$84	\$98	12.1%
2007	\$97	\$110	13.2%
2008	\$115	\$125	14.6%
2009	\$92	\$100	11.8%
2010	\$96	\$102	12.2%
2011	\$113	\$117	13.9%
2012	\$110	\$112	12.5%
2013	\$119	\$119	12.8%

Source: RGB Income & Expense Studies

Question 2: How many buildings have been converted from fuel oil to natural gas since 2011?

We have requested this data from the NYC Department of Buildings but it had not been received at the time that this memo was released.

Question 3: Can you provide the formulas used to calculate the different Commensurate Rent Adjustments?

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

In its simplest form, the commensurate rent adjustment is the amount of rent change needed to maintain owners’ current dollar NOI at a constant level. In other words, the formula provides a set of one- and two-year renewal rent increases (guidelines) that will compensate owners for the change in prices measured by the PIOC and keep net operating income “whole.” Historically, it is important to note that when commensurate adjustments are calculated, the combined percentage increases in rent stay within a tenth of a percentage point of the total percentage increase required to keep owners’ “whole.”

There are a total of five commensurate rent formulas in the PIOC. Each formula attempts to compensate owners for the change in the expense portion of their revenue. But reflecting that there are other factors that can both raise or lower NOI, various formulas include other factors, such as the mix of lease terms, extra income upon vacancy lease signings, and adjustment of net operating income (NOI) by inflation. These factors are listed below:

- **Cost-to-Income Ratio** - This ratio is derived from the most current *Income and Expense Study*, which showed that the ratio of average operating costs to average income in stabilized

buildings was 66.1%. In other words, owners spend 66.1% of their income, on average, for operating costs. All formulas use this figure.

- **Apartment PIOC** - Each formula adjusts the expense portion of the revenue dollar (66.1%, see above) by using the overall change in the PIOC of 0.523%. All formulas include the change in the PIOC.
- **Projected PIOC** – The 2016 PIOC projection is 4.204% and is used only in the “Traditional Commensurate Formula.”
- **Mix Term of Lease Signers** – As derived from 2011 HVS data, the most current data available, during a guideline period, 60.8% of tenants sign renewal leases, 15.7% sign vacancy leases, and 23.5% of tenants do not sign a renewal lease because they are in the second year of a two-year lease. The 60.8% of tenants signing renewal leases is comprised of 37.3% signing one-year leases and 23.5% signing two-year leases. These figures are used in the “Net-Revenue” and “CPI-Adjusted NOI” formulas.
- **CPI-Adjusted NOI** – In order to take into account inflation, the NOI portion of the revenue dollar, which is 33.9% of each dollar earned, is adjusted by the rise in the CPI of 1.040% over the same time period as the PIOC. This figure is used in the “CPI-Adjusted NOI” formulas.
- **Median Vacancy Increase** – For all commensurate formulas that include a vacancy assumption, the 8.7% median increase in vacancy leases found in rent stabilized apartments that reported a vacancy lease (per the 2014 apartment registration file from the Division of Housing and Community Renewal) was used. This figure is used in the “Net-Revenue” and “CPI-Adjusted NOI” formulas that include a vacancy assumption.

Net-Revenue Formula

Per the 2015 PIOC, the commensurates for the Net Revenue formula are 0.0% for a one-year lease and 1.5% for a two-year lease, without considering vacancy increases. Considering the impact of vacancy leases, the commensurates are -2.0% for a one-year lease and -1.0% for a two-year lease. The focus of the Net Revenue formula is compensating owners for the change in the PIOC. It also considers the mix of lease terms, while adjusting the O&M portion of the revenue dollar only. To determine how much rents would need to be increased for owners to be kept “whole” in the face of the 0.523% increase in the PIOC, this change in the PIOC is multiplied by the cost-to-income ratio (66.1%) as reported in the 2015 *I&E Study*. This results in adjustments to rents of 0.346%. The formula is as follows:

$$0.661 \text{ (cost-to-income ratio)} \times 0.523 \text{ (PIOC change)} = 0.346 \text{ (percentage rents need to be increased)}$$

Since the Board is obligated to set renewal lease adjustments for one- and two-year leases, percentage increases are calculated for these two types of lease renewals, that combined, will compensate owners the 0.346% rise necessary to keep them “whole”. The Net-Revenue formulas take into account the mix of lease terms to calculate these adjustments. The formula is as follows:

	<u>% of lease signers</u>	<u>Guideline Adjustment</u>	<u>% Adjustment in rents</u>
One-Year Lease	37.3%	x 0%	= 0.0%
			+
Two-Year Lease	23.5%	x 1.5%	= 0.352%
			Total: 0.352%
			Target: 0.346%
			Difference: 0.006

As illustrated in the formulas above, assuming a guideline of 0% for a one-year lease and 1.5% for a two-year lease would provide a total increase of rents of 0.352%. This increase is close to the 0.346% that was previously calculated as being necessary to keep owners “whole,” less than one-hundredths of a difference.

In order to calculate the Net Revenue formula with vacancy, we follow the same formula as above, but also need to consider the median increase upon vacancy of 8.7%. The formulas are as follows:

	<u>% of lease signers</u>	<u>Guideline Adjustment</u>	<u>% Adjustment in rents</u>
One-Year Lease	37.3%	x -2.0%	= -0.747%
			+
Two-Year Lease	23.5%	x -1.0%	= -0.235%
			+
Vacancy Increase	15.7%	x 8.7%	= 1.370%
			Total: 0.388%
			Target: 0.346%
			Difference: 0.042

Since the median vacancy increase is 8.7%, when multiplied by the percentage of vacancy leaseholders (15.7%), the result is a 1.37% increase in rents, which exceeds the 0.346% required. Therefore, negative guideline adjustments of -2.0% for a one-year lease and -1.0% for a two-year lease are needed in order for the combined adjustment of 0.388% to be close to what is required to keep owners “whole”. There is just a four-hundredths of a percentage point difference between these two numbers.

CPI-Adjusted NOI Formulas

Per the 2015 PIOC, the commensurates for the CPI-Adjusted NOI formula are 0.75% for a one-year lease and 2.0% for a two-year lease, without considering vacancy increases. Considering the impact of vacancy leases, the commensurates are -1.5% for a one-year lease and -0.5% for a two-year lease. The focus of the CPI-Adjusted NOI formula is not only compensating owners for the change in the PIOC, but also for the effect of inflation on NOI. Similar to the Net Revenue formulas, the CPI-Adjusted NOI formulas adjust the O&M portion of the revenue dollar by the PIOC (66.1% x 0.523%=0.346%). However, it also adjusts the NOI portion of the revenue dollar, which is 33.9%, by the 1.04% rise in the CPI during the same time period as the PIOC. The total percentage adjustments needed to keep owners “whole” is calculated by adding the results of these two formulas.

$$\begin{aligned}
 &0.661 \text{ (cost-to-income ratio)} &= &0.346 \\
 &x \text{ 0.523 (PIOC change)} && \\
 &&&+ \\
 &0.339 \text{ (percentage of NOI \$)} &= &0.353 \\
 &x \text{ 1.040 (CPI change)} && \\
 \hline
 &\text{Total} &0.699 \text{ (\% rents need to be increased)}
 \end{aligned}$$

As a result, rents would need to increase 0.699% to compensate owners for the rise in the PIOC and inflation. As with the Net Revenue formulas, the CPI-Adjusted NOI formulas take into account the mix of lease terms. The CPI-Adjusted NOI formula without vacancy considered is as follows:

	<u>% of lease signers</u>	<u>Guideline Adjustment</u>	<u>% Adjustment in rents</u>		
One-Year Lease	37.3%	x 0.75%	=	0.280%	
				+	
Two-Year Lease	23.5%	x 2.0%	=	0.469%	
				Total:	0.749%
				Target:	0.699%
				Difference:	0.050

As illustrated in the formulas above, the total percentage increase in rents of a guideline of 0.75% for a one-year lease and a 2.0% increase in a two-year lease is 0.749%. This increase is close to the 0.699% required to keep owners “whole,” just five-hundredths of a difference.

In order to calculate the CPI-Adjusted NOI formula with vacancy we need to consider the median increase upon vacancy of 8.7%. The formulas are as follows:

	<u>% of lease signers</u>	<u>Guideline Adjustment</u>	<u>% Adjustment in rents</u>		
One-Year Lease	37.3%	x -1.5%	=	-0.560%	
				+	
Two-Year Lease	23.5%	x -0.5%	=	-0.117%	
				+	
Vacancy Increase	15.7%	x 8.7%	=	1.370%	
				Total:	0.692%
				Target:	0.699%
				Difference:	0.007

Since the median vacancy increase is 8.7%, when one multiplies it with the percentage of vacancy leaseholders (15.7%), the result is a 1.37% increase in rents, which exceeds the 0.699%. Therefore, negative guideline adjustments of -1.5% for a one-year lease and -0.5% for a two-year lease are needed in order for the combined adjustments of 0.692% to be close to the amount required to keep owners “whole.” It is important to note that the guideline adjustments in the Net Revenue and CPI-Adjusted NOI formulas are only illustrative — other combinations of one- and two-year guidelines could produce similar adjustments in revenue.

Traditional Commensurate Formula

Per the 2015 PIOC, the commensurates for the “Traditional” formula are 0.3% for a one-year lease and 1.7% for a two-year lease. The Traditional commensurate adjustment is the formula that has been in

use since the inception of the Rent Guidelines Board and reflects the increase in operating costs of 0.523% found in the 2015 PIOC and the projection of a 4.204% increase next year. This formula does not consider the mix of one- and two-year lease renewals, nor does it consider the erosion of landlords’ income by inflation.

Similar to the other commensurate formulas, the Traditional formula adjusts the O&M portion of the revenue dollar only. To determine how much rents would need to be increased for owners to be kept “whole” in the face of the 0.523% increase in the PIOC, this change in the PIOC is multiplied by the cost-to-income ratio (66.1%) as reported in the 2015 I&E Study. This results in adjustments to rents of 0.346% (rounded down to 0.3% in the commensurates presented in the 2015 PIOC). This is how the one-year guideline adjustment is calculated.

Unlike the other commensurates, the Traditional uses both the PIOC increase (0.523%) and the PIOC projection of 4.204% to calculate the two-year guidelines adjustment. For the first year of the two-year lease it compensates owners solely for the 0.346% increase needed to keep owners “whole.” The second year of the lease it takes the PIOC projection and multiplies it by the cost-to-income ratio (0.661% x 1.04204), resulting in having to compensate owners for the second year of the 2-year lease by 3.138%. However, owners are not permitted to increase rents during the term of the lease. So instead of having two rent adjustments, this formula spreads the increase over the two years of the lease by adding the percentage increase to compensate owners from the first year with that of the second year, and dividing that number by two (0.346% + 3.138%/2).

The Traditional formula is as follows:

	<u>% of adjustment in rents 2015</u>		<u>% of adjustment in rents 2016</u>		<u>Number of Years</u>		<u>Guideline Adjustment</u>
1-Year Lease	0.346%		n/a	x	1	=	0.3%
2-Year Lease	0.346%	+	3.138%	/	2	=	1.7%

As illustrated in the formulas above, the suggested guideline increases using the Traditional commensurate formula yields 0.3% for a one-year lease and 1.7% increase for a two-year lease.

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

Local Law 63/Income & Expense Review

The sample size for the Income and Expense (I&E) Study includes almost 14,600 properties containing over 660,000 units. This is the 23rd 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 2014 Real Property Income and Expense (RPIE) statements for the year 2013:

Table 2

2015 Income and Expense Study Average Monthly Operating and Maintenance Costs Per Unit			
	Pre '47	Post '46	All Stabilized
Total	\$856	\$959	\$884

Source: 2015 Income and Expense Study, from 2014 Real Property Income and Expense filings

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

If we assume that an audit of this year’s I&E data would yield similar findings to the 1992 audit, one would expect the average O&M cost for stabilized buildings to be \$812, rather than \$884. As a result, the following relationship between operating costs and residential rental income was suggested by the Local Law 63 data:

Table 2(a)

2013 Operating Cost to Rent/Income Ratio Adjusted to 1992 Audit					
	O&M Costs ¹	Rent	O&M to Rent Ratio	Income	O&M to Income Ratio
All stabilized	\$812	\$1,182	0.687	\$1,337	0.607

1 Overall O&M expenses were adjusted according to the findings of an income and expenses audit conducted by the Department of Finance in 1992. The unadjusted O&M to Rent ratio would be 0.748. The unadjusted O&M to Income ratio would be 0.661.

Source: 2015 Income and Expense Study, from 2014 Real Property Income and Expense filings for 2013, NYC Department of Finance.

Forecasts of Operating and Maintenance Price Increases for 2015-16

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 2015-16 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 2014-15 and Projected 2015-16		
	Price Index 2014-15	Projected Price Index 2015-16
Taxes	4.2%	7.7%
Labor Costs	3.8%	3.7%
Fuel Oil	-21.0%	0.0%
Utilities	1.2%	2.6%
Maintenance	3.0%	3.4%
Administrative Costs	3.9%	2.9%
Insurance Costs	7.2%	7.9%
Total (Weighted)	0.5%	4.2%

Source: 2015 Price Index of Operating Costs for Rent Stabilized Apartment Houses in New York City, which includes the 2016 PIOC Projection.

Overall, the PIOC is expected to grow by 4.2% from 2015 to 2016. Costs are predicted to rise in each component except Fuel, where costs are anticipated to be flat. The largest growth, of 7.9%, is projected to be in Insurance Costs. Taxes, the component that carries the most weight in the Index, is projected to increase 7.7%. More moderate increases are projected in Labor Costs (3.7%), Maintenance (3.4%), Administrative Costs (2.9%) and Utilities (2.6%). The table on the previous page shows predicted changes in PIOC components for 2016. The core PIOC is projected to rise 4.8%, 0.6 percentage points more than the overall projected Apartment PIOC.

Commensurate Rent Adjustment

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

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

The first commensurate method is called the "Net Revenue" approach. While this formula takes into consideration the types of leases actually signed by tenants, it does not adjust owners' NOI for inflation. The "Net Revenue" formula is presented in two ways: First, adjusting for the mix of lease terms; and Second, adding an assumption for stabilized apartment turnover and the impact of revenue from vacancy increases. Under the "Net Revenue" formula, a guideline that would preserve NOI in the face of this year's 0.5% increase in the PIOC is 0% for a one-year lease and 1.5% for a two-year lease. Using this formula, and adding assumptions for the impact of vacancy increases on revenues when apartments experience turnover, result in guidelines of -2.0% for one-year leases and -1.0% for two-year leases.

The second commensurate method considers the mix of lease terms while adjusting NOI upward to reflect general inflation, keeping both operating and maintenance (O&M) costs and NOI constant. This is commonly called the "CPI-Adjusted NOI" formula. A guideline that would preserve NOI in the face of the 1.0% increase in the Consumer Price Index (see Endnote 3) and the 0.5% increase in the PIOC is 0.75% for a one-year lease and 2.0% for a two-year lease. Guidelines using this formula and adding the estimated impact of vacancy increases are -1.5% for one-year leases and -0.5% for two-year leases.⁶

The "traditional" commensurate adjustment is the formula that has been in use since the inception of the Rent Guidelines Board. The "traditional" commensurate yields 0.3% for a one-year lease and 1.7% for a two-year lease. This reflects the increase in operating costs of 0.5% found in the 2015 PIOC and the projection of a 4.2% increase next year.⁷

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

A second flaw of the "traditional" commensurate formula is that it does not consider the erosion of owners' income by inflation. By maintaining current dollar NOI at a constant level, adherence to the formula may cause profitability to decline over time. However, such degradation is not an inevitable consequence of using the "traditional" commensurate formula.⁸

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

Finally, it is important to note that only the "traditional" commensurate formula uses the PIOC projection and that this projection is not used in conjunction with or as part of the "Net Revenue" and "CPI-Adjusted NOI" formulas. As stated previously, all three formulas attempt to compensate owners for the adjustment in their operating and maintenance costs measured each year in the PIOC. The "Net Revenue" and the "CPI-Adjusted NOI" formulas attempt to compensate owners for the adjustment in O&M costs by using only the known PIOC change in costs (0.5%). The traditional

6 The following assumptions were used in the computation of the commensurates: (1) the required change in owner revenue is 66.1% of the 2015 PIOC increase of 0.5%, or 0.3%. The 66.1% figure is the most recent ratio of average operating costs to average income in stabilized buildings; (2) for the "CPI-Adjusted NOI" commensurate, the increase in revenue due to the impact of inflation on NOI is 33.9% times the latest 12-month increase in the CPI ending February 2015 (1.0%), or 0.35%; (3) these lease terms are only illustrative—other combinations of one- and two-year guidelines could produce the adjustment in revenue; (4) assumptions regarding lease renewals and turnover were derived from the 2011 Housing and Vacancy Survey; (5) for the commensurate formulae, including a vacancy assumption, the 8.7% median increase in vacancy leases found in the rent stabilized apartments that reported a vacancy lease in the 2014 apartment registration file from the Division of Housing and Community Renewal was used; and (6) the collectability of these commensurate adjustments are assumed.

7 Calculating the "traditional" commensurate rent adjustment requires an assumption about next year's PIOC. In this case, the 4.2% PIOC projection for 2016 is used.

8 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.

method differs from the other formulas in that it uses both the PIOC's actual change in costs as well as the projected change in costs (4.2%). If the change in projected costs, which may not be an accurate estimate of owner's costs, is added to the "Net Revenue" and "CPI-Adjusted NOI" formulas, the resulting guidelines will likely over- or under-compensate for the change in costs.

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

Consideration of Other Factors

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

Effective Rates of Interest

The Board took into account current mortgage interest rates and the availability of financing and refinancing. It reviewed the staff's 2015 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

2015 Mortgage Survey ¹ Average Interest Rates and Points for New and Refinanced Permanent Mortgage Loans 2007-2015									
New Financing of Permanent Mortgage Loans, Interest Rate and Points									
	2007	2008	2009	2010	2011	2012	2013	2014	2015
Avg. Rates	6.3%	5.9%	6.5%	6.3%	5.8%	4.6%	4.4%	4.9%	4.3%
Avg. Points	0.61	0.47	0.62	0.79	0.61	0.63	0.59	0.54	0.70
Refinancing of Permanent Mortgage Loans, Interest Rate and Points									
	2007	2008	2009	2010	2011	2012	2013	2014	2015
Avg. Rates	6.2%	5.8%	6.5%	6.3%	5.7%	4.7%	4.4%	4.9%	-
Avg. Points	0.61	0.44	0.62	0.83	0.61	0.63	0.40	0.50	-

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

Condition of the Rent Stabilized Housing Stock

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

Table 5

Number of Cooperative / Condominium Plans ¹ Accepted for Filing, 2006-2014									
	2006	2007	2008	2009	2010	2011	2012	2013	2014
New Construction	644	573	454	335	235	185	121	151	210
Conversion Non-Eviction	53	66	50	29	20	20	25	18	20
Conversion Eviction	13	16	18	13	4	9	3	0	0
Rehabilitation	0	8	4	1	0	2	11	21	37
Total	710	663	526	378	259	216	160	190	267
Subtotal:									
HPD Sponsored Plans	13	16	18	13	4	9	3	0	0

1 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.

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

Consumer Price Index

The Board reviewed the Consumer Price Index. Table 6 shows the percentage change for the NY-Northeastern NJ Metropolitan area since 2008.

Table 6

Percentage Changes in the Consumer Price Index for the New York City - Northeastern New Jersey Metropolitan Area, 2008-2015 (For "All Urban Consumers")								
	2008	2009	2010	2011	2012	2013	2014	2015
1st Quarter Avg. ¹	3.8%	0.8%	2.1%	2.3%	2.6%	1.9%	1.3%	-0.1%
Yearly Avg.	3.9%	0.4%	1.7%	2.8%	2.0%	1.7%	1.3%	--

Source: U.S. Bureau of Labor Statistics.

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

Calculating of the Current Operating and Maintenance Expense to Rent Ratio

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

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

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

Table 7

Revised Calculation of Operating and Maintenance Cost Ratio for Rent Stabilized Buildings from 1989 to 2016			
Year ¹	Average Monthly O & M Per d.u. ²	Average Monthly Income Per d.u.	Average O & M to Income Ratio
1989	\$370 (\$340)	\$567	.65 (.60)
1990	\$382 (\$351)	\$564	.68 (.62)
1991	\$382 (\$351)	\$559	.68 (.63)
1992	\$395 (\$363)	\$576	.69 (.63)
1993	\$409 (\$376)	\$601	.68 (.63)
1994	\$415 (\$381)	\$628	.66 (.61)
1995	\$425 (\$391)	\$657	.65 (.59)
1996	\$444 (\$408)	\$679	.65 (.60)
1997	\$458 (\$421)	\$724	.63 (.58)
1998	\$459 (\$422)	\$755	.61 (.56)
1999	\$464 (\$426)	\$778	.60 (.55)
2000	\$503 (\$462)	\$822	.61 (.56)
2001	\$531 (\$488)	\$868	.61 (.56)
2002	\$570 (\$524)	\$912	.63 (.57)

2003	\$618 (\$567)	\$912	.68 (.62)
2004	\$654 (\$601)	\$969	.67 (.62)
2005	\$679 (\$624)	\$961	.71 (.65)
2006	\$695 (\$638)	\$1,009	.69 (.63)
2007	\$738 (\$678)	\$1,088	.68 (.62)
2008	\$790 (\$726)	\$1,129	.70 (.64)
2009	\$781 (\$717)	\$1,142	.68 (.63)
2010	\$790 (\$726)	\$1,171	.67 (.62)
2011	\$812 (\$746)	\$1,208	.68 (.63)
2012	\$841 (\$772)	\$1,277	.66 (.60)
2013	\$884 (\$812)	\$1,337	.66 (.61)
2014 ³	\$930 (\$854)	\$1,394	.67 (.61)
2015 ⁴	\$935 (\$858)	\$1,445	.65 (.59)
2016 ⁵	\$974 (\$895)	\$1,475	.66 (.61)

- 1 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.
- 2 Operating and expense data listed is based upon unaudited filings with the Department of Finance. Audits of 46 buildings conducted in 1992 suggest that expenses may be overstated by 8% on average. See *Rent Stabilized Housing in New York City, A Summary of Rent Guidelines Board Research 1992*, pages 40-44. Figures in parentheses are adjusted to reflect these findings.
- 3 Estimated expense figure includes 2013 expense updated by the I&E-weighted PIOC for the period from 3/1/13 through 2/28/14 (5.2%). Income includes the income estimate for 2013 updated by staff estimate based upon renewal guidelines and choice of lease terms for a period from 3/1/13 through 2/28/14 (4.23% - i.e., the 10/1/12 to 9/30/13 rent projection (3.95%) times (.583), plus the 10/1/13 to 9/30/14 rent projection (4.62%) times (.417)).
- 4 Estimated expense figure includes 2014 expense estimate updated by the PIOC for the period from from 3/1/14 through 2/28/15 (0.5%). Income includes the income estimate for 2014 updated by staff estimate based upon renewal guidelines and choice of lease terms for a period from 3/1/14 through 2/28/15 (3.69% - i.e., the 10/1/13 to 9/30/14 rent projection (4.62%) times (.583), plus the 10/1/14 to 9/30/15 rent projection (2.39%) times (.417)).
- 5 Estimated expense figure includes 2014 expense estimate updated by the staff PIOC projection for the period from 3/1/14 through 2/28/15 (4.2%). Income includes the income estimate for 2014 updated by staff estimate based upon renewal guidelines and choice of lease terms for a period from 3/1/14 through 2/28/15 (2.06% - i.e., the 10/1/14 to 9/30/15 rent projection (2.39%) times (.583), plus the 10/1/15 to 9/30/16 rent projection (1.60%) times (.417)).

Source: RGB Income and Expense Studies, 1989-2015, Price Index of Operating Costs 2014 - 2015, RGB Rent Index for 2012 - 2015.

Changes in Housing Affordability

Looking at New York City's economy during 2014, it showed many strengths as compared with the preceding year. Positive indicators include growing employment levels, which rose for the fifth consecutive year, increasing 3.0% in 2014. The unemployment rate also fell, declining by 1.6 percentage points, to 7.2%. Gross City Product (GCP) also increased for the fifth consecutive year, rising in real terms by 3.1% in 2014. In addition, inflation-adjusted wages rose by 2.1% during the most recent 12-month period (the fourth quarter of 2013 through the third quarter of 2014), and inflation slowed slightly. The number of non-payment filings in Housing Court fell by 3.4%, while evictions fell by 6.9%. And public assistance caseloads fell for the first time since 2008, by 3.9%, while Supplemental Nutrition Assistance Program (SNAP) caseloads fell for the first time since 2002, by 5.6%.

Negative indicators include a 4.0% increase in the number of non-payment cases "calendared" in housing court, as well as the sixth consecutive year of increase in homeless levels, which rose to an average of more than 54,000 persons a night, an increase of 9.5% over 2013 levels.

The most recent numbers, from the fourth quarter of 2014 (as compared to the fourth quarter of 2013), show that homeless levels were up 10.8%, cash assistance levels were up 0.7%, and the number of calendared cases in Housing Court were up 2.7%. However, most indicators were positive, with employment levels up 2.6%, the unemployment rate down 1.9 percentage points, non-payment housing court filings down 11.3%, and SNAP recipients down 5.6%. Fourth quarter GCP also rose, by 2.6% in real terms, and inflation was lower than that of the last quarter of 2013, rising by 0.8%, as compared to 1.3%.

On April 13, 2015 the staff of the Rent Guidelines Board released

a memo to Board members with additional information concerning the 2015 Income & Affordability Study. The memo follows:

At the April 2, 2015 *Income & Affordability Study* (I&A) presentation, five questions were asked for which an immediate answer could not be provided. Detailed answers follow.

Question 1: Can historical poverty rates be provided?

Poverty rates are reported from the annual *American Community Survey*, conducted by the U.S. Census Bureau. The Census Bureau began this survey in 2005. Detailed data on poverty statistics were reported to the Board in a memo dated April 22, 2014. They are again reported here, updated to include 2013 data.

Overall Poverty Rate (Individuals)

Year	2005	2006	2007	2008	2009	2010	2011	2012	2013
US	13.3%	13.3%	13.0%	13.2%	14.3%	15.3%	15.9%	15.9%	15.8%
NYC	19.1%	19.2%	18.5%	18.2%	18.7%	20.1%	20.9%	21.2%	20.9%
Bronx	29.2%	29.1%	27.1%	27.6%	28.5%	30.2%	30.4%	31.0%	30.9%
Brooklyn	22.4%	22.6%	21.9%	21.1%	21.8%	23.0%	23.6%	24.3%	23.3%
Manhattan	17.9%	18.3%	17.6%	16.9%	16.6%	16.4%	18.3%	17.8%	18.9%
Queens	11.9%	12.2%	12.0%	12.1%	12.6%	15.0%	15.8%	16.2%	15.3%
SI	11.0%	9.2%	9.8%	10.0%	11.2%	11.8%	11.7%	11.6%	12.8%

Overall Poverty Rate, Aged Under 18 (Individuals)

Year	2005	2006	2007	2008	2009	2010	2011	2012	2013
US	18.5%	18.3%	18.0%	18.2%	20.0%	21.6%	22.5%	22.6%	22.2%
NYC	27.7%	28.2%	27.3%	26.5%	27.1%	30.0%	29.8%	31.4%	29.8%
Bronx	39.7%	41.3%	38.1%	39.7%	40.4%	43.0%	40.9%	44.5%	42.0%
Brooklyn	30.5%	32.3%	31.7%	30.4%	31.5%	34.0%	33.6%	34.9%	33.2%
Manhattan	29.6%	27.1%	27.5%	21.8%	24.5%	22.1%	25.6%	25.8%	25.6%
Queens	15.9%	17.0%	16.5%	16.4%	15.4%	21.8%	21.1%	23.2%	20.7%
SI	17.5%	11.8%	12.4%	14.8%	15.2%	17.1%	17.5%	14.6%	18.7%

Overall Poverty Rate, Aged 18-64 (Individuals)

Year	2005	2006	2007	2008	2009	2010	2011	2012	2013
US	11.9%	12.0%	11.6%	11.9%	13.1%	14.2%	14.8%	14.8%	14.8%
NYC	15.6%	15.9%	15.4%	15.2%	16.0%	17.4%	18.4%	18.4%	18.5%
Bronx	24.5%	24.3%	23.0%	22.9%	24.5%	26.1%	26.9%	26.4%	27.6%
Brooklyn	18.3%	18.2%	17.7%	16.9%	17.8%	19.5%	20.0%	20.5%	19.8%
Manhattan	14.2%	15.8%	15.0%	15.0%	14.4%	15.1%	16.8%	16.0%	17.4%
Queens	10.4%	10.5%	10.3%	10.7%	11.7%	13.4%	14.3%	14.6%	14.0%
SI	8.7%	7.9%	8.5%	8.9%	10.0%	9.8%	10.2%	10.7%	11.5%

Overall Poverty Rate, Aged 65 and over (Individuals)

Year	2005	2006	2007	2008	2009	2010	2011	2012	2013
US	9.9%	9.9%	9.5%	9.9%	9.5%	9.0%	9.3%	9.5%	9.6%
NYC	20.3%	19.0%	18.4%	18.6%	18.0%	17.2%	19.0%	19.1%	18.8%
Bronx	26.4%	22.6%	20.6%	21.6%	20.8%	22.5%	24.7%	24.8%	23.8%
Brooklyn	25.7%	24.2%	23.4%	23.8%	23.1%	20.6%	23.2%	24.4%	23.1%
Manhattan	21.7%	20.4%	18.9%	20.7%	18.6%	17.0%	17.8%	17.9%	19.4%
Queens	13.0%	12.5%	13.0%	12.8%	12.7%	12.3%	15.1%	13.3%	13.7%
SI	10.0%	11.0%	11.2%	6.4%	9.9%	11.8%	8.7%	11.1%	9.1%

Poverty Rate, All Families									
Year	2005	2006	2007	2008	2009	2010	2011	2012	2013
US	10.2%	9.8%	9.5%	9.7%	10.5%	11.3%	11.7%	11.8%	11.6%
NYC	16.7%	16.3%	15.6%	15.3%	15.8%	17.0%	18.0%	18.2%	17.5%
Bronx	27.0%	26.5%	24.4%	25.4%	25.4%	27.6%	28.1%	28.8%	27.6%
Brooklyn	20.1%	19.3%	18.3%	17.7%	18.3%	19.7%	20.4%	20.8%	19.5%
Manhattan	15.1%	15.1%	15.1%	12.9%	13.3%	12.4%	14.9%	15.1%	14.8%
Queens	9.5%	9.9%	10.0%	9.9%	10.5%	12.1%	13.1%	12.9%	12.3%
SI	9.4%	7.0%	6.9%	8.1%	9.3%	9.6%	8.7%	9.4%	10.3%

Poverty Rate, Families With Related Children in Household									
Year	2005	2006	2007	2008	2009	2010	2011	2012	2013
US	15.6%	15.0%	14.9%	15.0%	16.6%	17.9%	18.6%	18.8%	18.5%
NYC	23.3%	23.0%	22.3%	21.9%	22.3%	25.0%	24.8%	26.0%	24.6%
Bronx	34.5%	35.3%	31.9%	33.8%	34.1%	37.4%	36.2%	38.5%	36.2%
Brooklyn	25.8%	26.1%	25.9%	24.4%	25.5%	28.0%	27.6%	28.8%	26.7%
Manhattan	23.5%	22.1%	23.3%	19.3%	19.0%	18.8%	21.0%	21.1%	21.0%
Queens	13.9%	14.1%	13.7%	14.2%	14.0%	17.7%	17.9%	19.1%	17.2%
SI	13.6%	9.3%	10.3%	12.6%	13.5%	14.4%	12.9%	12.8%	16.1%

Poverty Rate, Married-Couple Families									
Year	2005	2006	2007	2008	2009	2010	2011	2012	2013
US	5.0%	4.7%	4.5%	4.6%	5.1%	5.6%	5.8%	5.8%	5.8%
NYC	9.1%	9.2%	9.0%	8.9%	9.2%	10.1%	10.8%	11.1%	10.9%
Bronx	12.0%	10.7%	11.8%	12.8%	10.4%	12.8%	14.4%	14.1%	15.8%
Brooklyn	13.9%	12.8%	12.4%	12.2%	12.7%	14.3%	14.4%	15.2%	14.3%
Manhattan	6.8%	7.8%	7.2%	5.5%	6.7%	5.0%	7.7%	6.8%	7.2%
Queens	6.2%	7.6%	7.0%	7.3%	7.8%	9.0%	9.6%	10.0%	9.4%
SI	4.1%	4.2%	4.2%	4.2%	4.9%	5.6%	4.2%	4.2%	5.0%

Poverty Rate, Female-headed Families (no spouse present)									
Year	2005	2006	2007	2008	2009	2010	2011	2012	2013
US	29.4%	28.6%	28.2%	28.0%	29.4%	30.3%	31.4%	31.8%	30.9%
NYC	31.2%	30.4%	29.3%	28.8%	29.2%	30.7%	31.6%	32.2%	30.6%
Bronx	42.0%	41.4%	38.4%	38.7%	39.4%	41.8%	41.3%	42.9%	39.5%
Brooklyn	31.0%	31.1%	30.2%	29.0%	28.7%	30.7%	31.2%	31.1%	29.7%
Manhattan	32.6%	31.8%	32.1%	28.6%	29.8%	27.8%	30.6%	33.1%	31.9%
Queens	18.5%	17.8%	18.2%	18.1%	17.9%	20.6%	22.8%	21.4%	21.1%
SI	31.5%	16.9%	16.2%	23.4%	26.0%	23.5%	25.9%	27.8%	26.9%

Poverty Rate, Male-headed Families (no spouse present)									
Year	2005	2006	2007	2008	2009	2010	2011	2012	2013
US	13.8%	13.2%	12.8%	13.6%	15.8%	16.9%	17.6%	17.7%	17.1%
NYC	14.6%	14.3%	13.9%	12.2%	15.4%	15.8%	17.4%	18.7%	16.4%
Bronx	20.9%	23.4%	16.5%	15.6%	18.7%	21.1%	22.2%	23.4%	21.0%
Brooklyn	16.3%	16.8%	13.9%	14.4%	19.7%	15.5%	21.2%	22.9%	18.1%
Manhattan	17.2%	13.7%	17.1%	12.0%	12.6%	16.3%	15.5%	18.9%	16.4%

Queens	8.1%	7.1%	10.7%	8.4%	10.5%	12.3%	12.5%	12.1%	11.1%
SI	2.8%	10.4%	12.9%	7.6%	11.1%	17.4%	9.6%	10.9%	16.6%

Question 2: Can rent burdens for rent stabilized tenants be provided for the last ten years, as well as the proportion of rent stabilized tenants paying at least 50% of their income towards rent?

The only source of this data is the triennial *Housing and Vacancy Survey*. The raw data from the 2014 survey has not been released as of the time of this memo, and only limited information is currently available. See below for statistics from previous studies.

HVS Year	Median Gross Rent-to-Income Ratio (Rent Stabilized)	Proportion of Tenants Paying 50% or More of Income Towards Gross Rent (Rent Stabilized)
2014	36.4%	Statistic Not Yet Available
2011	34.8%	34.8%
2008	31.4%	30.9%
2005	31.6%	30.6%
2002	28.0%	26.6%

Question 3: Can you provide rent-to-income ratios for rent stabilized tenants, excluding Section 8 tenants, over time?

The only source of this data is the triennial *Housing and Vacancy Survey (HVS)*. The raw data from the 2014 survey has not been released as of the time of this memo. Data from previous surveys follows.

The contract rent-to-income ratio does not include the cost of utilities. The gross rent-to-income ratio is the cost of contract rent, plus utilities. Out-of-pocket rent is the rent that people report they pay themselves, excluding any subsidies from government sources. All data presented below is derived from raw data from the *HVS*, as released by the Census Bureau. Because of privacy issues, the Census Bureau “top codes” certain data, such as very high incomes or very high rent levels. Because of this, certain statistics that are calculated by the Census Bureau (as released via tables on their website, which are not top coded), are sometimes slightly different (see table in Question 2) than statistics run from the raw data. However, because all data below is run from raw data, they can be compared to each other.

HVS Year	2011	2008	2005
Median RS Contract Rent-to-Income Ratio	32.0%	28.4%	29.3%
Median RS Gross Rent-to-Income Ratio	35.2%	31.4%	31.9%
Number of RS Units Containing Section 8 Tenants	82,688	58,395	67,727
Median RS Contract Rent-to-Income Ratio (w/o Section 8)	30.0%	27.3%	28.0%
Median RS Gross Rent-to-Income Ratio (w/o Section 8)	32.7%	30.3%	30.4%
Median RS Out of Pocket Rent-to-Income Ratio (Contract)*	27.0%	25.5%	25.7%
Median RS Out of Pocket Rent-to-Income Ratio (Gross)*	31.0%	29.1%	29.1%

* Out of pocket rent-to-income ratios are not provided by the Census Bureau in raw HVS data. This statistic was derived from raw data regarding out of pocket rents, utility costs, and income levels.

Question 4: Can the vacancy rate, by rent level, be provided for rent stabilized households?

The only source of this data is the triennial *Housing and Vacancy Survey*. The raw data from the 2014 survey has not been released as of the time of this memo. This request will be fulfilled when the data is released.

Question 5: Can you provide household income by rent level and where people live?

The only source of this data is the triennial *Housing and Vacancy Survey*. The raw data from the 2014 survey has not been released as of the time of this memo. This request will be fulfilled when the data is released.

On May 22, 2015 the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2015 Income & Affordability Study. The memo follows:

At the April 2, 2015 *Income & Affordability Study (I&A)* presentation, five questions were asked for which an immediate answer could not be provided. Some of these questions were answered in a memo dated

April 13, 2015, with a follow-up memo containing additional information released on May 22, 2015. Some questions were still outstanding at the time of the last memo because data from the 2014 NYC Housing and Vacancy Survey (HVS) had not yet been released to the public. Detailed answers to all outstanding questions follow.

Question 1: Can rent burdens for rent stabilized tenants be provided for the last ten years, as well as the proportion of rent stabilized tenants paying at least 50% of their income towards rent?

Updated figures for 2014 are provided below, derived directly from published tables on the 2014 HVS website. HPD cautions against comparing 2014 data with previous years because of a change in the way rent stabilized buildings are classified.

HVS Year	Median Gross Rent-to-Income Ratio (Rent Stabilized)	Proportion of Tenants Paying 50% or More of Income Towards Gross Rent (Rent Stabilized)
2014	36.2%*	35.7%*
2011	34.8%	34.8%
2008	31.4%	30.9%
2005	31.6%	30.6%
2002	28.0%	26.6%

Source: 2002-2014 NYC Housing and Vacancy Survey

* Data directly from tables provided on the 2014 HVS website

Question 2: Can you provide rent-to-income ratios for rent stabilized tenants, excluding Section 8 tenants, over time?

Updated figures for 2014 are provided below, derived from raw HVS data as calculated by HPD and the RGB. HPD cautions against comparing 2014 data with previous years because of a change in the way rent stabilized buildings are classified.

The contract rent-to-income ratio does not include the cost of utilities. The gross rent-to-income ratio is the cost of contract rent, plus utilities. Out-of-pocket rent is the rent that people report they pay themselves, excluding any subsidies from government sources. All data presented below is derived from raw data from the HVS, as released by the U.S. Census Bureau. Because of privacy issues, the Census Bureau "top codes" certain data, such as very high incomes or very high rent levels. Because of this, certain statistics that are calculated by the Census Bureau (as released via tables on their website, which are not top coded), are sometimes slightly different (see table in Question 2) than statistics run from the raw data. However, because all data below is run from raw data, they can be compared to each other.

HVS Year	2014	2011	2008	2005
Median RS Contract Rent-to-Income Ratio	33.1%	32.0%	28.4%	29.3%
Median RS Gross Rent-to-Income Ratio	36.4%	35.2%	31.4%	31.9%
Number of RS Units Containing Section 8 Tenants	87,352	82,688	58,395	67,727
Median RS Contract Rent-to-Income Ratio (w/o Section 8)	30.7%	30.0%	27.3%	28.0%
Median RS Gross Rent-to-Income Ratio (w/o Section 8)	33.5%	32.7%	30.3%	30.4%
Median RS Out of Pocket Rent-to-Income Ratio (Contract)*	28.5%	27.0%	25.5%	25.7%
Median RS Out of Pocket Rent-to-Income Ratio (Gross)*	32.2%	31.0%	29.1%	29.1%

Source: 2005-2014 NYC Housing and Vacancy Survey

* Out of pocket rent-to-income ratios are not provided by the Census Bureau in raw HVS data. This statistic was derived from raw data regarding out of pocket rents, utility costs, and income levels.

Question 4: Can the vacancy rate, by rent level, be provided for rent stabilized households?

See table below for data from the 2014 HVS, as calculated by HPD.

Rent Level	Vacancy Rate (Rent Stabilized Only)
All Rent Stabilized Units	2.12%
Less than \$800	1.14%
\$800 to \$999	2.35%
\$1000-\$1,249	2.23%
\$1,250-1,499	2.35%
\$1,500-\$1,999	2.02%

\$2,000-\$2,499	2.71%
\$2,500+	2.60%

Source: 2014 NYC Housing and Vacancy Survey

Question 5: Can you provide household income by rent level and where people live?

See tables below for data from the 2014 HVS, as calculated by HPD, for rent stabilized households. We have also included the median contract and gross rents, by neighborhood, in Table 5b. Note that all data at the sub-borough level should be interpreted with caution, as the survey sample is small. Those sub-boroughs highlighted in red (in Queens and Staten Island) should be interpreted with extreme caution as the results are most likely less accurate than those of the other sub-boroughs.

Table 5a: Rent Stabilized Median Household Income, by Rent Level

Rent Level	Median Household Income (Rent Stabilized Only)
All Rent Stabilized Units	\$40,600
Less than \$800	\$20,568
\$800 to \$999	\$32,800
\$1000-\$1,249	\$35,000
\$1,250-1,499	\$44,000
\$1,500-\$1,999	\$68,000
\$2,000-\$2,499	\$90,000
\$2,500+	\$110,000

Source: 2014 NYC Housing and Vacancy Survey

Table 5b: Rent Stabilized Median Household Income, Median Contract Rent, and Median Gross Rent, by Borough and Sub-borough

Borough/Sub-borough ¹	Median Household Income (RS Only)	Median Contract Rent (RS Only)	Median Gross Rent (RS Only)
Bronx			
Mott Haven/Hunts Point	\$24,000	\$1,000	\$1,145
Morrisania/East Tremont	\$21,928	\$1,050	\$1,175
Highbridge/ S. Concourse	\$25,000	\$975	\$1,115
University Heights/ Fordham	\$22,068	\$1,050	\$1,210
Kingsbridge Heights/ Mosholu	\$28,656	\$1,050	\$1,200
Riverdale/Kingsbridge	\$30,480	\$1,075	\$1,180
Soundview/Parkchester	\$35,000	\$1,030	\$1,155
Throgs Neck/Co-op City	\$54,000	\$1,200	\$1,290
Pelham Parkway	\$35,016	\$1,100	\$1,200
Williamsbridge/Baychester	\$23,196	\$1,150	\$1,300
Boroughwide	\$27,400	\$1,050	\$1,190

1 All data at the sub-borough level should be interpreted with caution, as the survey sample is small. Those sub-boroughs highlighted in red should be interpreted with extreme caution as the results are most likely less accurate than those of the other sub-boroughs.

Borough/Sub-borough	Median Household Income (RS Only)	Median Contract Rent (RS Only)	Median Contract Rent (RS Only)
Brooklyn			
Williamsburg/Greenpoint	\$66,000	\$1,479	\$1,590
Brooklyn Heights/Fort Greene	\$80,000	\$1,600	\$1,655
Bedford Stuyvesant	\$33,976	\$1,200	\$1,260
Bushwick	\$40,000	\$1,157	\$1,268
East New York/Starrett City	\$30,000	\$1,100	\$1,236

Park Slope/Carroll Gardens	\$72,000	\$1,600	\$1,812
Sunset Park	\$33,356	\$1,100	\$1,280
North Crown Heights/ Prospect Heights	\$38,000	\$1,020	\$1,150
South Crown Heights	\$43,000	\$1,100	\$1,200
Bay Ridge	\$46,000	\$1,152	\$1,255
Bensonhurst	\$38,350	\$1,100	\$1,190
Borough Park	\$35,000	\$1,200	\$1,330
Coney Island	\$28,000	\$1,200	\$1,285
Flatbush	\$50,000	\$1,200	\$1,316
Sheepshead Bay/ Gravesend	\$44,000	\$1,155	\$1,290
Brownsville/Ocean Hill	\$26,000	\$1,050	\$1,185
East Flatbush	\$41,400	\$1,000	\$1,105
Flatlands/Canarsie	\$33,000	\$1,100	\$1,208
<i>Boroughwide</i>	<i>\$40,000</i>	<i>\$1,148</i>	<i>\$1,250</i>

Manhattan

Greenwich Village/ Financial District	\$90,000	\$1,976	\$2,060
Lower East Side/ Chinatown	\$55,000	\$1,500	\$1,600
Chelsea/Clinton/Midtown	\$49,000	\$1,795	\$1,865
Stuyvesant Town/Turtle- Bay	\$80,000	\$1,650	\$1,700
Upper West Side	\$66,004	\$1,800	\$1,930
Upper East Side	\$70,000	\$1,775	\$1,843
Morningside Heights/ Hamilton Heights	\$35,480	\$1,221	\$1,304
Central Harlem	\$50,000	\$1,100	\$1,200
East Harlem	\$40,600	\$1,125	\$1,223
Washington Heights/ Inwood	\$41,940	\$1,200	\$1,280
<i>Boroughwide</i>	<i>\$57,000</i>	<i>\$1,500</i>	<i>\$1,555</i>

Borough/Sub-borough	Median Household Income (RS Only)	Median Contract Rent (RS Only)	Median Gross Rent (RS Only)
Queens			
Astoria	\$60,000	\$1,350	\$1,460
Sunnyside/Woodside	\$50,926	\$1,300	\$1,400
Jackson Heights	\$41,600	\$1,250	\$1,380
Elmhurst/Corona	\$45,000	\$1,250	\$1,345
Middle Village/Ridgewood	\$37,000	\$1,200	\$1,275
Rego Park/Forest Hills	\$57,000	\$1,360	\$1,460
Flushing/Whitestone	\$34,000	\$1,200	\$1,338
Hillcrest/Fresh Meadows	\$49,000	\$1,350	\$1,440
Kew Gardens/Woodhaven	\$42,000	\$1,215	\$1,320
South Ozone Park/ Howard Beach	\$33,000	\$1,025	\$1,093
Bayside/Little Neck	\$75,000	\$1,200	\$1,470
Jamaica	\$44,000	\$1,200	\$1,310
Bellerose/Rosedale	\$50,590	\$1,500	\$1,600
Rockaways	\$40,000	\$1,081	\$1,200
<i>Boroughwide</i>	<i>\$47,000</i>	<i>\$1,270</i>	<i>\$1,370</i>
Staten Island			

North Shore	\$30,000	\$1,195	\$1,239
Mid-Island	\$40,000	\$975	\$975
South Shore	\$31,600	\$900	\$1,217
<i>Boroughwide</i>	<i>\$30,000</i>	<i>\$1,000</i>	<i>\$1,192</i>
Citywide	\$40,600	\$1,200	\$1,300

Source: 2014 NYC Housing and Vacancy Survey

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 47.

Table 8

Changes in Price Index of Operating Costs for Apartments in Buildings with Various Heating Arrangements, 2014-15, and Commensurate Rent Adjustment		
Index Type	2014-15 Price Index Change	One-Year Rent Adjustment Commensurate With O&M to Income Ratio of .661
All Dwelling Units	0.5%	0.33%
Pre 1947	-0.1%	-0.07%
Post 1946	1.2%	0.79%
Oil Used for Heating	-0.4%	-0.26%
Gas Used for Heating	1.7%	1.12%

Note: The O&M to Income ratio is from the 2015 Income and Expense Study.

Source: RGB's 2015 Price Index of Operating Costs for Rent Stabilized Apartment Houses in New York City.

On April 27, 2015 the staff of the Rent Guidelines Board released a memo regarding heat and hot water complaints. Below is the memo in its entirety:

This memo is in response to the request for the number of heat and hot water complaints over recent years:

Heat and Hot Water Complaints	
FY05	124,645
FY06	124,297
FY07	123,168
FY08	111,642
FY09	128,708
FY10	114,009
FY11	115,629
FY12	99,409
FY13	108,853
FY14	120,106

Source: Mayor's Management Report (MMR), FY 2005-2014

Note: Beginning with Fiscal Year (FY) 2014 MMR, figure reports the number of complaints that were closed during the 2014 FY. Prior MMR FY figures are the number of complaints filed during each FY.

On May 22, 2015 the staff of the Rent Guidelines Board released a memo regarding Hotel/SRO/Rooming House registration data. Below is the memo in its entirety:

This memo is an update to staff memos released June 4, 2007, June 4, 2009, June 12, 2012, and June 4, 2013, which analyzed hotel

registration data filed with the NYS Division of Housing and Community Renewal (DHCR) in 2005, 2008, 2011, and 2012, respectively. Staff members recently analyzed the 2014 DHCR registration database for data related to hotels, SROs, and rooming houses (hereafter referred to only as "hotels").

In 2014, 529 buildings identified by owners as hotels registered units with DHCR, eight more than in 2012.⁹ Within these 529 buildings, 14,554 individual apartment registrations were filed (1,709 less than in 2012). Owners identified a total of 9,080 of the registered units as being "rent stabilized" (1,381 less than in 2012) and the balance (5,474 units) were identified as being either "permanently exempt," "temporarily exempt," or "vacant." Of these 529 buildings, 52 (9.8% of the total) consisted entirely of exempt and/or vacant units. In addition, 214 buildings (40.5% of the total buildings) contain less than 85% permanently stabilized units. These 214 buildings contain 1,662 rent stabilized units, 18.3% of the total stabilized units.

Building owners/managers were asked to identify which of their units were temporarily or permanently exempt from rent stabilization laws. In 2014, 112 units were reported as being permanently exempt (0.8% of the total number of registered hotel units). Among permanently exempt units, 59 (52.6% of these units) were reported as being deregulated due to High Rent/Vacancy or High Rent/High Income Decolour, with the rest reported as being deregulated due to substantial rehabilitation and a few other isolated reasons. There were also 3,772 units reported as temporarily exempt (25.9% of the total number of registered hotel units). The most commonly reported reason for being temporarily exempt is "Hotel/SRO (Transient)" status, as was the classification given to 2,533 (67.2%) of the temporarily exempt units. Less common was "Not Prime Residence" (837 units, or 22.5%, a sharp increase from 6.5% in 2012) and "Owner Occupancy/Employee," "Other," and "Commercial/Professional." In general, units that are temporarily exempt are either rented at what the market will bear, for as little as one night, or rented to government agencies, not-for-profit organizations, or universities as temporary housing. In addition, 1,590 units (10.9% of total units) were registered with DHCR as "Vacant."

The analysis starts by looking at the reported legal rents of those units identified as "rent stabilized" by building owners. The legal rents are the maximum amount that a landlord is able to charge to tenants (or government agencies subsidizing tenants), but do not necessarily reflect what a tenant is actually paying. Owners can choose to charge tenants a lower rent than legally allowed (known as a "preferential rent") and owners are also asked to provide DHCR with data for subsidized tenants, whose "actual" rents are the rents actually paid out of pocket by tenants, with the balance being made up by various government agencies and programs. As noted in Footnote #1, all data is owner-reported and cannot be verified for accuracy.

See the tables below for detailed information on legal, preferential, and actual rents paid by rent stabilized hotel tenants.

Table 1 shows the number of rent stabilized units and buildings that registered legal rents with DHCR in 2014. It also provides the median and mean legal rents for these units, by borough, and Citywide. These rents reflect the maximum amount that owners could charge for their units, as of April 2014.

Table 1: 2014 Median and Mean "Legal" Rents for Units Identified as Rent Stabilized (excludes exempt and vacant units)

Borough	# of Stabilized Units	# of Stabilized Buildings	Median Legal Rent	Mean Legal Rent
Bronx	859	52	\$1,109	\$1,135
Brooklyn	1,393	132	\$1,161	\$1,153
Manhattan ¹	5,881	225	\$1,037	\$1,281
Queens	865	63	\$1,250	\$1,312
Staten Island	82	5	\$796	\$847
Citywide	9,080	477	\$1,106	\$1,246

1 In the 2013 version of this memo, Manhattan figures included a hotel in Manhattan with close to 200 rent stabilized units, almost all with legal rents in excess of \$4,000 (which skewed the median and mean legal rents upwards). An endnote (Endnote #3 of the June 4, 2013 memo) was included in that memo explaining that this particular hotel had not registered units in the prior year, so data should be compared between the two years with caution. This particular hotel registered no hotel units in 2014. This may be the case for other buildings as well, but data was not analyzed with regards to this.

9 All data in this memo is based on owner-reported information as reported to DHCR in their 2014 registration database.

Source: 2014 DHCR Building and Apartment Registration filings

Table 2 illustrates the median and mean "preferential" rents for the over one-quarter (29.0%) of rent stabilized units that reported charging one. Also shown is the percentage difference from the median and mean legal rents of just those units with reported preferential rents. The median Citywide legal rent for these units is \$1,386 and the mean legal rent is \$1,545.

Table 2: 2014 Median and Mean "Preferential"¹⁰ Rents for Units Identified as Rent Stabilized (excludes exempt and vacant units)*

Borough	# of Stabilized Units	Median		Mean	
		Preferential Rent	% Difference from Legal Rent**	Preferential Rent	% Difference from Legal Rent**
Bronx	276	\$1,004	-28%	\$942	-33%
Brooklyn	616	\$1,183	-12%	\$1,048	-25%
Manhattan	1,549	\$872	-37%	\$772	-52%
Queens	184	\$1,191	-31%	\$1,248	-30%
Staten Island	8	\$623	-14%	\$726	-26%
Citywide	2,633	\$906	-35%	\$888	-43%

Source: 2014 DHCR Building and Apartment Registration filings

* Only for those units reporting a preferential rent.

** Refers to the legal rents of just those units that reported preferential rents.

Table 3 shows the median and mean "actual" rents paid by a reported 33.2% of rent stabilized hotel tenants. These are the rents that are paid by tenants out of pocket, with the balance being paid by government programs such as Section 8, Shelter Plus or SCRIE. Also shown is the percentage difference from the median and mean legal rents of just those units with reported actual rents. Theoretically, the owners of the 3,018 units reporting actual rents can receive the difference between the actual and legal rents from government programs, and in fact, 70% of these units do not report any "preferential" rents, implying that in most cases owners do not receive the full legal rent for these units. The median Citywide legal rent for these units is \$1,240 and the mean legal rent is \$1,507. Not reported here are detailed statistics for the 892 units that report both actual and preferential rents (which would indicate that the owners of these units do not receive the full legal rent). The Citywide median preferential rent for these 892 units is \$962 and the mean preferential rent is \$1,005.

Table 3: 2014 Median and Mean "Actual"¹¹ Rents for Units Identified as Rent Stabilized (excludes exempt and vacant units)*

10 Upon a close examination of the DHCR apartment registration file, 180 units in three buildings (two in Brooklyn, and one in Queens) were found to have erroneously registered all the "preferential" rents in their buildings as "actual" rents. In these 180 cases, the "actual" rent that they registered was either \$1,191, or \$1,183 (which were the HUD Fair Market Rent levels for studio apartments in FY 2012 and 2014, respectively). These building owners identified their tenants as receiving subsidies from a variety of government programs, including principally Shelter Plus and Section 8. By knowing that these tenants were part of government subsidy programs, we can infer that they actually paid significantly less than the HUD Fair Market Rent a month (although the owner did receive this amount through a combination of payments from the tenant and the government). As such, the records of these 180 units were altered to make the relevant HUD FMR the "preferential" rent, while the "actual" rent field was modified to be blank, as we do not know the true out-of-pocket rents for these tenants. Absent these modifications, the means and medians reported in Tables 2-4 would be somewhat different. Note that the balance of units in the DHCR registration files may or may not have been registered correctly. DHCR registration files are submitted by owners, and staff cannot verify the accuracy of every record. For the purposes of this memo, we are assuming that all other registrations were accurate.

11 In the 2013 version of this memo, Manhattan figures included a hotel in Manhattan with close to 200 rent stabilized units, almost all with legal rents in excess of \$4,000 (which skewed the median and mean legal rents upwards). An endnote (Endnote #3 of the June 4, 2013 memo) was included in that memo explaining that this particular hotel had not registered units in the prior year, so data should be compared between the two years with caution. This particular hotel registered no hotel units in 2014. This may be the case for other buildings as well, but data was not analyzed with regards to this..

Borough	# of Stabilized Units*	Median*		Mean*	
		Actual Rent Paid	Legal Rent**	Actual Rent Paid	Legal Rent**
Bronx	379	\$233	-83%	\$377	-74%
Brooklyn	304	\$294	-72%	\$443	-60%
Manhattan	2,224	\$235	-80%	\$419	-73%
Queens	84	\$594	-59%	\$730	-51%
Staten Island	27	\$229	-73%	\$239	-72%
Citywide	3,018	\$239	-81%	\$424	-72%

Source: 2014 DHCR Building and Apartment Registration filings

* Excludes units where the “actual” rent reported is equal to, or more than, the reported “legal” rent, and only includes those units reporting an “actual” rent.

** Refers to the legal rents of just those units that reported actual rents.

To show rents that landlords are actually receiving for rent stabilized hotel units, Table 4 shows median and mean “rent received,” which uses a combination of preferential and legal rents to identify the rent actually being collected. For the purposes of this table, “rent received” is defined as the legal rent, unless a preferential rent is registered, in which case the preferential rent is used.

Table 4: 2014 Median and Mean “Rent Received”¹² for Units Identified as Rent Stabilized (excludes exempt and vacant units)

Borough	# of Stabilized Units	Median “Rent Received”**	Mean “Rent Received”**
Bronx	859	\$943	\$987
Brooklyn	1,393	\$1,050	\$1,026
Manhattan	5,881	\$850	\$1,061
Queens	865	\$1,238	\$1,248
Staten Island	82	\$796	\$821
Citywide	9,080	\$894	\$1,064

Source: 2014 DHCR Building and Apartment Registration filings

* “Rent Received” refers to the preferential rent (if one is provided), or the legal rent (if a preferential rent is not provided)

An analysis was also done on a smaller sample of units that could be matched between the 2012 and 2014 DHCR registration databases. Of the 9,080 rent stabilized units in the 2014 registration database, 6,093 (67%) could be matched with 2012 data. For these units, the median and mean legal, preferential, actual, and “rent received” rents are reported in Table 5a, 5b, 5c, and 5d, for both 2012 and 2014. Due to the small number of units in some of the categories, interpret with caution.

Table 5a: Longitudinal Sample of 2012 and 2014 Median and Mean “Legal” Rents for Units Identified as Rent Stabilized (excludes exempt and vacant units)

Borough	# of Stabilized Units		Median Legal Rent		Mean Legal Rent	
	2012	2014	2012	2014	2012	2014
Bronx	652	652	\$1,080	\$1,161	\$1,077	\$1,147
Brooklyn	582	582	\$935	\$1,053	\$1,031	\$1,096
Manhattan	4,289	4,289	\$962	\$1,105	\$1,308	\$1,391
Queens	508	508	\$1,250	\$1,323	\$1,241	\$1,333
Staten Island	62	62	\$808	\$866	\$833	\$917
Citywide	6,093	6,093	\$1,015	\$1,127	\$1,247	\$1,327

Source: 2012 and 2014 DHCR Building and Apartment Registration filings

Table 5b: Longitudinal Sample of 2012 and 2014 Median and Mean “Preferential” Rents¹³ for Units Identified as Rent Stabilized (excludes exempt and vacant units)

12 See footnote #11

13 See footnote #11.

Borough	# of Stabilized Units		Median Preferential Rent		Mean Preferential Rent	
	2012	2014	2012	2014	2012	2014
Bronx	276	247	\$988	\$1,150	\$929	\$945
Brooklyn	251	268	\$1,100	\$1,073	\$963	\$944
Manhattan	1,181	1,259	\$800	\$875	\$831	\$771
Queens	108	120	\$1,156	\$1,191	\$1,200	\$1,245
Staten Island*	--	--	--	--	--	--
Citywide¹	1,818	1,902	\$866	\$906	\$886	\$848

1 Because some units did not report “preferential” rents in both 2012 and 2014, the median and mean rents presented are based on different sample sizes. For the 1,452 units Citywide that reported a “preferential” rent in both 2012 and 2014, the median “preferential” rent in 2012 was \$896 and was \$893 in 2014. The mean “preferential” rent for these units in 2012 was \$907, and was \$848 in 2014.

Source: 2012 and 2014 DHCR Building and Apartment Registration filings

* Too few records

Table 5c: Longitudinal Sample of 2012 and 2014 Median and Mean “Actual” Rents¹⁴ for Units Identified as Rent Stabilized (excludes exempt and vacant units)

Borough	# of Stabilized Units		Median Actual Rent		Mean Actual Rent	
	2012	2014	2012	2014	2012	2014
Bronx	204	244	\$232	\$235	\$372	\$364
Brooklyn	101	112	\$227	\$235	\$496	\$419
Manhattan	1,920	2,088	\$250	\$237	\$465	\$436
Queens	67	69	\$557	\$557	\$631	\$684
Staten Island*	--	--	--	--	--	--
Citywide¹	2,295	2,541	\$250	\$239	\$463	\$433

1 Because some units did not report “actual” rents in both 2012 and 2014, the median and mean rents presented are based on different sample sizes. For the 2,092 units Citywide that reported an “actual” rent in both 2012 and 2014, the median “actual” rent in 2012 was \$237 and was \$239 in 2014. The mean “actual” rent for these units in 2012 was \$444, and was \$453 in 2014.

Source: 2012 and 2014 DHCR Building and Apartment Registration filings

* Too few records

Table 5d: Longitudinal Sample of 2012 and 2014 Median and Mean “Rent Received” Rents¹⁵ for Units Identified as Rent Stabilized (excludes exempt and vacant units)

Borough	# of Stabilized Units		Median “Rent Received”**		Mean “Rent Received”**	
	2012	2014	2012	2014	2012	2014
Bronx	652	652	\$843	\$937	\$827	\$967
Brooklyn	582	582	\$900	\$952	\$925	\$946
Manhattan	4,289	4,289	\$875	\$872	\$1,133	\$1,130
Queens	508	508	\$1,166	\$1,191	\$1,149	\$1,221
Staten Island*	62	62	\$808	\$866	\$815	\$883
Citywide	6,093	6,093	\$888	\$910	\$1,078	\$1,100

Source: 2012 and 2014 DHCR Building and Apartment Registration filings

* “Rent Received” refers to the preferential rent (if one is provided), or the legal rent (if a preferential rent is not provided)

On May 27, 2015 the staff of the Rent Guidelines Board released a memo answering boardmember questions. Below is the memo in its entirety:

14 See footnote #11.

15 See footnote #11.

On May 18, the owner and tenant members emailed the RGB staff the following questions. Detailed answers are below.

- 1) How many rent stabilized buildings receive J-51, 421-a or 40-year tax abatements? When owners fill out the RPIE, do they record that they receive one of the above or do you have to cross HCR data with Department of Finance data?

The staff does not currently have this data. A request was made to the NYC Department of Finance (DOF) for the number of rental buildings containing rent stabilized units that receive J-51, 420c and 421- a tax abatements or exemptions, as well as nonprofits that receive a 40-year tax abatement under the Private Housing Finance Law (Section 577). We asked for this data by borough and Citywide. As of today, we are in the process of obtaining this data.

- 2) How many rent stabilized buildings have at least 70% of their units at rent stabilized? How many have at least 80% of their units rent stabilized?

The only source of a count of rent stabilized units, by building, are the annual registration files from the NYS Division of Housing and Community Renewal (DHCR). Owners register their rent stabilized units, as of April 1, with that agency each year. However, this database does not provide a count of all the units in each building, only those that are rent stabilized. To determine the proportion of units in each building that are rent stabilized, an outside data source is required. Using tax data from the NYC Dept. of Finance (DOF), which provides a count of residential units, and matching it based on Borough, Block, and Lot (BBL) to the same fields found in the DHCR data file, staff was able to determine the number of buildings that are at least 70% and 80% rent stabilized.

Note that of the 41,279 buildings registered in the 2014 DHCR building registration file, 32,871 were used for this analysis. Those buildings which self-identified as either a SRO/hotel/rooming house or a co-op/condo were removed from this analysis, as was any building which could not be matched to the DOF file. In addition, a certain number of buildings in the DHCR file had identical BBLs. This is because there were multiple buildings on the same lot, each registered separately in the DHCR file, but treated as a single property in the DOF file. Buildings with the same BBL were combined into one record for the purposes of this analysis, reducing the number of buildings with duplicated BBLs from approximately 3,500 to 874.

The table below details the number of buildings in each borough, and Citywide, that contain at least 70%/80% of units that are rent stabilized, as of April 1 of 2014. The data is based on owner registration forms with DHCR, and unit counts from DOF, and is only as accurate as those two sources.

Borough	Total # of Buildings	70% or more Units Rent Stabilized		80% or more Units Rent Stabilized	
		# of Buildings	% of Buildings	# of Buildings	% of Buildings
Manhattan	11,017	4,501	41%	3,933	36%
Bronx	5,122	4,914	96%	4,791	94%
Brooklyn	10,899	8,939	82%	8,602	79%
Queens	5,699	4,825	85%	4,638	81%
Staten Island	134	119	89%	115	86%
Citywide	32,871	23,298	71%	22,079	67%

Source: 2014 DHCR Building Registration File and 2015 DOF Tax Rolls for Rent Stabilized Apartments

- 3) Multiple people on the board agree that it would be useful if RPIE data could be collected sooner and disseminated to RGB earlier so that the RGB's data was from the previous year. What would it take to (a) change the deadline for RPIE from June 1 to April 1 and (b) distribute raw data to the RGB staff for its calculation prior to the preliminary vote? Would this require a change in the Local Law or is it an administrative decision?

Each year, owners of income-producing properties with an actual assessed value of more than \$40,000 are required to file Real Property Income and Expense statements (RPIE) with the NYC Department of Finance. The submission deadline for all RPIE filings is June 1 of each year.

Local Law 63 of 1986 amended the Administrative Code of the City of New York by adding Subdivision A of Section 11-208.1, mandating that owner's of income-producing property "submit a statement of all income derived from and all expenses attributable to the operation of such property" to the City. Initially owners were required to submit these statements by September 1 of each year. In 2013, the City Council amended the Administrative Code to require owners to file by June 1. In order to move the date to April 1, the City Council would again need to amend the Administrative Code.

The RPIE data is privacy protected. The RGB staff does not receive the "raw" data, but instead receives summary data of rent, income and

expenses per unit Citywide, by borough, building age and size. This past year, the first year when owners were required to file by June 1, the staff received this data in December. When the filing date was September 1, we normally received the data in February. If the date was changed to April 1, it is highly unlikely that we would receive the summary data prior to the preliminary vote, which is generally around May 1.

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

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

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

The increase in the Loft Index this year was 0.4%, 5.3 percentage points lower than the 5.7% increase in 2014. Increases in costs were seen in seven of the eight components that make up this index. Insurance Costs witnessed the highest rise, increasing 7.2%. More moderate increases were seen in Taxes (4.2%), Utilities (2.4%) and Maintenance (2.7%). Labor Costs and Administrative Costs-Legal both increased by 4.0% and Administrative Costs-Other by 3.9%. These increases were offset by a decline in the Fuel component of 23.5%.

This year's guidelines for lofts are: 0.0% for a one-year lease and 2.0% for a two-year lease.

Table 9

Changes in the Price Index of Operating Costs for Lofts from 2014-2015	
	Loft O & M Price Index Change
All Buildings	0.4%

Source: 2015 Price Index of Operating Costs for Rent Stabilized Apartment Houses in New York City.

Special Guidelines for Vacancy Deccontrolled Units Entering the Stabilized Stock

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

1. 33% above the Maximum Base Rent, or
2. The Fair Market Rent for existing housing as established by the United States Department of Housing and Urban Development (HUD) for the New York City Primary Metropolitan Statistical Area pursuant to Section 8(c) (1) of the United States Housing Act of 1937 (42 U.S.C. section 1437f [c] (1)) and 24 C.F.R. Part 888, with such Fair Market Rents to be adjusted based upon whether the tenant pays his or her own gas and/or electric charges as part of his or her rent as such gas and/or electric charges are accounted for by the New York City Housing Authority.

The Board concluded that for units formerly subject to rent control, either an increase to rent levels reflecting the Fair Market Rent guidelines established by the U.S. Department of Housing and Urban Development (HUD), or 33% above the maximum base rent was a desirable minimum increase. Notably, the HUD guidelines differentiate minimum rents on the basis of bedroom count.

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

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

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

charge of up to 2.2 per cent per annum as provided by Section 421-A or the rate provided by Section 423 is in addition to the amount permitted by this Order.

Vacancy Allowance

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

Sublet Allowance

The increase landlords are allowed to charge under Order #47 when a rent stabilized apartment is sublet by the primary tenant to another tenant on or after October 1, 2015 and on or before September 30, 2016 shall be 10%.

Votes

The votes of the Board on the adopted motion pertaining to the provisions of Order #47 were as follows:

	Yes	No	Abstentions
Guidelines for Apartment Order #47	7	2	-

Dated: June 30, 2015
Filed with the City Clerk: July 1, 2015

Rachel D. Godsil
Chair
NYC Rent Guidelines Board

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NEW YORK CITY RENT GUIDELINES BOARD

2015 Hotel Order #45

June 29, 2015

Order Number 45 - Hotels, Rooming Houses, Single Room Occupancy Buildings and Lodging Houses. Rent levels to be effective for leases commencing **October 1, 2015** through **September 30, 2016**.

NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY VESTED IN THE NEW YORK CITY RENT GUIDELINES BOARD BY THE RENT STABILIZATION LAW OF 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended, and as implemented by Resolution No. 276 of 1974 of the New York City Council, and in accordance with the requirements of Section 1043 of the New York City Charter, that the Rent Guidelines Board hereby adopts the following levels of fair rent increases over lawful rents charged and paid on September 30, 2015.

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, 2015**, 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, 2015** 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, 2015** shall be:

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

NEW TENANCIES

No "**vacancy allowance**" is permitted under this order. Therefore, the rents charged for tenancies commencing on or after **October 1, 2015** and on or before **September 30, 2016** may not exceed the levels over rentals charged on **September 30, 2015** permitted under the applicable rent adjustment provided above.

ADDITIONAL CHARGES

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

STATEMENT OF BASIS AND PURPOSE

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

Dated: June 29, 2015

Rachel D. Godsil
Chair
NYC Rent Guidelines Board

EXPLANATORY STATEMENT - HOTEL ORDER #45

Explanatory Statement and Findings of the Rent Guidelines Board In Relation to 2015-16 Lease Increase Allowances for Hotels Under the Jurisdiction of the Rent Stabilization Law

Explanatory Statement and Findings of the Rent Guidelines Board Concerning Increase Allowances for Hotel Units Under the Jurisdiction of the Rent Stabilization Law, Pursuant to Hotel Order Number 45, Effective October 1, 2015 through and including September 30, 2016.¹⁶

Pursuant to the authority vested in it by the Rent Stabilization Law of 1969 and the Emergency Tenant Protection Act of 1974, implemented by Resolution Number 276 of 1974 of the New York City Council, and extended by the Rent Act of 2015, it is the responsibility of the Rent Guidelines Board to establish guidelines for hotel increases. Hotel Order Number 45, adopted on June 29, 2015, applies to stabilized hotel units occupied by non-transient tenants.

Hotel Order Number 45 provides for an allowable increase of 0% over the lawful rent actually charged and paid on September 30, 2015 for rooming houses, lodging houses, Class B hotels, single room occupancy buildings, and Class A residential hotels. The Order does not limit rental levels for commercial space, non-rent stabilized residential

¹⁶ This Explanatory Statement explains the actions taken by the Board on individual points and reflects the general views of those voting in the majority. It is not meant to summarize all viewpoints expressed.

units, or transient units in hotel stabilized buildings during the guideline period. The Order also provides that for any dwelling unit in a hotel stabilized building which is voluntarily vacated by the tenant thereof, the level of rent increase governing a new tenancy shall be the same as the guideline for rent increases set forth above.

SPECIAL NOTE

In the past the Board has adopted rent increases to the rent stabilized hotel universe. In recent years, when increases were granted, the Board adopted a proviso that was designed to deny owners from taking these increases under certain conditions. Since the Board voted a 0% increase for all classifications of rent stabilized hotels, this proviso is not included in Hotel Order 45. In event that increases are considered for subsequent Hotel Orders, at such time the current members of the Rent Guidelines Board urge future Boards to consider reinstating this proviso or some form thereof. Below is the proviso and explanatory language previously adopted in Hotel Order 41:

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

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

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

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

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

DEFINITIONS

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

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

BACKGROUND

Public meetings of the Board were held on March 12, April 2, 16 and 23, and May 28, 2015 following public notices. On April 29, the Board adopted proposed rent guidelines for hotels, apartments, and lofts.

Four public hearings were held on June 8, June 11, June 15, and June 18, 2015 to hear comments on the proposed rent adjustments for rent stabilized hotels and apartments. The hearings were held from 2:00 P.M. to 7:25 P.M. on June 8, 5:00 P.M. to 9:05 P.M. on June 11, 5:00 P.M. to 7:45 P.M. on June 15, and from 5:00 P.M. to 9:15 P.M. on June 18. The Board heard testimony from approximately 5 hotel tenants and tenant representatives, no hotel owners, and one public official. In addition, the Board's office received approximately 10

written statements from tenants and tenant representatives, one hotel owner, and one public official. On June 29, 2015, the guidelines set forth in Hotel Order Number 45 were adopted.

Selected Oral and Written Testimony from Tenants and Tenant Groups:

- "SROs are housing of last resort for low-income people who would otherwise be homeless. Thousands of hard-working people as well as a disproportionate number of elderly and disabled people call an SRO their home. If the economic situation is difficult for low-income New Yorkers, it is dire for most residents of SROs. Many rely on SSI, disability pensions, food stamps and other similar resources as their sole source of income. Tenants routinely report incomes as low as \$10,000 per year. For many, the affordability of their SRO home means the difference between having a roof over their head and being homeless."
- "Rent increases for tenants cannot be justified in SRO buildings that are not fully occupied by permanent rent-stabilized tenants or where the building's income is dependent primarily on sources other than its rent rolls. Many SRO buildings earn the vast majority of their income from sources other than renting to permanent rent-stabilized tenants. Rental income from permanent tenants pales in comparison to income from lucrative contracts with City agencies to house the homeless, illegally-operated tourist hotels and the student dormitory operations that are present in many SROs. In the instances where there are no such operations, rental income could be increased by simply returning to the market all the warehoused units that currently sit vacant."
- "SRO Owners, on the other hand, continue to exploit profitable operating strategies, such as renting to transient guest and institutional tenants that will not be affected by the rent increases set by [the] Rent Guidelines Board. Furthermore, while even a slight increase to SRO rents can have a devastating impact on their very low income tenants, the benefit conferred to SRO owners would be negligible."
- "The majority of SRO tenants live below the poverty line. They pay an unconscionable percentage of the little income they have toward rent. Since the mid-1990s, SRO tenant's rent burdens have actually increased as rent increases have far outstripped income growth. The average SRO tenant now pay around 50% of his/her income toward rent and approximately one-quarter to one-third pay in excess of 70%."
- "We respectfully request that the Rent Guidelines Board decline to approve a rent increase for SRO units. SRO owners are not dependent upon the rents paid by the dwindling permanent tenant population to cover their overhead and make a profit. However, even the smallest rent increase will have a devastating impact upon tenant and will further exacerbate the City's homelessness crisis."
- "Rents have continued to rise over the years, and have contributed to the increase in homelessness. Oftentimes, tenants must choose whether to pay rent or put food on the table. Tenants in all categories are struggling, and it would be corrupt to bless these landlords with an annual increase."

Selected Oral and Written Testimony from Owners and Owner Groups:

- "In my opinion, SRO STABILIZED BUILDING OWNERS have been discriminated against for far too many years; therefore, I am asking your esteemed intervention in this serious and important matter."
- "The RENT GUIDELINES BOARD should consider the fact that whenever there are Buildings Operations Increases Demands from CON EDISON, PETRO OIL, WATER & SEWER DEPARTMENT ETC., including all the other NECESSARY OPERATING PERMITS which are mandated by the New York City Housing Laws and Regulations, definitely SRO OWNERS MUST COMPLY."
- "Consequently, the ongoing practice of RENT INCREASE EXEMPTIONS BY THE RENT GUIDELINES BOARD, SRO OWNERS suffer tremendous financial hardship and emotional stress year after year."

Selected Oral and Written Testimony from Public Officials:

- "Finally, I want to thank the Board for taking the position of maintaining a rent freeze on all SRO buildings. SRO units are home to many of the city's most vulnerable low-income tenants who cannot bear any rent increases. The Board's decision will help protect the diminishing supply of SRO housing."

MATERIAL CONSIDERED BY THE BOARD

In addition to oral and written testimony presented at its public hearing, the Board's decision is based upon material gathered from the 2015 *Price Index of Operating Costs*, prepared by the staff of the Rent Guidelines Board, reports and testimony submitted by owner and tenant groups relating to the hotel sector, and reports submitted by public agencies. The Board heard and received written testimony from invited guest speakers on April 23, 2015. Guest speakers representing

hotel tenants included Dan Evans, from the Goddard-Riverside SRO Law Project, Brian Sullivan from the SRO Law Project at MFY Legal Services, and Larry Wood from the Goddard Riverside Law Project and Family Council. There were no guest speakers representing hotel landlords at this meeting.

FINDINGS OF THE RENT GUIDELINES BOARD

Rent Guidelines Board Research

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

1. *2015 Mortgage Survey Report*, March 2015 (An evaluation of recent underwriting practices, financial availability and terms, and lending criteria);
2. *2015 Income and Affordability Study*, April 2015 (Includes employment trends, housing court actions, changes in eligibility requirements and public benefit levels in New York City);
3. *2015 Price Index of Operating Costs*, April 2015 (Measures the price change for a market basket of goods and services which are used in the operation and maintenance of stabilized hotels);
4. *2015 Housing Supply Report*, May 2015 (Includes information on the conversion of Hotels to luxury apartments and transient use, new housing construction measured by certificates of occupancy in new buildings and units authorized by new building permits, tax abatement and exemption programs, and cooperative and condominium conversion and construction activities in New York City); and,
5. *Changes to the Rent Stabilized Housing Stock in NYC in 2014*, May 2015 (A report quantifying all the events that lead to additions to and subtractions from the rent stabilized housing stock).

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

Price Index of Operating Costs for Rent Stabilized Hotel Units

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

The Price Index for all stabilized Hotels declined 0.2% this year, a 6.6 percentage point drop from the 6.4% rise in 2014. It is important to note that the Hotel PIOC was not re-weighted using the RPIE data. However, in order to maintain symmetry between indices, the expense items were aligned to the seven components now used in the Apartments PIOC. The realignment of the hotel expenditure items had no impact on the change in the overall PIOC, and would have still been -0.2% if the old components were used. As a result, the 2015 Hotel PIOC can be compared to previous price indices.

This year, the Hotel Fuel component declined 19.9%, due to significant declines in the cost of fuel oil and natural gas costs used for heating hotel buildings in NYC. The Fuel component accounts for nearly a quarter of the entire Hotel Index. The remaining six components witnessed cost increases, with Taxes having the highest rise of 8.7%, followed by Insurance at 7.2%. More moderate increases were seen in Labor Costs (4.2%), Maintenance (3.1%), Administrative Costs (2.9%) and Utilities (1.2%). See the table on the next page for changes in costs and prices for all rent stabilized hotels from 2014-2015.

Among the different categories of Hotels, the index for "traditional" hotels increased 3.2%, while Rooming Houses and SROs witnessed declines in costs of 1.2% and 3.9%, respectively.

Percent Change in the Components of the Price Index of Operating Costs March 2014 to March 2015, By Hotel Type and All Hotels

Item Description	Hotel	RH	SRO	All Hotels
TAXES	11.9%	4.7%	6.2%	8.7%
LABOR COSTS	4.5%	4.1%	4.1%	4.2%
FUEL	-19.0%	-19.4%	-23.1%	-19.9%
UTILITIES	1.5%	0.9%	1.1%	1.2%
MAINTENANCE	3.1%	2.7%	3.1%	3.1%
ADMINISTRATIVE COSTS	2.7%	3.4%	3.4%	2.9%

INSURANCE COSTS	7.2%	7.2%	7.2%	7.2%
ALL ITEMS	3.2%	-1.2%	-3.9%	-0.2%

Source: *2015 Price Index of Operating Costs*

Changes in Housing Affordability

Preliminary results from the 2014 Housing and Vacancy Survey were released in February of 2015, and showed that the vacancy rate for New York City is 3.45%. Approximately 47% of renter households in NYC are rent stabilized, with a vacancy rate of 2.12%. The survey also shows that the median household income in 2013 was \$40,600 for rent stabilized tenants, versus \$41,500 for all renters. The median gross rent for rent stabilized tenants was also lower than that of all renters, at \$1,300 versus \$1,325 for all renters. And rent stabilized tenants saw a median gross rent-to-income ratio of 36.4% in 2014, compared to 33.8% for all renters.¹⁷

Looking at New York City's economy during 2014, it showed many strengths as compared with the preceding year. Positive indicators include growing employment levels, which rose for the fifth consecutive year, increasing 3.0% in 2014.¹⁸ The unemployment rate also fell, declining by 1.6 percentage points, to 7.2%.¹⁹ Gross City Product (GCP) also increased for the fifth consecutive year, rising in real terms by 3.1% in 2014.²⁰ In addition, inflation-adjusted wages rose by 2.1% during the most recent 12-month period (the fourth quarter of 2013 through the third quarter of 2014)²¹, and inflation slowed slightly.²² The number of non-payment filings in Housing Court fell by 3.4%,²³ while evictions fell by 6.9%.²⁴ And public assistance caseloads fell for the first time since 2008, by 3.9%,²⁵ while Supplemental Nutrition Assistance Program (SNAP) caseloads fell for the first time since 2002, by 5.6%.²⁶

Negative indicators include a 4.0% increase in the number of non-payment cases "calendared" in housing court,²⁷ as well as the sixth consecutive year of increase in homeless levels, which rose to an average of more than 54,000 persons a night, an increase of 9.5% over 2013 levels.²⁸

The most recent numbers, from the fourth quarter of 2014 (as compared to the fourth quarter of 2013), show that homeless levels were up 10.8%, cash assistance levels were up 0.7%, and the number of calendared cases in Housing Court were up 2.7%.¹ However, most indicators were positive, with employment levels up 2.6%, the unemployment rate down 1.9 percentage points, non-payment housing court filings down 11.3%, and SNAP recipients down 5.6%. Fourth quarter GCP also rose, by 2.6% in real terms, and inflation was lower than that of the last quarter of 2013, rising by 0.8%, as compared to 1.3%.

17 Selected Initial Findings of the 2014 New York City Housing and Vacancy Survey, NYC Dept. of Housing Preservation and Development, February 9, 2015.

18 NYS Dept. of Labor; <http://www.labor.state.ny.us>; Data accessed March 2015. Data is revised annually and may not match data reported in prior years.

19 NYS Dept. of Labor; <http://www.labor.state.ny.us>; Data accessed March 2015. Data is revised annually and may not match data reported in prior years.

20 Data from the NYC Comptroller's Office as of March, 2015. GCP figures are adjusted annually by the New York City Comptroller's Office. The figures in this report are the latest available estimate from that office, based on inflation adjusted 2009 chained dollars.

21 NYS Dept. of Labor; <http://www.labor.state.ny.us>; Data accessed March 2015. Data is revised annually and may not match data reported in prior years.

22 Bureau of Labor Statistics; <http://www.bls.gov>; Data accessed March, 2015.

23 Civil Court of the City of New York data.

24 NYC Department of Investigation, Bureau of Auditors data.

25 New York City Human Resources Administration. HRA Charts (Cash Assistance Recipients): <http://www.nyc.gov/html/hra/html/facts/charts.shtml>

26 New York City Human Resources Administration. HRA Charts (SNAP Recipients): <http://www.nyc.gov/html/hra/html/facts/charts.shtml>

27 Civil Court of the City of New York data.

28 Data is a mix from the Policy & Planning Office of DHS, reports generated pursuant to Local Law 37 of 2011, and monthly Citywide Performance Reporting reports. Note that the NYC Department of Housing Preservation and Development, the NYC Department of Youth and Community Development, and the NYC Human Resources Administration also operate emergency shelters, which house approximately 5,000 persons per night.

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 2007.

Percentage Changes in the Consumer Price Index for the New York City - Northeastern New Jersey Metropolitan Area, 2007-2015 (For "All Urban Consumers")									
	2007	2008	2009	2010	2011	2012	2013	2014	2015
1st Quarter Avg. ¹⁵	2.9%	3.7%	1.3%	2.1%	2.0%	2.7%	2.1%	1.4%	-0.2%
Yearly Avg.	2.8%	3.9%	0.4%	1.7%	2.8%	2.0%	1.7%	1.3%	-

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 2015 *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*.

2015 Mortgage Survey ¹ Average Interest Rates and Points for New and Refinanced Permanent Mortgage Loans 2005-2014										
New Financing of Permanent Mortgage Loans, Interest Rate and Points										
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Avg. Rates	6.3%	6.3%	5.8%	6.5%	6.3%	5.8%	4.6%	4.4%	4.9%	4.3%
Avg. Points	0.44	0.61	0.47	0.62	0.79	0.61	0.63	0.59	0.54	0.70
Refinancing of Permanent Mortgage Loans, Interest Rate and Points										
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Avg. Rates	6.3%	6.2%	5.8%	6.5%	6.3%	5.7%	4.7%	4.4%	4.9%	--*
Avg. Points	0.44	0.61	0.44	0.62	0.83	0.61	0.63	0.40	0.50	--*

1 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.

Source: 2006–2015 *Annual Mortgage Surveys*, RGB.

* Questions specific to refinancing are no longer asked on the survey.

Hotel Conversion

Conversion of single room occupancy (SRO) buildings also continued over the past year. SRO owners may convert SRO housing to other uses after obtaining a "Certificate of No Harassment" (CONH) from HPD. Following two consecutive years of increase, approved CONH applications fell, down 16.3% from 129 CONH in 2013 to 108 in 2014.²⁹

Efforts are also underway to ensure that SROs are used for permanent housing rather than as transient hotels. As of May 1, 2011, laws were newly passed strengthening the City's ability to crack down on housing being used illegally for transient occupancy. Transient occupancy is now clearly defined as stays of less than 30 days, and between May of 2011 and April of 2012 1,820 violations (ranging from \$800 to \$2,000) were issued to illegal hotel operators (including private apartments, hostels, and SROs).³⁰ More than 4,400 violations have been issued since (including 1,076 between May 1, 2014 and April 30, 2015),³¹ and in late

²⁹ NYC Department of Housing Preservation and Development.

³⁰ Mayor Bloomberg Announces Results of City's Efforts to Curb Dangerous Illegal Hotels in New York City After State Legislation Enhances Enforcement Abilities." Mayor's Office Press Release 157-12. April 27, 2012.

³¹ Office of the Criminal Justice Coordinator, Mayor's Office of Special Enforcement. Inclusive of data through April 30, 2015.

2012, the City Council strengthened this law even further, increasing fines to up to \$25,000 for repeat offenders.³²

In an effort to stop illegal hotel rentals, the NYS Attorney General (AG), at the end of May, 2014, announced a data sharing agreement with Airbnb, a company who facilitates short-term rentals in private residences. Airbnb agreed to provide the AG's office with anonymous information about their "hosts" rental activities and if the AG can identify illegal activity within one year from receipt of the data, Airbnb will provide the identity of the hosts.³³

The AG's office used this data to publish a report in October of 2014 detailing Airbnb rental activity. In part, the report found that of the more than 35,000 listing analyzed, up to 72% were illegal. The report also found that a disproportionate number of units were being rented out by commercial users, as opposed to private homeowners or renters. While 94% of Airbnb hosts offered at most two unique units during the study period, the other 6% of hosts offered hundreds of unique units for rent, comprising 36% of all bookings and 37% of all revenue. The AG's office also found that at least 200 of these units were being used as illegal hostels, and that 4,600 units were being booked for stays of three months a year or more (including 2,000 of these that were rented for at least six months of the year). Most rentals were found to be in Manhattan and Brooklyn, with only 3% of the total revenue made by hosts emanating from rentals in Queens, Staten Island, or the Bronx.³⁴

OTHER RELEVANT INFORMATION

On May 22, 2015, staff released a memo to the Board analyzing hotel data contained in the NYS Division of Housing and Community Renewal's 2014 apartment and building registration databases. Below is the memo in its entirety.

This memo is an update to staff memos released June 4, 2007, June 4, 2009, June 12, 2012, and June 4, 2013, which analyzed hotel registration data filed with the NYS Division of Housing and Community Renewal (DHCR) in 2005, 2008, 2011, and 2012, respectively. Staff members recently analyzed the 2014 DHCR registration database for data related to hotels, SROs, and rooming houses (hereafter referred to only as "hotels").

In 2014, 529 buildings identified by owners as hotels registered units with DHCR, eight more than in 2012.³⁵ Within these 529 buildings, 14,554 individual apartment registrations were filed (1,709 less than in 2012). Owners identified a total of 9,080 of the registered units as being "rent stabilized" (1,381 less than in 2012) and the balance (5,474 units) were identified as being either "permanently exempt," "temporarily exempt," or "vacant." Of these 529 buildings, 52 (9.8% of the total) consisted entirely of exempt and/or vacant units. In addition, 214 buildings (40.5% of the total buildings) contain less than 85% permanently stabilized units. These 214 buildings contain 1,662 rent stabilized units, 18.3% of the total stabilized units.

Building owners/managers were asked to identify which of their units were temporarily or permanently exempt from rent stabilization laws. In 2014, 112 units were reported as being permanently exempt (0.8% of the total number of registered hotel units). Among permanently exempt units, 59 (52.6% of these units) were reported as being deregulated due to High Rent/Vacancy or High Rent/High Income Decontrol, with the rest reported as being deregulated due to substantial rehabilitation and a few other isolated reasons. There were also 3,772 units reported as temporarily exempt (25.9% of the total number of registered hotel units). The most commonly reported reason for being temporarily exempt is "Hotel/SRO (Transient)" status, as was the classification given to 2,533 (67.2%) of the temporarily exempt units. Less common was "Not Prime Residence" (837 units, or 22.5%, a sharp increase from 6.5% in 2012) and "Owner Occupancy/Employee," "Other," and "Commercial/Professional." In general, units that are temporarily exempt are either rented at what the market will bear, for as little as one night, or rented to government agencies, not-for-profit organizations, or universities as temporary housing. In addition, 1,590 units (10.9% of total units) were registered with DHCR as "Vacant."

The analysis starts by looking at the reported legal rents of those units identified as "rent stabilized" by building owners. The legal rents are the maximum amount that a landlord is able to charge to tenants (or government agencies subsidizing tenants), but do not necessarily reflect what a tenant is actually paying. Owners can choose to charge tenants a lower rent than legally allowed (known as a "preferential

³² "Illegal Hotel Fines Could Skyrocket," *The Real Deal*. September 12, 2012.

³³ "Airbnb Will Hand Over Host Data to New York," *NY Times*, May 21, 2014.

³⁴ "Airbnb in the City," NYC Attorney General, October 2014 and press release, "A.G. Schneiderman Releases Report Documenting Widespread Illegality Across Airbnb's NYC Listings; Site Dominated by Commercial Users," October 16, 2014.

³⁵ All data in this memo is based on owner-reported information as reported to DHCR in their 2014 registration database.

rent”) and owners are also asked to provide DHCR with data for subsidized tenants, whose “actual” rents are the rents actually paid out of pocket by tenants, with the balance being made up by various government agencies and programs. As noted in Footnote #22, all data is owner-reported and cannot be verified for accuracy.

See the tables below for detailed information on legal, preferential, and actual rents paid by rent stabilized hotel tenants.

Table 1 shows the number of rent stabilized units and buildings that registered legal rents with DHCR in 2014. It also provides the median and mean legal rents for these units, by borough, and Citywide. These rents reflect the maximum amount that owners could charge for their units, as of April 2014.

Table 1: 2014 Median and Mean “Legal” Rents for Units Identified as Rent Stabilized (excludes exempt and vacant units)

Borough	# of Stabilized Units	# of Stabilized Buildings	Median Legal Rent	Mean Legal Rent
Bronx	859	52	\$1,109	\$1,135
Brooklyn	1,393	132	\$1,161	\$1,153
Manhattan ¹	5,881	225	\$1,037	\$1,281
Queens	865	63	\$1,250	\$1,312
Staten Island	82	5	\$796	\$847
Citywide	9,080	477	\$1,106	\$1,246

1 In the 2013 version of this memo, Manhattan figures included a hotel in Manhattan with close to 200 rent stabilized units, almost all with legal rents in excess of \$4,000 (which skewed the median and mean legal rents upwards). An endnote (Endnote #3 of the June 4, 2013 memo) was included in that memo explaining that this particular hotel had not registered units in the prior year, so data should be compared between the two years with caution. This particular hotel registered no hotel units in 2014. This may be the case for other buildings as well, but data was not analyzed with regards to this.

Source: 2014 DHCR Building and Apartment Registration filings

Table 2 illustrates the median and mean “preferential” rents for the over one-quarter (29.0%) of rent stabilized units that reported charging one. Also shown is the percentage difference from the median and mean legal rents of just those units with reported preferential rents. The median Citywide legal rent for these units is \$1,386 and the mean legal rent is \$1,545.

Table 2: 2014 Median and Mean “Preferential”³⁶ Rents for Units Identified as Rent Stabilized (excludes exempt and vacant units)*

Borough	# of Stabilized Units	Median		Mean	
		Preferential Rent	% Difference from Legal Rent**	Preferential Rent	% Difference from Legal Rent**
Bronx	276	\$1,004	-28%	\$942	-33%
Brooklyn	616	\$1,183	-12%	\$1,048	-25%

36 Upon a close examination of the DHCR apartment registration file, 180 units in three buildings (two in Brooklyn, and one in Queens) were found to have erroneously registered all the “preferential” rents in their buildings as “actual” rents. In these 180 cases, the “actual” rent that they registered was either \$1,191, or \$1,183 (which were the HUD Fair Market Rent levels for studio apartments in FY 2012 and 2014, respectively). These building owners identified their tenants as receiving subsidies from a variety of government programs, including principally Shelter Plus and Section 8. By knowing that these tenants were part of government subsidy programs, we can infer that they actually paid significantly less than the HUD Fair Market Rent a month (although the owner did receive this amount through a combination of payments from the tenant and the government). As such, the records of these 180 units were altered to make the relevant HUD FMR the “preferential” rent, while the “actual” rent field was modified to be blank, as we do not know the true out-of-pocket rents for these tenants. Absent these modifications, the means and medians reported in Tables 2-4 would be somewhat different. Note that the balance of units in the DHCR registration files may or may not have been registered correctly. DHCR registration files are submitted by owners, and staff cannot verify the accuracy of every record. For the purposes of this memo, we are assuming that all other registrations were accurate.

Manhattan	1,549	\$872	-37%	\$772	-52%
Queens	184	\$1,191	-31%	\$1,248	-30%
Staten Island	8	\$623	-14%	\$726	-26%
Citywide	2,633	\$906	-35%	\$888	-43%

Source: 2014 DHCR Building and Apartment Registration filings
 * Only for those units reporting a preferential rent.
 ** Refers to the legal rents of just those units that reported preferential rents.

Table 3 shows the median and mean “actual” rents paid by a reported 33.2% of rent stabilized hotel tenants. These are the rents that are paid by tenants out of pocket, with the balance being paid by government programs such as Section 8, Shelter Plus or SCRIE. Also shown is the percentage difference from the median and mean legal rents of just those units with reported actual rents. Theoretically, the owners of the 3,018 units reporting actual rents can receive the difference between the actual and legal rents from government programs, and in fact, 70% of these units do not report any “preferential” rents, implying that in most cases owners do receive the full legal rent for these units. The median Citywide legal rent for these units is \$1,240 and the mean legal rent is \$1,507. Not reported here are detailed statistics for the 892 units that report both actual and preferential rents (which would indicate that the owners of these units do not receive the full legal rent). The Citywide median preferential rent for these 892 units is \$962 and the mean preferential rent is \$1,005.

Table 3: 2014 Median and Mean “Actual”³⁷ Rents for Units Identified as Rent Stabilized (excludes exempt and vacant units)*

Borough	# of Stabilized Units*	Median*		Mean*	
		Actual Rent Paid	Legal Rent**	Actual Rent Paid	Legal Rent**
Bronx	379	\$233	-83%	\$377	-74%
Brooklyn	304	\$294	-72%	\$443	-60%
Manhattan	2,224	\$235	-80%	\$419	-73%
Queens	84	\$594	-59%	\$730	-51%
Staten Island	27	\$229	-73%	\$239	-72%
Citywide	3,018	\$239	-81%	\$424	-72%

Source: 2014 DHCR Building and Apartment Registration filings
 * Excludes units where the “actual” rent reported is equal to, or more than, the reported “legal” rent, and only includes those units reporting an “actual” rent.
 ** Refers to the legal rents of just those units that reported actual rents.

To show rents that landlords are actually receiving for rent stabilized hotel units, Table 4 shows median and mean “rent received,” which uses a combination of preferential and legal rents to identify the rent actually being collected. For the purposes of this table, “rent received” is defined as the legal rent, unless a preferential rent is registered, in which case the preferential rent is used.

Table 4: 2014 Median and Mean “Rent Received”³⁸ for Units Identified as Rent Stabilized (excludes exempt and vacant units)

Borough	# of Stabilized Units	Median “Rent Received”**	Mean “Rent Received”**
Bronx	859	\$943	\$987
Brooklyn	1,393	\$1,050	\$1,026
Manhattan	5,881	\$850	\$1,061
Queens	865	\$1,238	\$1,248
Staten Island	82	\$796	\$821
Citywide	9,080	\$894	\$1,064

Source: 2014 DHCR Building and Apartment Registration filings
 * “Rent Received” refers to the preferential rent (if one is provided), or the legal rent (if a preferential rent is not provided)

An analysis was also done on a smaller sample of units that could be

37 See footnote #36.

38 See footnote #36.

matched between the 2012 and 2014 DHCR registration databases. Of the 9,080 rent stabilized units in the 2014 registration database, 6,093 (67%) could be matched with 2012 data. For these units, the median and mean legal, preferential, actual, and "rent received" rents are reported in Table 5a, 5b, 5c, and 5d, for both 2012 and 2014. Due to the small number of units in some of the categories, interpret with caution.

Table 5a: Longitudinal Sample of 2012 and 2014 Median and Mean "Legal" Rents for Units Identified as Rent Stabilized (excludes exempt and vacant units)

Borough	# of Stabilized Units		Median Legal Rent		Mean Legal Rent	
	2012	2014	2012	2014	2012	2014
Bronx	652	652	\$1,080	\$1,161	\$1,077	\$1,147
Brooklyn	582	582	\$935	\$1,053	\$1,031	\$1,096
Manhattan	4,289	4,289	\$962	\$1,105	\$1,308	\$1,391
Queens	508	508	\$1,250	\$1,323	\$1,241	\$1,333
Staten Island	62	62	\$808	\$866	\$833	\$917
Citywide	6,093	6,093	\$1,015	\$1,127	\$1,247	\$1,327

Source: 2012 and 2014 DHCR Building and Apartment Registration filings

Table 5b: Longitudinal Sample of 2012 and 2014 Median and Mean "Preferential" Rents³⁹ for Units Identified as Rent Stabilized (excludes exempt and vacant units)

Borough	# of Stabilized Units		Median Preferential Rent		Mean Preferential Rent	
	2012	2014	2012	2014	2012	2014
Bronx	276	247	\$988	\$1,150	\$929	\$945
Brooklyn	251	268	\$1,100	\$1,073	\$963	\$944
Manhattan	1,181	1,259	\$800	\$875	\$831	\$771
Queens	108	120	\$1,156	\$1,191	\$1,200	\$1,245
Staten Island*	--	--	--	--	--	--
Citywide¹	1,818	1,902	\$866	\$906	\$886	\$848

1 Because some units did not report "preferential" rents in both 2012 and 2014, the median and mean rents presented are based on different sample sizes. For the 1,452 units Citywide that reported a "preferential" rent in both 2012 and 2014, the median "preferential" rent in 2012 was \$896 and was \$893 in 2014. The mean "preferential" rent for these units in 2012 was \$907, and was \$848 in 2014.

Source: 2012 and 2014 DHCR Building and Apartment Registration filings

* Too few records

Table 5c: Longitudinal Sample of 2012 and 2014 Median and Mean "Actual" Rents⁴⁰ for Units Identified as Rent Stabilized (excludes exempt and vacant units)

Borough	# of Stabilized Units		Median Actual Rent		Mean Actual Rent	
	2012	2014	2012	2014	2012	2014
Bronx	204	244	\$232	\$235	\$372	\$364
Brooklyn	101	112	\$227	\$235	\$496	\$419
Manhattan	1,920	2,088	\$250	\$237	\$465	\$436
Queens	67	69	\$557	\$557	\$631	\$684
Staten Island*	--	--	--	--	--	--
Citywide¹⁹	2,295	2,541	\$250	\$239	\$463	\$433

1 Because some units did not report "actual" rents in both 2012 and 2014, the median and mean rents presented are based on different sample sizes. For the 2,092 units Citywide that reported an "actual" rent in both 2012 and 2014, the median "actual" rent in 2012 was \$237 and was \$239 in 2014. The mean "actual" rent for these units in 2012 was \$444, and was \$453 in 2014.

Source: 2012 and 2014 DHCR Building and Apartment Registration filings

* "Rent Received" refers to the preferential rent (if one is provided), Too few records

Table 5d: Longitudinal Sample of 2012 and 2014 Median and

39 See footnote #36.

40 See footnote #36.

Mean "Rent Received" Rents⁴¹ for Units Identified as Rent Stabilized (excludes exempt and vacant units)

Borough	# of Stabilized Units		Median "Rent Received" ^{**}		Mean "Rent Received" ^{**}	
	2012	2014	2012	2014	2012	2014
Bronx	652	652	\$843	\$937	\$827	\$967
Brooklyn	582	582	\$900	\$952	\$925	\$946
Manhattan	4,289	4,289	\$875	\$872	\$1,133	\$1,130
Queens	508	508	\$1,166	\$1,191	\$1,149	\$1,221
Staten Island*	62	62	\$808	\$866	\$815	\$883
Citywide	6,093	6,093	\$888	\$910	\$1,078	\$1,100

Source: 2012 and 2014 DHCR Building and Apartment Registration filings

* "Rent Received" refers to the preferential rent (if one is provided), or the legal rent (if a preferential rent is not provided)

The NYS Division of Housing and Community Renewal released a memo to the Board dated June 2, 2015 in which they outline information from their registration database relating to Hotels/SROs/Rooming Houses. The following is an excerpt from that memo (Pages 3-4):

11. What is the total number of SRO/Hotel units registered with the DHCR in 2014? How many of these units are rent stabilized? How many are temporarily and permanently exempt? How many are registered as transient? How many as vacant?

Rent Stabilized Units	12,810
Vacant Units	1,973
Temporary Exempts Units	3,889
*of these 2,735 are Transient Units	
Permanent Exempt Units	115
Total Number of Units	18,787

12. What is the total number of SRO/Hotel units registered with the DHCR in each of the following years: 2009, 2010, 2011, 2012 and 2013?

- In 2009 the total number of units registered was 22,250
- In 2010 the total number of units registered was 22,587
- In 2011 the total number of units registered was 22,254
- In 2012 the total number of units registered was 21,473
- In 2013 the total number of units registered was 17,792

13. What is the average and median rent for rent stabilized SRO/Hotel units in 2014?

- The average rent stabilized rent in buildings due to SRO/Hotel is \$2,471; the median rent is \$1,316.

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

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

VOTE

The vote of the Rent Guidelines Board on the adopted motion pertaining to the provisions of Order Number 45 was as follows:

	Yes	No	Abstentions
Guidelines for Hotels	7	-	2

Dated: June 30, 2015

Filed with the City Clerk: July 1, 2015

41 See footnote #36.

Rachel D. Godsil
Chair
NYC Rent Guidelines Board

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
RGB Staff, *2015 Price Index of Operating Costs*.
RGB Staff, *2015 Income and Affordability Study*.
RGB Staff, *2015 Mortgage Survey Report*.
RGB Staff, *2015 Housing Supply Report*.
RGB Staff, *Changes to the Rent Stabilized Housing Stock in NYC in 2014*.
Written submissions by tenants, tenant organizations, owners, and owner organizations.

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.

• jy24

SPECIAL MATERIALS

CITYWIDE ADMINISTRATIVE SERVICES

■ NOTICE

**OFFICIAL FUEL PRICE SCHEDULE NO. 7545
FUEL OIL AND KEROSENE**

CONTR NO.	ITEM NO.	FUEL/TYPE		VENDOR	CHANGE	PRICE EFF. 7/20/2015
3187251	11.0	#1DULS	>=80%	CITY WIDE BY TW	SPRAGUE	-0.0375 GAL. 2.4792 GAL.
3187251	12.0	#1DULS	B100 <=20%	CITY WIDE BY TW	SPRAGUE	-0.0375 GAL. 3.7450 GAL.
3187251	13.0	#1DULS	>=80%	P/U	SPRAGUE	-0.0375 GAL. 2.3949 GAL.
3187251	14.0	#1DULS	B100 <=20%	P/U	SPRAGUE	-0.0375 GAL. 3.6606 GAL.
3387022	15.1	#2DULS		BARGE MTF III & ST.	SPRAGUE	-0.0348 GAL. 1.9326 GAL.
3587137	1.1	#2DULS		CITY WIDE BY DELIVERY	SPRAGUE	-0.0348 GAL. 1.8367 GAL.
3587137	2.1	#2DULS		P/U	SPRAGUE	-0.0348 GAL. 1.7952 GAL.
3587137	3.1	#2DULS		CITY WIDE BY DELIVERY	SPRAGUE	-0.0348 GAL. 1.8522 GAL.
3587137	4.1	#2DULS		P/U	SPRAGUE	-0.0348 GAL. 1.8152 GAL.
3587137	7.1	#2DULS	>=80%	CITY WIDE BY DELIVERY	SPRAGUE	-0.0348 GAL. 1.8445 GAL.
3587137	8.1	B100	B100 <=20%	CITY WIDE BY DELIVERY	SPRAGUE	-0.0348 GAL. 1.9817 GAL.
3587137	9.1	#2DULS		P/U	SPRAGUE	-0.0348 GAL. 1.8052 GAL.
3587137	10.1	B100		P/U	SPRAGUE	-0.0348 GAL. 1.9387 GAL.
3387090	1.1	Jet		FLOYD BENNETT	SPRAGUE	-0.0427 GAL. 2.3388 GAL.
3587289	2.0	#4B5		MANHATTAN	UNITED METRO	-0.0198 GAL. 1.8557 GAL.
3587289	5.0	#4B5		BRONX	UNITED METRO	-0.0198 GAL. 1.8545 GAL.
3587289	8.0	#4B5		BROOKLYN	UNITED METRO	-0.0198 GAL. 1.8487 GAL.
3587289	11.0	#4B5		QUEENS	UNITED METRO	-0.0198 GAL. 1.8540 GAL.
3587289	14.0	#4B5		RICHMOND	UNITED METRO	-0.0198 GAL. 1.9394 GAL.
3687007	1.0	#2B5		MANHATTAN	SPRAGUE	-0.0272 GAL. 1.8185 GAL.
3687007	4.0	#2B5		BRONX	SPRAGUE	-0.0272 GAL. 1.8075 GAL.
3687007	7.0	#2B5		BROOKLYN	SPRAGUE	-0.0272 GAL. 1.8242 GAL.
3687007	10.0	#2B5		QUEENS	SPRAGUE	-0.0272 GAL. 1.8204 GAL.
3687007	13.0	#2B5		RICHMOND	SPRAGUE	-0.0272 GAL. 1.9848 GAL.
3687007	16.0	#2B10		CITY WIDE BY TW	SPRAGUE	-0.0266 GAL. 1.9786 GAL.
3687007	17.0	#2B20		CITY WIDE BY TW	SPRAGUE	-0.0254 GAL. 2.0033 GAL.
NOTE:						
3587137		#2DULSB5	95% ITEM 7.1 & 5% ITEM 8.1	CITY WIDE BY TW	SPRAGUE	-0.0348 GAL. 1.8513 GAL.
3587137		#2DULSB20	80% ITEM 7.1 & 20% ITEM 8.1	CITY WIDE BY TW	SPRAGUE	-0.0348 GAL. 1.8719 GAL.
3587137		#2DULSB5	95% ITEM 9.1 & 5% ITEM 10.1	CITY WIDE BY TW	SPRAGUE	-0.0348 GAL. 1.8119 GAL.
3587137		#2DULSB20	80% ITEM 9.1 & 20% ITEM 10.1	CITY WIDE BY TW	SPRAGUE	-0.0348 GAL. 1.8319 GAL.

NOTE:

EFFECTIVE JULY 1, 2015, NEW YORK CITY ENVIRONMENTAL PROTECTION, AMENDMENT TO CHAPTER 2 OF TITLE 15 OF THE RULES OF THE CITY OF NEW YORK, RULE NO. 6 HEATING OIL TO BE SWITCHED TO AT LEAST LOW SULFUR NO. 4 OIL.

**OFFICIAL FUEL PRICE SCHEDULE NO. 7546
FUEL OIL, PRIME AND START**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE		VENDOR	CHANGE	PRICE EFF. 7/20/2015
3487119	1.0	#2B5		MANHATTAN	PACIFIC ENERGY	-0.0361 GAL. 1.9956 GAL.
3487120	79.0	#2B5		BRONX & MANH CD 10	F & S PETROLEUM Corp.	-0.0361 GAL. 1.7495 GAL.
3487120	157.0	#2B5		BKLYN, QUEENS, SI	F & S PETROLEUM Corp.	-0.0361 GAL. 1.7495 GAL.

3487120 235.0 #4B5 CITY WIDE BY DELIVERY F & S PETROLEUM Corp. -0.0257 GAL 2.0368 GAL

NOTE:

EFFECTIVE JULY 1, 2015, NEW YORK CITY ENVIRONMENTAL PROTECTION, AMENDMENT TO CHAPTER 2 OF TITLE 15 OF THE RULES OF THE CITY OF NEW YORK, RULE NO.6 HEATING OIL TO BE SWITCHED TO AT LEAST LOW SULFUR NO. 4 OIL.

**OFFICIAL FUEL PRICE SCHEDULE NO. 7547
FUEL OIL AND REPAIRS**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	VENDOR	CHANGE	PRICE EFF. 7/20/2015
3487034	1.0	#2B5	MANHATTAN & BRONX	-0.0361 GAL	1.7384 GAL
3487035	80.0	#2B5	BKLYN, QUEENS, SI	-0.0361 GAL	1.7521 GAL
3487035	156.0	#4B5 Heating Oil	CITY WIDE BY DELIVERY	-0.0257 GAL	1.7155 GAL

**OFFICIAL FUEL PRICE SCHEDULE NO. 7548
GASOLINE**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	VENDOR	CHANGE	PRICE EFF. 7/20/2015
3187093	2.0	Prem UL	CITY WIDE BY TW	0.0046 GAL	2.4221 GAL
3187093	4.0	Prem UL	P/U	0.0046 GAL	2.3430 GAL
3187093	1.0	Reg UL	CITY WIDE BY TW	-0.0881 GAL	2.0035 GAL
3187093	3.0	Reg UL	P/U	-0.0881 GAL	1.9274 GAL
3187093	6.0	E85	CITY WIDE BY DELIVERY	-0.0713 GAL	1.7582 GAL

NOTE:

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

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

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

REMINDER FOR ALL AGENCIES:

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

☛ jy24

OFFICE OF COLLECTIVE BARGAINING

■ NOTICE

NOTICE OF FILLING OF PETITION

This notice acknowledges that the New York City Office of Collective Bargaining is in receipt of the petition described below:

DATE: July 14, 2015 **DOCKET #:** AC-1610-15

RECEIVED: Petition to Amend Certification

DESCRIPTION: DC 37 seeks to add the following title to Certification No. 46D-75, the Accounting/EDP Bargaining Unit

TITLE: Administrative Management Auditor Level I (Title Code No. 10010)

PETITIONER: District Council 37, AFSCME, AFL-CIO
125 Barclay Street
New York, NY 10007

EMPLOYER: City of New York, represented by the Office of Labor Relations
40 Rector Street, 4th Floor
New York, NY 10006

☛ jy24

MAYOR'S FUND TO ADVANCE NEW YORK CITY

■ NOTICE

The Mayor's Fund to Advance New York City, with the assistance of the New York City Center for Economic Opportunity and the New York City Department of Health and Mental Hygiene, seeks a contractor to provide evaluation and research services related to the new Connections to Care Program (C2C) initiative.

C2C is an initiative to partner New York City community based organizations (CBOs) with mental health providers in order to integrate evidence-based mental health services into programs serving at-risk populations. By increasing access to mental health services, C2C aims to improve the mental health of participants, and in turn increase participants' likelihood of successfully achieving outcomes in the CBO-based social services in which they are enrolled.

The RFP to select the evaluator can be found at on.nyc.gov/C2CRFP. Any questions about the solicitation can be submitted via email to CEO@cityhall.nyc.gov.

jy22-a14

CHANGES IN PERSONNEL

DEPT OF PARKS & RECREATION FOR PERIOD ENDING 07/02/15						
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	
ANDERSON	CORIE	81111	\$72745.0000	INCREASE	YES	06/19/15
ANTOMATTEI	SKY A	06664	\$15.5700	RESIGNED	YES	06/03/15
APPELBAUM	JACOB S	91406	\$11.6200	APPOINTED	YES	06/16/15
ARANA-PEREZ	JENNIFER	71205	\$14.2000	APPOINTED	YES	06/01/15
ARCESE JR	JOSEPH J	91406	\$11.6200	APPOINTED	YES	06/16/15
ASHLEY	ALIYAH	91406	\$11.6200	APPOINTED	YES	06/09/15
ASKLOP	JEFFERY	81111	\$66874.0000	DECREASE	NO	06/19/15
ATTORE	ANTHONY M	91830	\$245.0000	RESIGNED	YES	06/14/15
AYALA	DENNIS	81111	\$64091.0000	INCREASE	YES	06/22/15
BADGER JR	HARDY	91406	\$11.6200	APPOINTED	YES	06/18/15
BAGGS	JONATHAN M	81111	\$64091.0000	INCREASE	YES	06/15/15
BAGGS	JONATHAN M	81106	\$46067.0000	APPOINTED	NO	06/15/15
BALDASSANO JR	JAMES F	91406	\$11.6200	APPOINTED	YES	06/09/15
BALLESTE	AMBER Q	71205	\$14.2000	APPOINTED	YES	06/01/15
BARAL	SARA M	06070	\$34768.0000	APPOINTED	YES	06/10/15
BARBERIDES	BRENDAN S	71205	\$14.2000	APPOINTED	YES	06/01/15
BARR	CHRISTOP	91406	\$11.6200	INCREASE	YES	06/15/15
BARRETT	ESSENCE S	91406	\$11.6200	APPOINTED	YES	06/15/15
BARRIENTOS	ARGELY	71205	\$14.2000	APPOINTED	YES	06/01/15
BAUMAN	WILLIAM R	71205	\$14.2000	APPOINTED	YES	06/01/15
BAUTISTA	JUAN FCO	81111	\$64091.0000	INCREASE	YES	06/22/15
BECKLES	KIAJI R	81111	\$64091.0000	INCREASE	YES	06/15/15
BELL	MICHAEL	81111	\$64091.0000	INCREASE	YES	06/07/15
BELO	ADEBOLA	56056	\$13.7332	APPOINTED	YES	06/11/15
BENJAMIN	RUBBYANN J	91406	\$11.6200	APPOINTED	YES	06/15/15
BERNSTEIN	IMELDA A	21310	\$81684.0000	PROMOTED	NO	06/14/15

BESTERMAN	JOHN	C	60430	\$42116.0000	INCREASE	YES	06/23/15
BIRMINGHAM	HAROLD	C	81111	\$72745.0000	INCREASE	NO	06/15/15
BONDELL	RYAN	S	56056	\$13.7332	APPOINTED	YES	06/07/15
BOOKER	GWENDOLY	D	91406	\$11.6200	APPOINTED	YES	06/15/15
BRACEY	DEVIN		71205	\$14.2000	APPOINTED	YES	06/01/15
BRANCH	MASAUN		90641	\$46067.0000	INCREASE	YES	06/15/15
BRATHWAITE	OMAR	J	71205	\$14.2000	APPOINTED	YES	06/01/15
BROOKS	JAMES		81111	\$64091.0000	INCREASE	YES	06/22/15
BROPHY	JAMES		81111	\$30.3000	APPOINTED	YES	06/14/15
BROWN	CHATORY	L	81111	\$64091.0000	INCREASE	YES	06/22/15
BROWN	DEON	F	81111	\$64091.0000	INCREASE	YES	06/15/15
BROWN	GRISHEL		91406	\$12.6100	APPOINTED	YES	06/22/15
BROWN	OLIVIA	G	71205	\$14.2000	APPOINTED	YES	06/01/15
BROWN	RAKYA	T	91406	\$12.6100	DECREASE	YES	06/15/15
BROWN	THOMAS	B	21310	\$81684.0000	PROMOTED	NO	06/14/15
BROWN JR.	RONALD	K	81106	\$46067.0000	INCREASE	YES	06/07/15
BROWN JR.	RONALD	K	90641	\$35202.0000	APPOINTED	YES	06/07/15
BRUNSON	TANYA	T	90641	\$14.6600	INCREASE	YES	06/12/15
BRYSON	KATHERIN	A	56056	\$13.7332	APPOINTED	YES	06/07/15
CABRERA	JEFFREY		81106	\$40058.0000	INCREASE	YES	06/14/15
CABRERA	STEVEN		71205	\$14.2000	APPOINTED	YES	06/01/15
CALDERON	DANIEL	L	81111	\$64091.0000	INCREASE	YES	06/22/15
CAMPBELL	SHANE	A	80633	\$11.5000	RESIGNED	YES	06/20/15
CAMPFIELD	VINCENT		81111	\$64091.0000	INCREASE	YES	06/15/15
CANDELARIO JR	WILLIAM		81111	\$64091.0000	INCREASE	YES	06/22/15

DEPT OF PARKS & RECREATION
FOR PERIOD ENDING 07/02/15
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NAME			NUM	SALARY	ACTION	PROV	EFF DATE
CANDELARIO JR	WILLIAM		81106	\$46067.0000	APPOINTED	NO	06/22/15
CARPENTER	GLENN	D	81106	\$46067.0000	INCREASE	YES	06/15/15
CARR	TIMOTHY		81111	\$64091.0000	INCREASE	YES	06/07/15
CARRASQUILLO	ANN	M	91406	\$11.6200	APPOINTED	YES	06/09/15
CASIANO	TOMAS		81106	\$46067.0000	INCREASE	YES	06/15/15
CASIANO	TOMAS		90641	\$35202.0000	APPOINTED	YES	06/15/15
CASTANON	GABRIEL	M	56056	\$13.7332	APPOINTED	YES	06/07/15
CASTELLANO	DEREK	J	81111	\$55731.0000	INCREASE	YES	06/15/15
CASTELLANO	DEREK	J	90641	\$30610.0000	APPOINTED	YES	06/15/15
CASTRO	JESUS		81111	\$72745.0000	INCREASE	YES	06/19/15
CATALDI	AGATINO		81111	\$64091.0000	INCREASE	YES	06/14/15
CEVILLE	CARLOS	A	81106	\$46067.0000	INCREASE	YES	06/15/15
CHANCE	SHANEYA	D	91406	\$11.6200	APPOINTED	YES	06/09/15
CHARLES	MACRA	G	81111	\$64091.0000	INCREASE	YES	06/15/15
CIRILLO	THOMAS		21315	\$68704.0000	PROMOTED	NO	06/14/15
CIRINCIONE	BERNADET	D	91406	\$11.6200	APPOINTED	YES	06/15/15
CISNEROS	JORGE	G	81111	\$72745.0000	INCREASE	NO	06/14/15
CLOUDEN	RENNE		81111	\$64091.0000	INCREASE	YES	06/22/15
COLLINS	KIANA	M	91406	\$11.6200	APPOINTED	YES	06/16/15
COLLINS	SAMUEL	J	71205	\$14.2000	APPOINTED	YES	06/01/15
COUSO JR	CARLOS		81111	\$64091.0000	INCREASE	YES	06/15/15
CRAWFORD	ALVIN	E	81111	\$72745.0000	INCREASE	YES	06/15/15
CUETO ALSTON	IBN	M	71205	\$14.2000	APPOINTED	YES	06/01/15
CUEVAS	TERESA	M	06070	\$34768.0000	APPOINTED	YES	06/09/15
CUMMINGS	TIA		81111	\$64091.0000	INCREASE	YES	06/15/15
CUMMINGS	TIA		90641	\$35202.0000	APPOINTED	YES	06/15/15
CURTIS	BRENDA	C	81361	\$52460.0000	APPOINTED	NO	06/14/15
CYBURA	KEVIN	E	71205	\$14.2000	APPOINTED	YES	06/01/15
DALRYMPLE	DWAIN		80633	\$9.6200	RESIGNED	YES	09/21/14
DAWSON	MAURICE		81111	\$64091.0000	INCREASE	YES	06/15/15
DE LEON	KATE	A	71205	\$14.2000	APPOINTED	YES	06/01/15
DE LEON	KELLY		71205	\$14.2000	APPOINTED	YES	06/01/15
DELANCY	ISHMAEL		91406	\$11.3300	APPOINTED	YES	11/21/12
DEMARIA	FRANK		81106	\$19.1800	INCREASE	YES	06/05/15
DEMCHUK	OLERSAND		71205	\$14.2000	APPOINTED	YES	06/01/15
DESPAIGNE	DANIELLE	N	71205	\$14.2000	APPOINTED	YES	06/01/15
DIAZ	RUBEN	P	91406	\$11.6200	APPOINTED	YES	06/09/15
DIAZ PEREA	MICHELL		71205	\$14.2000	APPOINTED	YES	06/01/15
DIXON	DEMARK		90641	\$30610.0000	INCREASE	YES	06/14/15
DOMINGUEZ	NICOLAS	S	71205	\$14.2000	APPOINTED	YES	06/01/15
DOVER	JERRY	C	81111	\$64091.0000	INCREASE	YES	06/22/15
DRAWBAUGH	LAURA	J	21310	\$81684.0000	PROMOTED	NO	06/14/15
DUNKER	JOSEPH	G	81111	\$72745.0000	INCREASE	YES	06/15/15
DURANTE	LARRY		81111	\$64091.0000	PROMOTED	NO	06/14/15
DUZANT	DARYL	J	90641	\$14.6600	APPOINTED	YES	06/09/15
EGHAREVBA	EDOSASER		81310	\$18.3300	RESIGNED	YES	06/21/15
ELLINGTON	AJA		81111	\$64091.0000	INCREASE	YES	06/27/15
ERNSBERGER	JON	D	21310	\$81684.0000	PROMOTED	NO	06/14/15
ESPOSITO	MICHAEL	G	91406	\$11.6200	APPOINTED	YES	06/15/15
FARLOW	ADRIAN		81111	\$64091.0000	INCREASE	YES	06/22/15
FEDOROV	CHRISTIN		71205	\$14.2000	APPOINTED	YES	06/01/15

DEPT OF PARKS & RECREATION
FOR PERIOD ENDING 07/02/15
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NAME			NUM	SALARY	ACTION	PROV	EFF DATE
FEGAN	SHANNON	R	71205	\$14.2000	APPOINTED	YES	06/01/15
FERMIN	ROSA	M	91406	\$15.6600	APPOINTED	YES	06/19/15
FIGUEROA	NESTOR		91406	\$11.6200	APPOINTED	YES	06/15/15
FISHLEY	DENNIS	B	81111	\$64091.0000	INCREASE	YES	06/22/15
FLOYDE	IVANA	I	91406	\$11.6200	APPOINTED	YES	06/16/15
FLYNN	DENNIS	J	21310	\$81684.0000	PROMOTED	NO	06/14/15
FORDE	SHANE	M	71205	\$14.2000	APPOINTED	YES	06/01/15
FORESTIER	DANIEL		81111	\$64091.0000	INCREASE	YES	06/27/15
FORGIONE	ROBERT		91717	\$343.0000	RETIRED	NO	06/27/15
FORMAN	FRANK	R	81111	\$72745.0000	INCREASE	YES	06/15/15
FREEMAN	KISHER		91406	\$11.6200	APPOINTED	YES	06/09/15
GALEOTE	ALEXIS		91406	\$11.6200	APPOINTED	YES	06/16/15
GALGANO	CHRISTOP		81111	\$72745.0000	INCREASE	YES	06/19/15
GALLEGO	BRANDON	A	71205	\$14.2000	APPOINTED	YES	06/01/15
GALVIN	OISIN	E	71205	\$14.2000	APPOINTED	YES	06/01/15
GANDOLFO	ANDREW	D	71205	\$14.2000	APPOINTED	YES	06/01/15

LATE NOTICE

HOUSING AUTHORITY

SUPPLY MANAGEMENT

SOLICITATION

Goods and Services

SMD BOILER WATER MAINTENANCE-VARIOUS DEVELOPMENTS - Competitive Sealed Bids - Due 8-6-15

- PIN# 61422-3 - Various Bronx - Due at 10:00 A.M.
- PIN# 61423-3 - Various Brooklyn - Due at 10:05 A.M.
- PIN# 61424-3 - Various Manhattan - Due at 10:10 A.M.
- PIN# 61425-3 - Various Queens and Staten Island - Due at 10:15 A.M.

Term of contract is 2 years.

Interested firms may obtain a copy and submit it on NYCHA's website: Doing Business with NYCHA. <http://www.nyc.gov/nychabusines>; Vendors are instructed to access the "Register Here" link for "New Vendors"; if you have supplied goods or services to NYCHA in the past and you have your log-in credentials, click the "Log into iSupplier" link under "Existing Vendor". If you do not have your log-in credentials, click the "Request a Log-in ID" using the link under "Existing Vendor". Upon access, reference applicable RFQ number per solicitation.

Vendors electing to submit a non-electronic bid (paper document) will be subject to a \$25 non-refundable fee; payable to NYCHA by Cash, USPS-Money Order/Certified Check only for each set of RFQ documents requested. Remit payment to NYCHA Finance Department at 90 Church Street, 6th Floor; obtain receipt and present it to 6th Floor/Supply Management Department Procurement Group. A bid package will be generated at time of request.

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.
Erneste Pierre-Louis (212) 306-3609; Fax: (212) 306-5109;
erneste.pierre-louis@nycha.nyc.gov

• jy24

SMALL BUSINESS SERVICES

PROCUREMENT

INTENT TO AWARD

Services (other than human services)

FASTTRAC PROGRAM SERVICES - Government to Government - PIN# 80115T0001 - Due 8-10-15 at 12:00 P.M.

The NYC Department of Small Business Services intends to award a contract to the State of New York/State University of New York, The Levin Institute to acquire services to manage the day to day aspects of the FastTrac Program. The FastTrac Program assists entrepreneurs determine the viability of businesses, develop start-up strategies and help businesses adapt to challenges businesses face in the current economic climate by administering FastTrac courses.

This procurement is subject to Section 3-13 of the PPB Rules.

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

Small Business Services, 110 William Street, 7th Floor, New York, NY 10038. Daryl Williams (212) 513-6300; Fax: (212) 618-8867;
procurementhelpdesk@sbs.nyc.gov

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