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THE CITY RECORD

BILL DE BLASIO

Mayor

LISETTE CAMILO

Commissioner, Department of Citywide Administrative Services

JANAE C. FERREIRA

Editor, The City Record

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOROUGH PRESIDENT - BRONX

■ PUBLIC HEARINGS

A VIRTUAL PUBLIC HEARING IS BEING CALLED by the President of the Borough of The Bronx, Honorable Ruben Diaz Jr. This hearing will take place on Wednesday, August 4, 2021, commencing at 11:00 A.M. Anyone wishing to participate should use the link provided below



ULURP Hearing - Office of The Bronx Borough President

<https://nycbp.webex.com/nycbp/j.php?MTID=m85deafa8391eaf265034f62d8d299815>

Wednesday, August 4, 2021, 11:00 A.M. | 1 hour | (UTC-04:00) Eastern Time (US & Canada)

Meeting number: 179 359 5421

Password: bx0804

Join by phone

+1-646-992-2010 United States Toll (New York City)

+1-408-418-9388 United States Toll

Access code: 179 359 5421

THE FOLLOWING MATTER WILL BE HEARD:

CD #1: ULURP APPLICATION NUMBER: C 210339 ZMX-624 Morris Avenue Rezoning:

IN THE MATTER OF AN application submitted by 624 Morris Avenue B, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 6a by establishing within an existing R7-1 District a C1-4 District bounded by Morris Avenue, a line 175 feet northerly of East 151st Street, a line 70 feet easterly of Morris Avenue, and East 151st Street, Borough of The Bronx, Community District #1, as shown on a diagram (for illustrative purposes only) dated May 3, 2021.

PLEASE DIRECT ANY QUESTIONS CONCERNING THIS HEARING TO THE OFFICE OF THE BOROUGH PRESIDENT, (718) 590-6124.

Accessibility questions: Sam Goodman (718) 590-6124, by: Wednesday, August 4, 2021, 10:00 A.M.



CITY COUNCIL

PUBLIC HEARINGS

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

The Subcommittee on Landmarks, Public Sitings, and Dispositions will hold a public hearing, accessible both in person and remotely, on the following matters in the City Council Chambers, City Hall, New York, NY 10007, commencing at 2:00 P.M. on August 4, 2021. The hearing will be live-streamed via the Council's website, at https://council.nyc.gov/livestream/. Please visit https://council.nyc.gov/testify/ in advance for information about how to testify and how to submit written testimony.

HOLYROOD EPISCOPAL CHURCH LANDMARK

MANHATTAN CB - 12 N 210467 HIM

Communication dated May 27, 2021, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Holyrood Episcopal Church (Block 2176, Lot 30), by the Landmarks Preservation Commission on May 18, 2021 (Designation List No. 523/LP No. LP-2649).

EDUCATIONAL BUILDING 70 FIFTH AVENUE LANDMARK

MANHATTAN CB - 2 N 210468 HIM

Communication dated May 27, 2021, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Educational Building, 70 Fifth Avenue (Block 576, Lot 36), by the Landmarks Preservation Commission on May 18, 2021 (Designation List No. 253/LP-2650).

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

Accessibility questions: Kaitlin Greer, kgreer@council.nyc.gov, by: Friday, July 30, 2021, 3:00 P.M.



← jy29-a4

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

The Subcommittee on Zoning and Franchises will hold a public hearing, accessible both in person and remotely, on the following matters in the City Council Chambers, City Hall, New York, NY 10007, commencing at 10:00 A.M., on August 3, 2021. The hearing will be live-streamed via the Council's website, at https://council.nyc.gov/livestream/. Please visit https://council.nyc.gov/testify/ in advance for information about how to testify and how to submit written testimony.

BEACH 67TH STREET REZONING

QUEENS CB - 14 C 200230 ZMQ

Application submitted by Brisa Builders Development LLC and God's Battalion of Prayer Properties Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 30c, by changing from an R4A District to an R6 District property bounded by a line 540 feet northerly of Beach Channel Drive, a line midway between Beach 66th Street and Beach 67th Street, a line 230 feet northerly of Beach Channel Drive, Beach 67th Street, a line 100 feet northerly of Beach Channel Drive, Beach 68th Street, a line 380 feet northerly of Beach Channel Drive, and Beach 67th Street, as shown on a diagram (for illustrative purposes only) dated March 1, 2021, and subject to the conditions of CEQR Declaration E-605.

BEACH 67TH STREET REZONING

QUEENS CB - 14 N 200231 ZRQ

Application submitted by Brisa Builders Development LLC and God's Battalion of Prayer Properties, Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

* * *

APPENDIX F Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

QUEENS

* * *

QUEENS COMMUNITY DISTRICT 14

* * *

Map 3 [date of adoption]



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

Portion of Community District 14, Queens

840 ATLANTIC AVENUE REZONING

BROOKLYN CB - 8 C 210249 ZMK

Application submitted by Vanderbilt Atlantic Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

- 1. changing from an R6B District to a C6-3X District property bounded by a line midway between Atlantic Avenue and Pacific Street, a line 125 feet easterly of Vanderbilt Avenue, Pacific Street, and a line 100 feet easterly of Vanderbilt Avenue; and
2. changing from an M1-1 District to a C6-3X District property bounded by the northerly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), a line 200 feet easterly of Vanderbilt Avenue and its northerly prolongation, a line midway between Atlantic Avenue and Pacific Street, a line 100 feet easterly of Vanderbilt Avenue, Pacific Street, and Vanderbilt Avenue and its northerly centerline prolongation;

as shown on a diagram (for illustrative purposes only) dated March 1, 2021, and subject to the conditions of CEQR Declaration E-604.

840 ATLANTIC AVENUE REZONING

BROOKLYN CB - 8 N 210250 ZRK

Application submitted by Vanderbilt Atlantic Holdings LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article III Chapter 5 for the purpose of amending street wall location regulations and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

* * *

ARTICLE III COMMERCIAL DISTRICT REGULATIONS

* * *

Chapter 5 Bulk Regulations for Mixed Buildings in Commercial Districts

* * *

35-66 Special Height and Setback Provisions for Certain Areas

* * *

35-66E Special height and setback provisions in C6-3X Districts along

Atlantic Avenue within Community District 8, Borough of Brooklyn

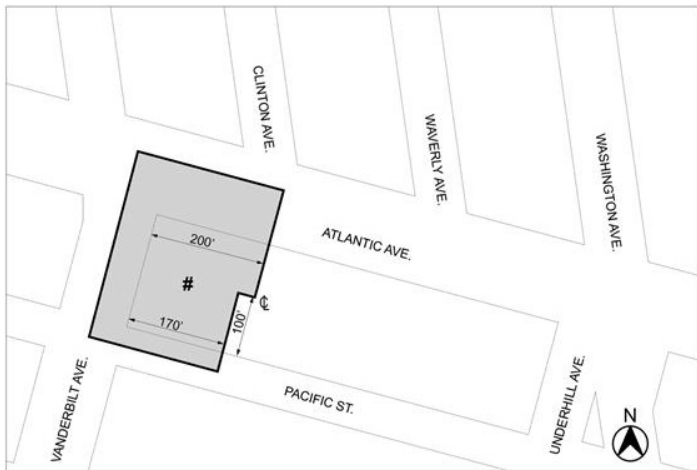
In C6-3X Districts in Community District 8, in the Borough of Brooklyn, for a #zoning lot# with frontage along Atlantic Avenue, the #street wall# provisions of paragraph (a) of Section 35-651 shall apply along the Atlantic Avenue #street# frontage, and shall also apply along #street# frontages intersecting Atlantic Avenue, within 50 feet of the intersection.

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

BROOKLYN

Brooklyn Community District 8

Map 4. [date of adoption]



Mandatory Inclusionary Housing area (see Section 23-154(d)(3))
Area # — [date of adoption] MIH Program Option 2

Portion of Community District 8, Brooklyn

133 BEACH 116TH STREET REZONING

QUEENS CB - 14 C 210148 ZMQ

Application submitted by Beach 116th Associates LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 30b:

1. eliminating from within an existing R7A District a C1-3 District bounded by Beach 116th Street, a line 200 feet northwesterly of Ocean Promenade, a line midway between Beach 116th Street and Beach 117th Street, and a line 150 feet southeasterly of Rockaway Beach Boulevard; and
2. establishing within an existing R7A District a C2-4 District bounded by Beach 116th Street, a line 200 feet northwesterly of Ocean Promenade, a line midway between Beach 116th Street and Beach 117th Street, and a line 150 feet southeasterly of Rockaway Beach Boulevard;

as shown on a diagram (for illustrative purposes only) dated April 5, 2021.

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

Accessibility questions: Kaitlin Greer, kgreer@council.nyc.gov, by: Thursday, July 29, 2021, 3:00 P.M.



jy28-a3

CITY PLANNING COMMISSION

■ PUBLIC HEARINGS

In light of the Governor's announcement on June 24, 2021, of the end of the State-Declared State of Emergency, and in support of the City's

continued efforts to contain the spread of COVID-19, the City Planning Commission, will hold a public hearing accessible both in person and remotely.

The public hearing will be held on Thursday, July 29, 2021, starting at 10:00 A.M. Eastern Daylight Time. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Masks are required to be worn to enter the building and during the hearing.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate remotely, via the teleconferencing application Zoom, as well as materials relating to the meeting: <https://www1.nyc.gov/site/nycengage/events/city-planning-commission-special-public-meeting/295196/1>.

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

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

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

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

Written comments will also be accepted until 11:59 P.M., one week before the date of vote. Such written testimony may be submitted, at the hearing, or through the CPC Comments form that is accessible through the above webpage.

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

**BOROUGH OF MANHATTAN
Nos. 1, 2 & 3
NEW YORK BLOOD CENTER
No. 1**

CD 8 C 210351 ZMM
IN THE MATTER OF an application submitted by New York Blood Center, Inc., pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 8c:

1. changing from an R8B District to a C2-7 District property, bounded by East 67th Street, a line 325 feet easterly of Second Avenue, East 66th Street and a line 100 feet easterly of Second Avenue; and
2. changing from a C1-9 District to a C2-8 District property, bounded by East 67th Street, a line 100 feet easterly of Second Avenue, East 66th Street, Second Avenue, East 66th Street, and a line 100 feet westerly of Second Avenue;

as shown on a diagram (for illustrative purposes only), dated April 19, 2021, and subject to the conditions of CEQR Declaration E-612.

No. 2

CD 8 N 210352 ZRM
IN THE MATTER OF an application submitted by New York Blood Center, Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4, for the purpose of allowing scientific research and development facilities in C2-7 Districts and allowing related use and bulk modifications, and modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;

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

**ARTICLE III
COMMERCIAL DISTRICT REGULATIONS**

**Chapter 2
Use Regulations**

**32-30
USES PERMITTED BY SPECIAL PERMIT**

**32-32
By the City Planning Commission**

In the districts indicated, the following #uses# are permitted by special permit of the City Planning Commission, in accordance with standards set forth in Article VII, Chapter 4, or as otherwise indicated in this Section.

* * *

C1 C2 C3 C4 C5 C6 C7 C8

Railroad passenger stations

C2-7 C6

Research and development facility, scientific, in C2-7 Districts within Community District 8 in the Borough of Manhattan, and in C6 Districts

C1 C2 C3 C4 C5 C6 C7 C8

Seaplane bases

* * *

ARTICLE VII

Administration

* * *

Chapter 4

Special Permits by the City Planning Commission

74-40

USE PERMITS

* * *

74-48

Scientific Research and Development Facility

In C2-7 Districts within Community District 8 in the Borough of Manhattan, and in C6 Districts, the City Planning Commission may permit a scientific research and development facility containing as a #commercial use#, where such facility contains laboratories for medical, biotechnological, chemical or genetic research, including space for production, storage and distribution of scientific products generated through research and may modify height and setback regulations for the facility. Such facility shall conform to the performance standards applicable to M1 Districts and occupy a #zoning lot# that either contains a minimum #lot area# of 40,000 square feet or comprises an entire #block#. No #residential use# is to be located anywhere on a #zoning lot# containing such a facility, in conjunction with such facility, may allow the modifications set forth in paragraph (a) of this Section. For a special permit to be granted, applications shall comply with conditions in paragraph (b) and the findings of paragraph (c) of this Section. Additional requirements are set forth in paragraph (d).

a. Additional modifications

For such scientific research and development facility, the Commission may modify the following:

- 1. height and setback regulations; and
2. where such facility is located within C2-7 Districts:
i. #sign# regulations;
ii. #floor area ratio# regulations, up to the maximum #floor area ratio# permitted for #community facility uses# for the District; and
iii. #yard# regulations.

b. Conditions

As a condition for granting a special permit, such facility shall:

- 1. conform to the performance standards applicable to M1 Districts;
2. occupy a #zoning lot# that either contains a minimum #lot area# of 40,000 square feet or comprises an entire #block#; and
3. occupy a #zoning lot# containing no #residential use#.

c. Findings

As a condition for granting a special permit, the Commission shall find that the scientific research and development facility:

- (a)(1) will not unduly affect the essential character or impair the future use and development of the surrounding area;
(b)(2) will be located so as to draw a minimum of vehicular traffic to and through local #streets#;
(c)(3) provides fully enclosed storage space for all raw materials, finished products, by-products and waste materials including debris, refuse and garbage; and
(d)(4) that the modification of such height and setback to any applicable #bulk# regulations will not unduly obstruct the access of light and air to adjoining properties or public #streets#.

5. with regard to #sign# modifications:

- i. a signage plan has been submitted showing the location, size, height, and illumination of all #signs# on the #zoning lot#;
ii. the modifications are consistent with the amount and location of commercial life sciences laboratories that the Commission finds appropriate on the #zoning lot#; and
iii. #illuminated signs#, if provided:
a. utilize an illumination type, and are located and oriented in a manner so as to minimize any negative effects on nearby residences; and
b. do not alter the essential character of the adjacent area.

d. Additional requirements

- 1. To minimize traffic congestion in the area, the Commission shall require the provision of off-street loading berths conforming to the requirements set forth in Section 36-62 (Required Accessory Off-street Loading Berths) for #commercial uses#.
2. The Commission may also require the provision of #accessory# off-street parking facilities to prevent the creation of traffic congestion caused by the curb parking of vehicles generated by such #use#. The size and location of such parking, bicycle parking, and loading facilities shall comply with the applicable provisions of Section 36-00, inclusive.
3. All applications for the grant of a special permit, pursuant to this Section shall be referred to the Commissioner of Health of the City of New York or its successor for a report and recommendations on matters relating to health, safety and general welfare of the public with regard to the proposed facility. If the report is received within 45 days from the date of referral, the Commission shall, in its determination, give due consideration to the report and its recommendations. If such agency does not report within 45 days, the Commission may make a final determination without reference thereto.

In order to promote and protect the public health, safety and general welfare, the City Planning Commission may impose additional conditions and safeguards and more restrictive performance standards where necessary.

* * *

No. 3

CD 8 C 210353 ZSM
IN THE MATTER OF an application submitted by New York Blood Center, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-48* of the Zoning Resolution as follows:

- 1. to allow a scientific research and development facility as a commercial use;
2. to allow the floor area ratio regulations, up to the maximum floor area ratio permitted for community facility uses for the District, to apply to the scientific research and development facility use;
3. to modify the height and setback regulations of Section 33-432 (In other Commercial Districts), and the required yard equivalents regulations of Section 33-283 (Required rear yard equivalents); and,
4. to modify the signage regulations of Section 32-641 (Total surface area of signs), Section 32-642 (Non-illuminated signs), Section 32-643 (Illuminated non-flashing signs), Section 32-655 (Permitted Projections or Height of Signs), and Section 32-67 (Special Provisions Applying Along District Boundaries);

to facilitate a proposed 16-story building on property, located at 310 East 67th Street (Block 1441, Lot 40), in a C2-7** District.

* Note: A zoning text amendment is proposed to Section 74-48 under a concurrent related application for a Zoning Text change (N 210352 ZRM).

** Note: This site is proposed to be rezoned by changing an R8B District to a C2-7 District under a concurrent related application for a Zoning Map change (C 210351 ZMM).

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

NOTICE

On Thursday, July 29, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both in person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the

New York Blood Center (the Applicant). The Applicant is requesting a rezoning and other discretionary actions from the CPC to facilitate the construction of the Proposed Project, an approximately 596,200 gross-square-foot (gsf) state-of-the-art laboratory building with related offices on the site of the Applicant's existing building at 310 East 67th Street, Block 1441 Lot 40 (the "Development Site"). The Development Site is located on the Upper East Side in Manhattan Community District 8. Block 1441 is bounded by East 66th and East 67th Streets and First and Second Avenues. The Development Site is part of a larger Rezoning Area, which also includes Block 1441, Lots 1001-1202, and Block 1421, p/o Lot 21. To facilitate the Proposed Project the Applicant is requesting several actions from the New York City CPC: a zoning map amendment to rezone the Development Site from R8B to C2-7; designation of the Development Site for Mandatory Inclusionary Housing (MIH); and to rezone the remainder of the Rezoning Area (Block 1441, Lots 1001-1202 and the eastern 100 feet of Block 1421, p/o Lot 21) from C1-9 to C2-8. The Applicant is also requesting a zoning text amendment to Section 74-48 of the Zoning Resolution; and a special permit, pursuant to the amended Section 74-48 to modify various sections of the Zoning Resolution, as detailed below. In addition, the Applicant may seek a revocable consent from the New York City Department of Transportation (DOT) to allow a Marquee projection over the building's entrance in accordance with the NYC Building Code.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, August 9, 2021.

For instructions on how to submit comments and participate remotely, please refer to the instructions at the beginning of this agenda.

This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 21DCP080M.

BOROUGH OF BROOKLYN
Nos. 4-7
960 FRANKLIN AVENUE REZONING
No. 4

CD 9 **C 200184 ZMK**
IN THE MATTER OF an application submitted by Franklin Ave. Acquisition LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d:

- changing from an R6A District to an R9D District property, bounded by Montgomery Street, Franklin Avenue, a line 150 feet northerly of Sullivan Place, a line 100 feet easterly of Washington Avenue, and a line 300 feet northwesterly of Franklin Avenue; and
- establishing within the proposed R9D District a C2-4 District bounded by Montgomery Street, Franklin Avenue, a line 150 feet northerly of Sullivan Place, and a line 100 feet northwesterly of Franklin Avenue;

as shown on a diagram (for illustrative purposes only) dated February 1, 2021, and subject to the conditions of CEQR Declaration E-586.

No. 5

CD 9 **N 200185 ZRK**
IN THE MATTER OF an application submitted by Franklin Ave. Acquisition LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

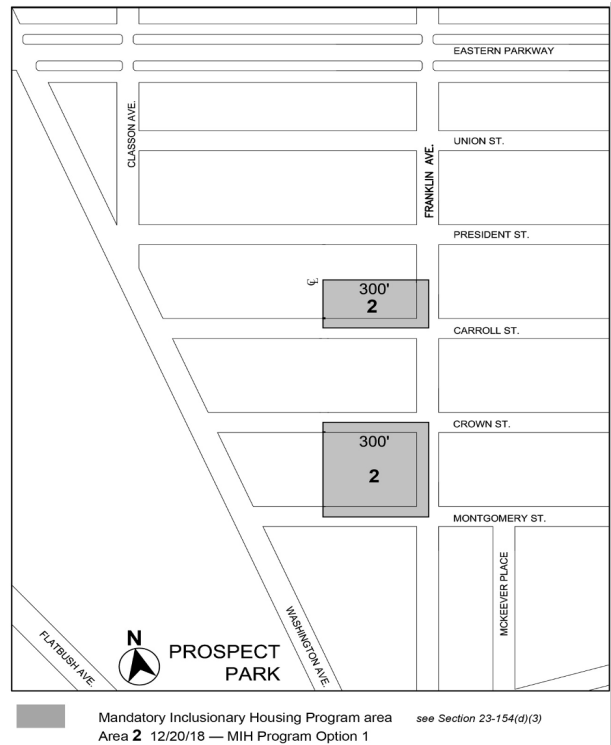
* * *

Brooklyn Community District 9

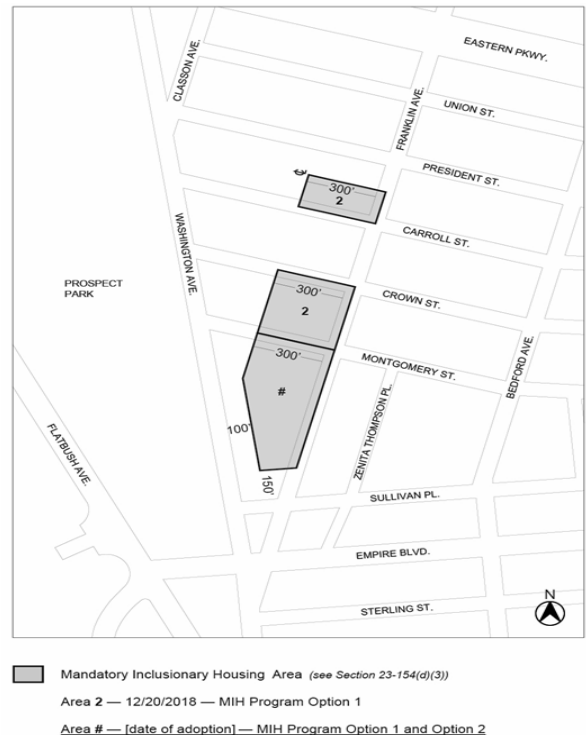
* * *

Map 2 - [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



Portion of Community District 9, Brooklyn

No. 6

CD 9 **C 200186 ZSK**
IN THE MATTER OF an application submitted by Franklin Ave. Acquisition LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit, pursuant to Sections 74-743 of the Zoning Resolution to modify the height and setback requirements of Section 23-662 (Maximum Height of Buildings and Setback Regulations), and the tower coverage requirements of Section 23-663 (Tower Regulations in R9D and R10X Districts), in connection with a proposed mixed-use development, within a large-scale general

development, on property, generally bounded by Montgomery Street, Franklin Avenue, a line 150 feet northerly of Sullivan

Place, a line 100 feet easterly of Washington Avenue, and a line 300 feet northwesterly of Franklin Avenue (Block 1192, Lots 41, 46, 63, & 66), in R9D* and R9D/C2-4* Districts.

* Note: This site is proposed to be rezoned by changing an existing R6A District to R9D and R9D/C2-4 Districts under a concurrent related application for a Zoning Map change (C 200184 ZMK).

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

No. 7

CD 9 C 200187 ZSK

IN THE MATTER OF an application submitted by Franklin Ave. Acquisition LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Sections 74-533 of the Zoning Resolution to reduce from 40 percent to 16 percent, the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, on property generally bounded by Montgomery Street, Franklin Avenue, a line 150 feet northerly of Sullivan Place, a line 100 feet easterly of Washington Avenue, and a line 300 feet northwesterly of Franklin Avenue (Block 1192, Lots 41, 46, 63, & 66), in R9D* and R9D/C2-4* Districts.

* Note: This site is proposed to be rezoned by changing an existing R6A District to an R9 and R9/C2-4 District under a concurrent related application for a Zoning Map change (C 200184 ZMK).

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

NOTICE

On Thursday, July 29, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both in person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS), concerning an application by Franklin Ave. Acquisition LLC (the Applicant). The Applicant is requesting several discretionary actions that would facilitate the development of two mixed-use buildings comprising approximately 1,369,314 gross square feet (gsf) (1,151,671 (zsf) mixed-use commercial/residential development on the block bound by Montgomery Street, Franklin Avenue, Sullivan Place, and Washington Avenue, on the eastern side of the Franklin Avenue subway shuttle right-of-way, in the Crown Heights neighborhood of Brooklyn Community District (CD) 9. The site is comprised of Brooklyn Block 1192, Lots 41, 46, 63 and 66 (the "Development Site"), while the Affected Area also includes Lot 40 and parts of Lot 1 (a portion of the MTA's Franklin Avenue subway shuttle right-of-way), Lot 77 and Lot 85 (the "Affected Area"). To facilitate the Proposed Project, the Applicant is requesting several actions from the CPC including: a zoning map amendment to rezone the Affected Area from R6A to R9D and R9D/C2-4 (within 100 feet of Franklin Avenue), a text amendment to designate the Affected Area as a Mandatory Inclusionary Housing (MIH) area, as well as a Large Scale General Development (LSGD) special permit, and special permit to waive parking.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, August 9, 2021.

For instructions on how to submit comments and participate remotely, please refer to the instructions at the beginning of this agenda.

This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 19DCP095K.

YVETTE V. GRUEL, Calendar Officer

City Planning Commission

120 Broadway, 31st Floor, New York, NY 10271

Telephone (212) 720-3370



jl15-29

LANDMARKS PRESERVATION COMMISSION

■ PUBLIC HEARINGS

CORRECTED NOTICE

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 3, 2021 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. **Finally, please be aware:** COVID-19 safety protocols are in effect at the location; all members of the public and applicants and their teams must wear a proper face covering.

50-02 39th Avenue, aka Phipps Playground - Sunnyside

Gardens Historic District

LPC-21-00012 - Block 129 - Lot 30 - Zoning: R4

BINDING REPORT

A quarter-acre fenced-in playground, with a shed and pavilion. Application is to refurbish the playground.

291 St. Paul's Avenue - St. Paul's Avenue-Stapleton Heights Historic District

LPC-21-06249 - Block 517 - Lot 49 - Zoning: R3X

CERTIFICATE OF APPROPRIATENESS

A Neo-Colonial style freestanding house, designed by Otto Loeffler and built in 1917. Application is to construct a rear deck.

49-51 Chambers Street - African Burial Ground & The Commons Historic District

LPC-21-10492 - Block 153 - Lot 7501 - Zoning: C6-4

MISCELLANEOUS - AMENDMENT

A Beaux-Arts style skyscraper and interior banking hall, designed by Raymond F. Almirell and built in 1909-12. Application is to amend a proposal approved at the Public Meeting of July 21, 2020 for alterations to the banking hall, to include the installation of partitions, desk and cabinetry.

408-410 Broadway - SoHo-Cast Iron Historic District

LPC-21-08147 - Block 196 - Lot 5 - Zoning: M1-5

CERTIFICATE OF APPROPRIATENESS

An Italianate style store and loft building, designed by Henry Engelbert and built c. 1866-1868. Application is to modify openings, replace infill and install signage.

140 West Broadway (aka 140-142 West Broadway and 82 Thomas Street) - Tribeca West Historic District

LPC-21-04082 - Block 144 - Lot 26 - Zoning: C6-2A

CERTIFICATE OF APPROPRIATENESS

An Italianate/Neo-Grec style store and loft building, designed by Carl Pfeiffer and built in 1866. Application is to remove and relocate vault lights and replace the sidewalk and loading dock.

495 Broadway - SoHo-Cast Iron Historic District

LPC-21-06057 - Block 484 - Lot 24 - Zoning:

CERTIFICATE OF APPROPRIATENESS

A Beaux-Arts style store and loft building, designed by Alfred Zucker and built in 1892-1893. Application is to construct rooftop additions.

13 Crosby Street - SoHo-Cast Iron Historic District Extension

LPC-21-10606 - Block 233 - Lot 4 - Zoning: M1-5B

CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style store and loft building, designed by Charles Abbott French and built in 1901. Application is to enlarge a rooftop bulkhead and extend a chimney.

36 Walker Street - Tribeca East Historic District

LPC-21-01775 - Block 194 - Lot 14 - Zoning: C6-2A

CERTIFICATE OF APPROPRIATENESS

An Italianate style store and loft building, built in 1859-60. Application is to construct bulkheads and a pergola, remove steps, replace storefront infill, and install a cornice.

400 West 57th Street - The Windmere

LPC-22-00009 - Block 1066 - Lot 32 - Zoning: C1-8/R8/C1-5

CERTIFICATE OF APPROPRIATENESS

An Eclectic style apartment complex, designed by Theophilus G. Smith and built in 1880-81. Application is to construct rooftop and rear yard additions, install rooftop mechanical equipment, alter the areaways and install a barrier-free access lift.

451-455 Madison Avenue, aka 29 1/2 East 50th Street - Individual Landmark

LPC-21-06662 - Block 1286 - Lot 21 - **Zoning:** C5-3, C5-2.5
CERTIFICATE OF APPROPRIATENESS

A complex of Italian Renaissance-style townhouses, designed by McKim, Meade, and White and built in 1882-85. Application is to establish a restoration master plan for the use of substitute materials.

118 East 62nd Street - Upper East Side Historic District**LPC-21-04098** - Block 1396 - Lot 65 - **Zoning:** R8B**CERTIFICATE OF APPROPRIATENESS**

A rowhouse, designed by Robert Mook and built in 1869-70 and altered in a late Beaux Arts style by Carrere & Hastings in 1909. Application is to replace areaway ironwork.

jy20-a3

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 10, 2021, at 9:30 A.M., a public hearing will be held in the public hearing room, at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties and then followed by a public meeting. An overflow room is located outside of the primary doors of the public hearing room. The occupancy limit in the public hearing room is 12, and the occupancy limit for the overview room is 10.

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. Additionally, the public hearing will be posted or livestreamed on YouTube for viewing only by visiting the "New York City Landmarks Preservation Commission" channel. Finally, please be aware: COVID-19 safety protocols are in effect at the location; all meeting attendees will be required to practice physical distancing and all attendees over the age of two who are medically able to tolerate a face covering will be required to wear a face covering, regardless of vaccination status. Please see additional information on safety protocols below the itemized agenda.

237 Beverly Road - Douglaston Historic District**LPC-21-07505** - Block 8033 - Lot 53 - **Zoning:** R1-2**CERTIFICATE OF APPROPRIATENESS**

An Arts & Crafts style house, designed by Frederick J. Schroeter, Jr. and built in 1924. Application is to enclose a porch, replace windows, and construct dormers and additions.

122 Gates Avenue - Clinton Hill Historic District**LPC-21-09251** - Block 1981 - Lot 35 - **Zoning:** R6B**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse, designed by Effingham Nichols & John W. Gregory and built c. 1863. Application is to construct a rear yard addition.

1180 Bergen Street - Crown Heights North Historic District II**LPC-21-08229** - Block 1221 - Lot 18 - **Zoning:** R6**CERTIFICATE OF APPROPRIATENESS**

A garage, built c. 1880. Application is to replace fencing and a gate.

415 12th Street - Park Slope Historic District Extension**LPC-21-02724** - Block 1096 - Lot 67 - **Zoning:** R6B**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style rowhouse, built c. 1878-80. Application is to construct rooftop and rear yard additions, replace windows, and extend chimneys.

93 Mercer Street - SoHo-Cast Iron Historic District**LPC-21-09865** - Block 485 - Lot 22 - **Zoning:** M1-5A**CERTIFICATE OF APPROPRIATENESS**

A loft building, designed by Hill & Turner and built in 1900-01. Application is to construct a barrier-free access ramp and replace doors.

19 East 74th Street - Upper East Side Historic District**LPC-21-09652** - Block 1389 - Lot 12 - **Zoning:** R8B**CERTIFICATE OF APPROPRIATENESS**

An Italianate style residence, built c. 1869 and altered in a simplified Neo-Federal style by Schwartz & Gross in 1930. Application is to replace windows, modify an opening and construct a stair bulkhead.

146 West 121st Street - Mount Morris Park Historic District Extension**LPC-21-06253** - Block 1905 - Lot 54 - **Zoning:** R7-2**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style rowhouse, designed by Bartlett Smith & Sons and built c. 1886-1887. Application is to construct a rear yard addition and extend a chimney.

121 Heberton Avenue - Individual Landmark**LPC-21-10070** - Block 1015 - Lot 9 - **Zoning:** R3A**CERTIFICATE OF APPROPRIATENESS**

A Rustic style freestanding house, designed by James G. Burger and built in 1859-1861. Application is to install a parking pad and gazebo.

jy27-a10

MANAGEMENT AND BUDGET**■ PUBLIC HEARINGS**

**CITY OF NEW YORK
DEPARTMENT OF CITY PLANNING
MAYOR'S OFFICE OF OPERATIONS
MAYOR'S OFFICE OF MANAGEMENT AND BUDGET
NOTICE OF AVAILABILITY TO REVIEW APPLICATIONS FOR
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING
FROM THE
NEW YORK STATE OFFICE OF COMMUNITY RENEWAL
AND
NOTICE OF A PUBLIC HEARING**

TO ALL AGENCIES, COMMUNITY BOARDS, GROUPS, AND PERSONS:

The City of New York (the City) will hold a public hearing and comment period for the purpose of hearing comments on the City's community development needs, and to discuss the submission of several Community Development Block Grant (CDBG) applications for the 2021 program year.

The New York State Community Development Block Grant Program (NYS CDBG), is a Federally funded program administered by the NYS Office of Community Renewal (OCR). OCR has made available to eligible local governments approximately \$60 million for the 2020 program year for housing, economic development, public facilities, public infrastructure, and planning activities, with the principal purpose of benefitting low/moderate income persons and preventing, preparing for, and responding to COVID-19. Additional funds are expected to be made available in a subsequent funding round.

NYC intends to apply for \$4 million of NYS CDBG funding for three coronavirus-related projects, which are summarized at the end of this notice. Beginning Wednesday, July 28, 2021, the City's proposed applications will be available for review through the Department of City Planning's website, at www.nyc.gov/planning. Readers will be able to translate the documents into various languages including, but not limited to, Spanish, Russian, and Chinese (simplified). Due to the COVID-19 emergency, the documents will not be printed.

Additionally, the City will hold a virtual public hearing on Thursday, August 5, 2021 at 12:00 P.M. The hearing will provide information about the CDBG program and allow for interested parties to discuss the applications. Comments on the proposed projects will be received at this time. If special accommodations are needed for persons with disabilities, those with hearing impairments, or those in need of translation from English, those individuals should email Con-PlanNYC@planning.nyc.gov at least three days in advance of the hearing date to allow for necessary arrangements.

The hearing is being conducted pursuant to 24 CFR § 570.486 in compliance with the requirements of the Housing and Community Development Act of 1974, as amended and 24 CFR § 91.105(c) of the U.S. Department of Housing and Urban Development's Consolidated Plan regulations. Pursuant to waivers issued by HUD given the ongoing pandemic, the City will not hold in-person hearings and has instead created an online platform that allows the public to review the proposed submissions, provide comments, and view responses by the City to the comments received. The online platform may be accessed from the following web address: <https://www1.nyc.gov/site/planning/about/consolidated-plan.page>. You may also email comments to Con-PlanNYC@planning.nyc.gov. If you are unable to access email, please submit your comments to Lisa Rambaran, Consolidated Plan Program Manager, Department of City Planning, 120 Broadway 31st Floor, New York, NY 10271.

Comments must be received by close of business August 5, 2021.

NYC Mayors Office OPS is inviting you to a scheduled Zoom meeting.

Topic: Virtual Public Hearing for the City's Proposed Applications for NYS CDBG Funding Time: August 5, 2021, 12:00 P.M., Eastern Time (US and Canada).

Join Zoom Meeting
<https://us06web.zoom.us/j/83078813650?pwd=UndCd1hERm9uY3JzbnFNSnk2bzhaUT09>

Meeting ID: 830 7881 3650

Passcode: 783672

One tap mobile

+16465588656,,83078813650# US (New York)

+13017158592,,83078813650# US (Washington DC)

Dial by your location

- +1 646 558 8656 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 312 626 6799 US (Chicago)
- +1 720 707 2699 US (Denver)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

Meeting ID: 830 7881 3650

Find your local number: <https://us06web.zoom.us/j/90200000000>

Project Summaries

- 1. Furnishing Affordable Housing Units for Former Shelter Residents:** Since the onset of COVID-19, the NYC Department of Housing Preservation and Development (HPD) has significantly increased the number of households moving from shelter to permanent, HPD-assisted affordable housing in order to ensure households had safe places to isolate, maintain social distance, and take care of their health. The City proposes to use NYS CDBG funds to provide furnishings to these households, which affords stability and reduces the likelihood they return to homelessness and the dangers of COVID in the shelter system. HPD would contract with a non-profit provider to purchase and deliver furniture based on unit size and unique needs. Amount to be requested: \$1 million.
- 2. Expanding Internet Access for Housing Voucher Recipients:** The COVID-19 pandemic highlighted the critical need for universal internet access. A survey of housing voucher clients revealed that nearly half of the households do not have internet access at home. Many buildings in the low-income neighborhoods the City primarily serves are physically disconnected from necessary infrastructure. In response, HPD proposes to use NYS CDBG funds for a pilot program to expand internet access via a "mesh" WiFi network. Amount to be requested: \$1 million.
- 3. Expanding Access to Mental Health Services for Older Adults:** COVID-19 has intensified the need for accessible and culturally appropriate mental health services for older adults. Social distancing requirements and stay-at-home orders have exacerbated underlying pre-existing conditions, created new mental health needs, increased social isolation, and increased prevalence of elder abuse and elder crime. The NYC Department for the Aging (DFTA) proposes to use NYS CDBG funds to expand access to bilingual and bicultural licensed mental health clinicians for older adults living in the most impacted, vulnerable, and underserved communities. DFTA's Geriatric Mental Health program would be expanded to Older Adult Centers in these areas. Amount to be requested: \$2 million.

City of New York: Marisa Lago, Director, Department of City Planning
Jacques Jiha, Ph.D., Director, Mayor's Office of Management and Budget

Accessibility questions: Lisa Rambaran, Con-PlanNYC@planning.nyc.gov, by: Monday, August 2, 2021, 12:00 P.M.



jy28-a4

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

■ SALE

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

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

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

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

f23-a4

HOUSING PRESERVATION AND DEVELOPMENT

■ PUBLIC HEARINGS

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

j4-d30

PROCUREMENT

"Compete To Win" More Contracts!

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

● Win More Contracts, at nyc.gov/competetowin

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

HHS ACCELERATOR

To respond to human services Requests for Proposals (RFPs), in accordance with Section 3-16 of the Procurement Policy Board Rules of the City of New York ("PPB Rules"), vendors must first complete and submit an electronic prequalification application using the City's Health and Human Services (HHS) Accelerator System. The HHS Accelerator System is a web-based system maintained by the City of New York for use by its human services Agencies to manage procurement. The process removes redundancy by capturing information about boards, filings, policies, and general service experience centrally. As a result, specific proposals for funding are more focused on program design, scope, and budget.

Important information about the new method

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

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

Participating NYC Agencies

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

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

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

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

CITY PLANNING

■ AWARD

Goods

ESRI - Intergovernmental Purchase - PIN# 03021O0002001 - AMT: \$72,690.00 - TO: Environmental Systems Research Institute Inc, 380 New York Street, Redlands, CA 92373-8100.

FY22 ESRI Maintenance

← jy29

CITYWIDE ADMINISTRATIVE SERVICES

■ AWARD

Goods

TRUCK, DUAL WHEEL AERIAL - FDNY - Competitive Sealed Bids - PIN# 8572000222 - AMT: \$1,668,498.00 - TO: Diehl & Sons Inc DbA New York Freightliner, 129-01 Atlantic Avenue, Richmond Hill, NY 11418-3303.

← jy29

ADMINISTRATION

■ INTENT TO AWARD

Goods and Services

NAE CITYWIDE AUTO AUCTION SERVICES - Negotiated Acquisition - Other. - PIN# 85622N0001 - Due 8-3-21 at 10:00 A.M.

In accordance with Section 3-04(b)(2)(D) of the Procurement Policy Board Rules, the Department of Citywide Administrative Services, is seeking to use the Negotiated Acquisition Method to extend its current contract with Propertyroom.com Inc., to provide Auto Auction Services - Online auction of relinquished City Fleet vehicles and equipment. The contract term is from March 19, 2020 to December 31, 2021.

This advertisement is for informational purposes only.

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. Lucy Nguyen (212) 386-0441; lucyng@dcas.nyc.gov

jy28-a3

COMPTROLLER

INFORMATION TECHNOLOGY

■ INTENT TO AWARD

Goods

RENEWAL OF TEAMMATE SOFTWARE LICENSES - Sole Source - Available only from a single source - PIN# 01522BIST52290 - Due 8-3-21 at 5:00 P.M.

The New York City Comptroller's Office, intends to enter into a Sole Source procurement, in accordance with Section 3-05 of the New York City Procurement Policy Board Rules with Wolters Kluwer Financial Services Inc. for Teammate Software Licenses. The term of the license coverage will be from October 1, 2021 to September 30, 2022. Wolters Kluwer Financial Services Inc. is the sole provider of the proprietary software package "TeamMate".

Any qualified vendor that wishes to express interest in providing such product and believes that, at present or in the future it can also provide these software licenses, is invited to do so by submitting an expression of interest which must be received, no later than August 3, 2021, at 5:00 P.M. to Caroline Wisniewski, Manager Administration, Contracts and Procurement, at cwisnie@comptroller.nyc.gov.

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

Comptroller, 1 Centre Street, Room 1200, New York, NY 10007. Caroline Wisniewski (212) 669-8218; cwisnie@comptroller.nyc.gov

jy23-29

INTEGRATED RECONCILIATION, DATA MANAGEMENT AND OPTICAL CHARACTER RECOGNITION SOFTWARE SOLUTION - Negotiated Acquisition - Judgment required in evaluating proposals - PIN# 01522BIST52294 - Due 8-10-21 at 2:00 P.M.

In accordance with Section 3-04(b)(2)(ii) of the New York City Procurement Policy Board Rules, the New York City's Comptroller's Office (the "Comptroller's Office"), is seeking to enter into negotiations with Web Services Integration Limited, dba Xceptor, to provide an integrated reconciliation, data management and optical character recognition software solution for the Comptroller's Office Bureau of Asset Management ("BAM"). The term of the contract is estimated to commence on January 3, 2022, and continues through January 2, 2027, with options to renew totaling 3 years.

The Notice of Intent, including the Agency needs and minimum requirements, will be available for download from the Comptroller's Office Website, at www.comptroller.nyc.gov, from July 27, 2021 until August 10, 2021. To download the Notice of Intent, select "RFPs and Solicitations," then click on the link to BAM OCR and Reconciliation Project.

Vendors that are interested in expressing interest in this procurement or in a similar procurement in the future, may contact Caroline Wisniewski, Manager of IT Contracts and Procurement, cwisnie@comptroller.nyc.gov. Expressions of Interest are due August 10, 2021, by 2:00 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.

Comptroller, 1 Centre Street, New York, NY 10007. Caroline Wisniewski (212) 669-7827; cwisnei@comptroller.nyc.gov

jy27-a2

CORRECTION

CENTRAL OFFICE OF PROCUREMENT

■ INTENT TO AWARD

Human Services/Client Services

PROVIDING RE-ENTRY SERVICES TO HIGH RISK INMATES (QUEENS) - Negotiated Acquisition - Available only from a single source - PIN# 07221N0009 - Due 8-19-21 at 10:00 A.M.

The Department of Correction (DOC), intends to engage The Fortune Society Inc., to provide discharge preparation skill building activities and community stabilization services to eligible pretrial and sentenced male and female inmates during incarceration in the City jail, and after release into community-based settings in the Borough of Queens. Any firm that believes it can provide these required services in the future is invited to express interest via email. The services cannot be procured in a timely manner by competitive sealed bidding or competitive sealed proposal, therefore, the Department is utilizing the Negotiated Acquisition Extension process in order to provide a continuation of service with The Fortune Society, Inc.

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

Correction, 75-20 Astoria Boulevard, East Elmhurst, NY 11370. Keshia Wyllie (718) 546-0791; keshia.wyllie@doc.nyc.gov

jy28-a3

PROVIDING RE-ENTRY SERVICES TO HIGH RISK INMATES (MANHATTAN) - Negotiated Acquisition - Available only from a single source - PIN# 07221N0010001 - Due 8-19-21 at 12:00 A.M.

The Department of Correction (DOC), intends to engage The Fortune Society Inc., to provide discharge preparation skillbuilding activities and community stabilization services to eligible pretrial and sentenced male and female inmates during incarceration in the City jail, and after release into community-based settings in the Borough of Manhattan. Any firm that believes it can provide the required services in the future is invited to express interest via email. The services

cannot be procured in a timely manner by competitive sealed bidding or competitive sealed proposal, therefore, the Department is utilizing the Negotiated Acquisition Extension process in order to provide a continuation of service with The Fortune Society Inc.

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

Correction, 75-20 Astoria Boulevard, East Elmhurst, NY 11370. Keshia Wyllie (718) 546-0791; keshia.wyllie@doc.nyc.gov

jy28-a3

PROVIDING DISCHARGE PREPARATION SKILLS TO MALE AND FEMALE INMATES IN THE BOROUGH OF BROOKLYN.

- Negotiated Acquisition - Other - PIN# 07221N0012 - Due 8-10-21 at 10:00 A.M.

The Department of Correction (DOC), intends to engage The Osborne Association Inc., to provide discharge preparation skill building activities and community stabilization services to eligible pretrial and sentenced male and female inmates during incarceration in the City jail, and after release into community-based settings in the Borough of Brooklyn.

Any firm that believes it can provide the required services in the future is invited to express interest via email, to Lilliana.Cano@doc.nyc.gov, by August 10, 2021. The services cannot be procured in a timely manner by competitive sealed bidding or competitive sealed proposal, therefore, the Department is utilizing the Negotiated Acquisition Extension process in order to provide continual service with The Osborne Association Inc.

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

Correction, Bulova Corporate Center, 75-20 Astoria Boulevard, Suite 160, East Elmhurst, NY 11370. Lilliana Alvarez-Cano (718) 546-0686; lilliana.alvarez-cano@doc.nyc.gov

jy28-a3

PROVIDING DISCHARGE PREPARATION SKILLS TO MALE AND FEMALE INMATES IN THE BOROUGH OF THE BRONX.

- Negotiated Acquisition - Other - PIN# 072 21N0011 - Due 8-10-21 at 10:00 A.M.

The Department of Correction (DOC), intends to engage The Osborne Association Inc., to provide discharge preparation skill building activities and community stabilization services to eligible pretrial and sentenced male and female inmates during incarceration in the City jail, and after release into community-based settings in the Borough of The Bronx.

Any firm that believes it can provide the required services in the future is invited to express interest via email, to Lilliana.Cano@doc.nyc.gov, by August 10, 2021. The services cannot be procured in a timely manner by competitive sealed bidding or competitive sealed proposal, therefore, the Department is utilizing the Negotiated Acquisition Extension process in order to provide continual service with The Osborne Association Inc.

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

Correction, Bulova Corporate Center, 75-20 Astoria Boulevard, Suite 160, East Elmhurst, NY 11370. Lilliana Alvarez-Cano (718) 546-0686; lilliana.alvarez-cano@doc.nyc.gov

jy28-a3

DISTRICT ATTORNEY - NEW YORK COUNTY

PROCUREMENT AND CONTRACT MANAGEMENT

■ SOLICITATION

Goods and Services

AUCTION SERVICES - Request for Proposals - PIN# 20211500005AUCTION - Due 8-23-21 at 3:00 P.M.

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

District Attorney - New York County, One Hogan Place, New York, NY 10013. Tracey Robinson (212) 335-3910; robinsontr@dany.nyc.gov

jy23-29

HEALTH AND MENTAL HYGIENE

■ AWARD

Human Services/Client Services

MH- HUMAN SERVICE - Required Method (including Preferred Source) - PIN# 81621M0026001 - AMT: \$4,142,574.00 - TO: Visiting Nurse Service of New York Homecare II, 220 East 42nd Street, New York, NY 10017.

PIN: 22AO003001R0X00. The program will be to collaborate with the PBIS team at each participating school, to deliver high quality mental health services to students enrolled in the partnered schools and improve linkages to community-based mental health treatment services as needed. The program will provide ongoing case consultation with the PBIS team in order to achieve the most comprehensive care through a true partnership within the school setting. The program will be the hub of a wheel in which clients and students receive on-campus care and access off-campus mental health and other needed services.

• jy29

81621MC001-RQM OASAS - Required Method (including Preferred Source) - PIN# 81621MC001001 - AMT: \$4,840,758.00 - TO: The Child Center of NY Inc, 118-35 Queens Boulevard, 6th Floor, Forest Hills, NY 11375.

PIN: 22SA002901R0X00. It is the mission of the Department of Health and Mental Hygiene, to provide direction, planning funding and oversight for the provision of Mental Health Services, developmental disability services, and chemical dependency treatment and prevention services to New York City residents and to also provide culturally competent, cost-effective, high-quality care. This contract is a New York State Office of Addiction Services and Supports (NYS OASAS) certified Part 822 substance use disorder outpatient program. This program is a New York State Office of Addiction Services and Supports (NYS OASAS) certified Part 822 substance use disorder outpatient program offering culturally and linguistically appropriate treatment services to individuals meeting diagnostic criteria for substance use disorders.

• jy29

HOUSING PRESERVATION AND DEVELOPMENT

ONS/DTR OPERATIONS

■ INTENT TO AWARD

Human Services/Client Services

80622Y0023-SOLE SOURCE NOTICE OF INTENT - DIGITAL LITERACY AND TRAINING FOR OLDER ADULTS - Request for Information - PIN#80622Y0023 - Due 8-9-21 at 2:00 P.M.

Pursuant to Section 3-05 of the City's Procurement Policy Board Rules, The New York City Department of Housing Preservation and Development (HPD), intends to enter into a Sole Source contract with Older Adults Technology Services, Inc. The vendor will provide digital literacy and training on using the internet for low-income adults aged 55 and older.

This Sole Source procurement is being managed through PASSPort. If there are any expressions of interest, please send an email to Agency Contact.

jy26-a2

Services (other than human services)

80622Y0022-SOLE SOURCE NOTICE OF INTENT - MESH INTERNET NETWORK - Request for Information - PIN# 80622Y0022 - Due 8-16-21 at 2:00 P.M.

Pursuant to Section 3-05 of the City's Procurement Policy Board Rules, The New York City Department of Housing Preservation and Development (HPD), intends to enter into a Sole Source contract with NYC Mesh, Inc. The vendor will provide mesh internet networks to connect low-income tenants to the internet for free in specific neighborhoods throughout Brooklyn, Manhattan, and the Bronx.

This Sole Source procurement is being managed through PASSPort. If there are any expressions of interest, please send an email to Agency Contact.

jy26-a2

HUMAN RESOURCES ADMINISTRATION

■ AWARD

Human Services/Client Services

EMERGENCY RENTAL ASSISTANCE PROGRAM (ERAP) OUTREACH, EDUCATION AND APPLICATION ASSISTANCE - Emergency Purchase - PIN# 09621E0012001 - AMT: \$5,175,000.00 - TO: BronxWorks Inc., 60 East Tremont Avenue, Bronx, NY 10453.

Contract Term from 5/5/2021 to 9/30/2022.

✦ jy29

PERMANENT CONGREGATE SUPPORTIVE HOUSING FOR PLWAS - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# 06917P9567KXLR001 - AMT: \$12,074,391.00 - TO: Center for Urban Community Services Inc, 198 East 121st Street, 6th Floor, New York, NY 10035.

Contract Term: 7/1/2021 - 6/30/2030

✦ jy29

NYC HEALTH + HOSPITALS**METROPLUS HEALTH PLAN**

■ SOLICITATION

Services (other than human services)

RFP FOR SECRET SHOPPING SERVICES - Request for Proposals - PIN# MHP-1044 - Due 8-24-21 at 3:00 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.

NYC Health + Hospitals, 50 Water Street, 7th Floor, New York, NY 10014. Kathleen Nolan (212) 908-8730; nolank@metroplus.org

✦ jy29

PARKS AND RECREATION**PURCHASING AND ACCOUNTING**

■ SOLICITATION

Services (other than human services)

SALVAGED WOOD REMOVAL REUSE - Other - PIN# 84622C000X02 - Due 8-26-21 at 5:00 P.M.

NYC Parks is soliciting Expression of Interests from vendors to implement a pilot demonstration project for wood reuse in New York City. Specifically, this pilot project applies to the subset of logs that are to be salvaged from 1,000 trees that are being removed as part of the Eastside Coastal Resiliency project (ESCR). The reuse of logs after whole tree removal from areas of parkland and streets help support the environmental, economic, and social goals of the Agency and New York City overall.

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, New York, NY 10023. Christopher Miao (212) 830-7983; christopher.miao@parks.nyc.gov

✦ jy29-a4

REVENUE AND CONCESSIONS

■ SOLICITATION

Goods

REQUEST FOR BIDS: RODMAN'S NECK SNACK BAR, PELHAM BAY PARK, BRONX - Competitive Sealed Bids - PIN# X39-VM-SB - Due 8-25-21 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 ("Parks"), is issuing, as of the date of this Notice, a non-significant RFB for the operation, renovation and maintenance of a Snack Bar and four (4) vending machines at the New York City Police Academy at Rodman's Neck, Pelham Bay Park, in the borough of the Bronx.

There will be a recommended remote bidder meeting on August 11, 2021, at 2:00 P.M. If you are considering responding to this RFB, please make every effort to attend this recommended remote bidder meeting.

The Cisco WebEx link for the remote Bidder meeting is as follows: <https://nycparks.webex.com/nycparks/j.php?MTID=m20a73ac38a44343a756867ee4aabaefe>

Meeting number: 179 165 6292

Password: Xh2mSJCmW36

You may also join the remote bidder meeting by phone using the following information:

+1-646-992-2010 OR +1-408-418-9388. Access code: 179 165 6292

Subject to availability and by appointment only, Parks may set up a meeting at the concession site at the Police Academy at Rodman's Neck, Pelham Bay Park, the Bronx (Block # 5650 & Lot # 1).

All bids submitted in response to this RFB must be submitted by no later than August 25, 2021, at 11:00 A.M.

Hard copies of the RFB can be obtained, at no cost, commencing, July 28, 2021, through August 25, 2021, by contacting Glenn Kaalund, Senior Project Manager, at (212) 360-3482, or via email, glenn.kaalund@parks.nyc.gov.

The RFB is also available for download, commencing July 28, 2021, through August 25, 2021, on Parks' website. To download the RFB, visit <http://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 or if you cannot attend the remote bidder meeting, prospective bidders may contact Glenn Kaalund, Senior Project Manager, at (212) 360-3482, or via email: glenn.kaalund@parks.nyc.gov.

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

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

Parks and Recreation, The Arsenal, 830 Fifth Avenue, Room 407, New York, NY 10065. Glenn Kaalund (212) 360-3482; glenn.kaalund@parks.nyc.gov

Accessibility questions: glenn.kaalund@parks.nyc.gov, by: Friday, August 20, 2021, 5:00 P.M.



jy28-a10

Services (other than human services)

FOR THE RENOVATION, OPERATION AND MAINTENANCE OF AN OUTDOOR CAFÉ AT MINERAL SPRINGS, CENTRAL PARK, MANHATTAN - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# M10-33-SB-2021 - Due 9-3-21 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice a significant Request for Proposals ("RFP") proposals for the renovation, operation, and maintenance of an outdoor café at Mineral Springs, Central Park, Manhattan.

There will be a recommended remote proposer meeting on Wednesday, August 4, 2021, at 2:00 P.M. If you are considering responding to this RFP, please make every effort to attend this recommended remote proposer meeting.

The Cisco WebEx link for the remote proposer meeting is as follows: <https://nycparks.webex.com/nycparks/j.php?MTID=mb39364b67f573e3248c9e533703e599f>

Meeting Number: 179 020 4930 Password: Parks123

You may also join the remote proposer meeting by phone using the following information:

+1-646-992-2010 OR +1-408-418-9388

Access code: 179 020 4930

Subject to availability and by appointment only, we may set up a meeting at the proposed concession site (Block #1111 & Lot #1), which is located between 69th and 70th Streets and between Terrace Drive and Sheep Meadow in Central Park, Manhattan.

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

Hard copies of the RFP can be obtained at no cost, commencing Friday, July 23, 2021 through Friday, September 3, 2021, by contacting Eric Weiss, Senior Project Manager, at (212) 360-3483 or at Eric.Weiss@parks.nyc.gov.

The RFP is also available for download, on Friday, July 23, 2021 through Friday, September 3, 2021, on Parks' website. To download the RFP, visit <http://www.nyc.gov/parks/businessopportunities> and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description.

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

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

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

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

jy23-a5

REQUEST FOR PROPOSALS TO MANAGE THE SEASONAL ICE SKATING RINK IN BRYANT PARK, MANHATTAN -

Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# 2021-M8-IS - Due 8-6-21 at 5:00 P.M.

The Bryant Park Corporation ("BPC"), is issuing, as of the date of this notice, a Request for Proposals (RFP) to manage the season ice skating rink in Bryant Park, Manhattan.

All proposals submitted in response to this RFP must be submitted no later than Friday, August 6, 2021, at 5:00 P.M.

The RFP is available for download, commencing on Monday, July 12, 2021, on BPC's website. To download the RFP, please visit <https://bryantpark.org/about-us/#job-openings> and click on the Ice Rink Management Section.

For more information, prospective proposers may contact Rachel Zurier, Director of Operations, at the Bryant Park Corporation, at (917) 438-5134, or rzurier@urbanmgt.com.

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, 5 Bryant Park, Suite 2400 New York, NY 10018. Rachel Zurier (917) 438-5134; rzurier@urbanmgt.com

jy16-29

FOR THE RENOVATION, OPERATION, AND MAINTENANCE OF A CAFÉ AT HUNTER'S POINT SOUTH PARK, QUEENS

- Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# Q471-SB-2021 - Due 8-27-21 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks"), is issuing, as of the date of this notice, a significant Request for Proposals (RFP) for the Renovation, Operation, and Maintenance of a café at Hunter's Point South Park, Queens.

There will be a recommended remote proposer meeting on Friday, July 23, 2021, at 2:00 P.M. If you are considering responding to this RFP, please make every effort to attend this recommended remote proposer meeting.

The Cisco WebEx link for the remote proposer meeting is as follows:

<https://nycparks.webex.com/nycparks/j.php?MTID=m48dc96701c6ea9809ceca4f4d0125bd9>

Meeting number: 179 427 5972

Password: Parks123

You may also join the remote proposer meeting by phone using the following information:

+1-646-992-2010 OR +1-408-418-9388

Access code: 179 427 5972

Subject to availability and by appointment only, we may set up a meeting at the proposed concession site, which is located in Hunter's Point South Park, Long Island City, NY.

All proposals submitted in response to this RFP must be submitted no later than Friday, August 27, 2021, at 3:00 P.M.

Hard copies of the RFP can be obtained at no cost, commencing Friday, July 16, 2021 through Friday, August 27, 2021, by contacting Andrew

Coppola, Senior Project Manager, at (212) 360-3454, or at Andrew.Coppola@parks.nyc.gov.

The RFP is also available for download, on Friday, July 16, 2021, through Friday, August 27, 2021, on Parks' website. To download the RFP, visit, <http://www.nyc.gov/parks/businessopportunities>, and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description.

For more information or if you cannot attend the remote proposer meeting, prospective proposers may contact Andrew Coppola, Senior Project Manager, at (212) 360-3454, or at Andrew.Coppola@parks.nyc.gov.

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

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

Parks and Recreation, The Arsenal, 830 Fifth. Andrew Coppola (212) 360-3454; andrew.coppola@parks.nyc.gov

jy16-29

FOR THE OPERATION AND MAINTENANCE OF FOOD CONCESSIONS AT RANDALL'S ISLAND PARK, MANHATTAN

- Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# M104-SB-2021 - Due 8-27-21 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks"), is issuing, as of the date of this notice, a non-significant Request for Proposals ("RFP") for the operation and maintenance of one (1) interior food concession at Icahn Stadium, the operation and maintenance of three (3) seasonal cafes, and the operation and maintenance of up to four (4) mobile food units at Randall's Island Park, Manhattan.

There will be a recommended remote proposer meeting on Thursday, July 22, 2021, at 2:00 P.M. If you are considering responding to this RFP, please make every effort to attend this recommended remote proposer meeting.

The Cisco WebEx link for the remote proposer meeting is as follows:

<https://nycparks.webex.com/nycparks/j.php?MTID=m960da9c5e99332eef01fa12ee8a21974>

Meeting number: 179 644 1388

Password: Parks123

You may also join the remote proposer meeting by phone using the following information:

+1-646-992-2010 OR +1-408-418-9388

Access code: 179 644 1388

Subject to availability and by appointment only, we may set up a meeting at the proposed concession site, which is located at Icahn Stadium, 10 Central Road, New York, NY 10035.

All proposals submitted in response to this RFP must be submitted no later than Friday, August 27, 2021 at 3:00 P.M.

Hard copies of the RFP can be obtained at no cost, commencing Friday, July 16, 2021 through Friday, August 27, 2021, by contacting Andrew Coppola, Senior Project Manager at (212) 360-3454, or at Andrew.Coppola@parks.nyc.gov.

The RFP is also available for download, on Friday, July 16, 2021, through Friday, August 27, 2021, on Parks' website. To download the RFP, visit <http://www.nyc.gov/parks/businessopportunities>, and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description.

For more information or if you cannot attend the remote proposer meeting, prospective proposers may contact Andrew Coppola, Senior Project Manager, at (212) 360-3454, or at Andrew.Coppola@parks.nyc.gov.

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

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

Parks and Recreation, The Arsenal, 830 Fifth. Andrew Coppola (212) 360-3454; andrew.coppola@parks.nyc.gov

jy16-29

PUBLIC LIBRARY - QUEENS

■ SOLICITATION

Construction / Construction Services

0721-5 CONSTRUCTION SERVICES - STEINWAY COMMUNITY LIBRARY SERVICES - Competitive Sealed Bids - PIN# 0721-5 - Due 8-26-21 at 12:00 A.M.

To All Interested Bidders:

The Queens Borough Public Library (the "Library"), hereby solicits proposals from experienced firms and individuals (hereinafter referred to as "Bidders") in response to this Invitation for Bid ("IFB"), to enter into a contract for Construction Services for Queens Public Library.

To facilitate communication between the Library and Bidders and to ensure that all Bidders have access to the same information, all information concerning this IFB, including how to submit a bid, will be posted on the Library's website at: <https://www.queenslibrary.org/about-us/procurement-opportunities>. All questions regarding this IFB must be submitted as set forth in the IFB. The Library will post questions and responses on the bid website.

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.

Public Library - Queens, <https://www.queenslibrary.org/about-us/procurement-opportunities>. 0721-5 (718) 990-8684; Bidcontact@queenslibrary.org

◀ jy29

AGENCY RULES

CONSUMER AFFAIRS

■ NOTICE

Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? The Department of Consumer and Worker Protection ("DCWP" or "Department") is proposing new rules to implement Local Law 3 of 2021. This new law requires certain businesses to notify customers of the use of biometric identifier information and prohibits the sale of such information.

This new rule will specify the form and manner of posting a sign required by any commercial establishment covered by the law that collects, uses, or retains biometric identifier information.

When and where is the hearing? DCWP will hold a public hearing on the proposed rule. The public hearing will take place at 11:00 AM on Monday, August 30, 2021. The public hearing will be accessible by phone and videoconference.

- To participate in the public hearing via phone, please dial 646-558-8656
 - Meeting ID: 899 8596 9158
- To participate in the public hearing via videoconference, please follow the online link: <https://us02web.zoom.us/j/89985969158?pwd=SThHbDFtL3JyMlRYcEY4eThweG9JUT09>
 - Meeting ID: 899 8596 9158

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

- **Website.** You can submit comments to DCWP through the NYC rules website at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to rulecomments@dca.nyc.gov.
- **By speaking at the hearing.** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up before the hearing by emailing rulecomments@dca.nyc.gov. You can also sign up on the phone or videoconference before the hearing begins at

11:00 AM on Monday, August 30. You can speak for up to three minutes.

Is there a deadline to submit comments? Yes. You must submit any comments to the proposed rule on or before August 30, 2021.

What if I need assistance to participate in the hearing? You must tell DCWP's External Affairs division if you need a reasonable accommodation of a disability at the hearing. You must tell us if you need a sign language interpreter. You may tell us by email at Rulecomments@dca.nyc.gov. Advance notice is requested to allow sufficient time to arrange the accommodation. Please tell us by August 25, 2021.

Can I review the comments made on the proposed rules? You can review the comments made online on the proposed rules by going to the website at <http://rules.cityofnewyork.us/>. A few days after the hearing, all comments received by DCWP on the proposed rule will be made available to the public online at <http://www1.nyc.gov/site/dca/about/public-hearings-comments.page>.

What authorizes DCWP to make this rule? Sections 1043 and 2203(f) of the New York City Charter and section 22-1202 of title 22 of the New York City Administrative Code authorize the Department of Consumer and Worker Protection to make these proposed rules. This proposed rule was not included in the Department of Consumer and Worker Protection's regulatory agenda for this Fiscal Year because it was not contemplated when the Department published the agenda.

Where can I find DCWP's rules? The Department's rules are in Title 6 of the Rules of the City of New York.

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

Statement of Basis and Purpose of Proposed Rule

The Department of Consumer and Worker Protection ("DCWP" or "Department") is proposing a new rule to implement Local Law 3 of 2021 ("LL 3"). This new law requires, among other things, certain businesses to notify customers of the use of biometric identifier information and prohibits the sale of such information.

LL 3 directs the Commissioner of DCWP to prescribe the form and manner of the sign to be used by businesses to notify customers that biometric identifier information is being collected, retained, converted, stored, or shared. This proposed new rule would mandate that covered commercial establishments post a custom sign or a sign provided by the Department on its website in a particular size and manner to comply with LL 3.

Sections 1043 and 2203(f) of the New York City Charter and section 22-1202 of title 22 of the New York City Administrative Code authorize the Department of Consumer and Worker Protection to promulgate these proposed rules.

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.

Proposed Rule Amendments

Section 1. Chapter 8 of Title 6 of the Rules of the City of New York is amended to read as follows:

Chapter 8: [Transportation Benefits] Biometric Identifier Information

§ 8-01 Biometric Identifier Information Signage.

To comply with section 22-1202 of chapter 12 of title 22 of the New York City Administrative Code, a commercial establishment covered by such section must post a sign in a clear and conspicuous manner at every entrance used by customers in a size of at least 8.5 inches by 11 inches that discloses if customers' biometric identifier information is being collected, retained, converted, stored, or shared. The requirements of this section may be fulfilled by posting the Biometric Identifier Information Disclosure, as made publicly available on the Department's website, in a clear and conspicuous manner at every entrance used by customers in a size of at least 8.5 inches by 11 inches.

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

CERTIFICATION PURSUANT TO
CHARTER §1043(d)

RULE TITLE: Requirements for Businesses Using Biometric Identifier Information
REFERENCE NUMBER: 2021 RG 023
RULEMAKING AGENCY: Department of Consumer and Worker Protection

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

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

/s/ STEVEN GOULDEN
 Acting Corporation Counsel

Date: July 19, 2021

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

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

RULE TITLE: Requirements for Businesses Using Biometric Identifier Information
REFERENCE NUMBER: DCWP-3
RULEMAKING AGENCY: Department of Consumer and Worker Protection

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

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

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

July 19, 2021
 Date

Accessibility questions: Charlie Driver, cdriver@dca.nyc.gov, by: Wednesday, August 25, 2021, 11:00 P.M.



◀ jy29

RENT GUIDELINES BOARD

■ NOTICE

NEW YORK CITY RENT GUIDELINES BOARD
2021 Apartment & Loft Order #53

June 23, 2021

Order Number 53 - Apartments and Lofts, rent levels for leases commencing **October 1, 2021** through **September 30, 2022**.

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

ADJUSTMENT FOR LEASES (APARTMENTS)

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

For a **one-year** lease commencing on or after **October 1, 2021** and on or before **September 30, 2022**: **0%** for the first 6 months of the lease and **1.5%** for the remaining 6 months of the lease.

For a **two-year** lease commencing on or after **October 1, 2021** and on or before **September 30, 2022**: **2.5%**

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

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

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

For **one-year** increase periods commencing on or after **October 1, 2021** and on or before **September 30, 2022**: **0%** for the first 6 months and **1.5%** for the remaining 6 months.

For **two-year** increase periods commencing on or after **October 1, 2021** and on or before **September 30, 2022**: **2.5%**

FRACTIONAL TERMS

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

ESCALATOR CLAUSES

Where a lease for a dwelling unit in effect on May 31, 1968 or where a lease in effect on June 30, 1974 for a dwelling unit which became subject to the Rent Stabilization Law of 1969, by virtue of the Emergency Tenant Protection Act of 1974 and Resolution Number 276 of the New York City Council, contained an escalator clause for the increased costs of operation and such clause is still in effect, the lawful rent on **September 30, 2021** over which the fair rent under this Order is computed shall include the increased rental, if any, due under such clause except those charges which accrued within one year of the commencement of the renewal lease. Moreover, where a lease contained an escalator clause that the owner may validly renew under the Code, unless the owner elects or has elected in writing to delete such clause, effective no later than **October 1, 2021** from the existing lease and all subsequent leases for such dwelling unit, the increased rental, if any, due under such escalator clause shall be offset against the amount of increase authorized under this Order.

SPECIAL ADJUSTMENTS UNDER PRIOR ORDERS

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

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, 2021**, which become vacant after **September 30, 2021**, the special guideline shall be **39%** above the maximum base rent.

DECONTROLLED UNITS

The permissible increase for decontrolled units as referenced in Order 3a, which become decontrolled after **September 30, 2021**, shall be **39%** above the maximum base rent.

CREDITS

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 23, 2021

David Reiss, Chair
New York City Rent Guidelines Board

EXPLANATORY STATEMENT - APARTMENT ORDER #53

Explanatory Statement and Findings of the Rent Guidelines Board in Relation to 2021-22 Lease Increase Allowances for Apartments and Lofts under the Jurisdiction of the Rent Stabilization Law¹

Summary of Order No. 53

The Rent Guidelines Board (RGB) by Order No. 53 has set the following maximum rent increases for leases effective on or after October 1, 2021 and on or before September 30, 2022 for apartments under its jurisdiction:

For a one-year lease commencing on or after October 1, 2021 and on or before

September 30, 2022: 0% for the first 6 months of the lease and 1.5% for the remaining 6 months of the lease.

For a two-year lease commencing on or after October 1, 2021 and on or before September 30, 2022: 2.5%

Adjustments for Lofts

For Loft units to which these guidelines are applicable in accordance with Article 7-C of the Multiple Dwelling Law, the Board established the following maximum rent increases for increase periods commencing on or after October 1, 2021 and on or before September 30, 2022.

For one-year increase periods commencing on or after October 1, 2021 and on or before

September 30, 2022: 0% for the first 6 months and 1.5% for the remaining 6 months.

For two-year increase periods commencing on or after October 1, 2021 and on or before

September 30, 2022: 2.5%

These guidelines apply to all leases and increase periods. Therefore, consistent with guidance from New York State Homes and Community Renewal (HCR), the guidelines apply to vacant apartment and loft units that become occupied during the term of the Order, as well as to renewal leases or periods. No more than one guideline adjustment may be added during the guideline year governed by Order No. 53.

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

Special Guideline

Leases for units subject to rent control on September 30, 2021 that subsequently become vacant and then enter the stabilization system are not subject to the above adjustments. Such newly stabilized rents are subject to review by HCR. In order to aid HCR in this review, the Rent Guidelines Board has set a special guideline of 39% above the maximum base rent.

All rent adjustments lawfully implemented and maintained under previous apartment Orders and included in the base rent in effect on September 30, 2021 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. 53

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

1. the economic condition of the residential real estate industry in the affected area including such factors as the prevailing

and projected (i) real estate taxes and sewer and water rates, (ii) gross operating and maintenance costs (including insurance rates, governmental fees, cost of fuel and labor costs), (iii) costs and availability of financing (including effective rates of interest), (iv) overall supply of housing accommodations and overall vacancy rates;

2. relevant data from the current and projected cost of living indices for the affected area; and
3. such other data as may be made available to it.

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

Material Considered by the Board

Due to the COVID-19 health crisis, the Board held virtual public meetings and hearings.² Order No. 53 was issued following six virtual public meetings, two virtual public hearings, its review of written, oral and video submissions provided by the public, and a review of research and memoranda prepared by the Board's staff. Approximately 61 written, oral and video submissions were received by the Board from many individuals and organizations including public officials, tenants and tenant groups, and owners and owner groups. The Board members were provided with copies of public comments received by the **June 17, 2021** deadline. All of the above listed documents were available for public inspection.

Open meetings of the Board were held virtually following public notice on April 15, April 22, April 29 and June 3, 2021. On **May 5, 2021**, the Board adopted proposed rent guidelines for apartments, lofts, and hotels.

Public hearings were held virtually on **June 15 and June 17, 2021** 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 15 from **4:00 p.m. to 7:20 p.m.** and June 17 from **5:15 p.m. to 10:23 p.m.** Testimony from members of the public speaking at these hearings was added to the public record. The Board heard testimony from **approximately 119** apartment tenants and tenant representatives, **33** apartment owners and owner representatives, and **7** public officials. In addition, **one** speaker read into the record written testimony from a public official. On **June 23, 2021** the guidelines set forth in Order No. 53 were adopted.

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

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

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

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

Meeting Date/Name	Affiliation
April 15, 2021:	Staff presentations
	2021 Income and Expense Study
	2021 Income and Affordability Study
April 22, 2021:	Staff presentations
	2021 Price Index of Operating Costs
	2021 Mortgage Survey Report
	<u>Community Preservation Corporation (CPC)</u>
1. Rafael E. Cestero	President and CEO

2 On March 12, 2020, Governor Cuomo issued Executive Order Number 202.1, in part suspending "Article 7 of the Public Officers Law, to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed."

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.

2. Mike Edelman M&T Realty Capital Corporation
Group Vice Chair
3. Lucy Joffe NYC Dept. of Housing Preservation and Development (HPD)
Assistant Commissioner
4. Woody Pascal NYS Homes and Community Renewal (HCR)
Deputy Commissioner

April 29, 2021:

- Tenant group testimony:
1. Samuel Stein Community Service Society of New York (CSSNY)
2. Kate Ham Community Service Society of New York (CSSNY)
3. Tim Collins Collins, Dobkins and Miller LLP
4. Eliot Hetterly Association for Neighborhood and Housing Development (ANHD)
5. Brian Sullivan Mobilization for Justice, Inc.
6. Larry Wood Goddard Riverside Law Project
7. Juan Chulde Apartment Tenant
8. Amadi Ozier Apartment Tenant
9. LeVera Sutton SRO Tenant

- Owner group testimony:
1. Vito Signorile Rent Stabilization Association (RSA)
2. Basha Gerhards Real Estate Board of New York (REBNY)
3. Joseph Condon Community Housing Improvement Program (CHIP)
4. Jan Lee Small Property Owners of New York (SPONY)
5. Mary Ann Rothman Council of New York Cooperatives and Condominiums (CNYC)

June 3, 2021:

- Staff presentations
- 2021 Housing Supply Report*
- Changes to the Rent Stabilized Housing Stock in New York City in 2020*
- Impacts of a Recession on Owner Expenditures*
- NYU Furman Center
1. Matthew Murphy Executive Director

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

Comments from tenants and tenant groups included:

“Looking at the O&M ratio from the income side and considering the factors which continue to fuel owner overcompensation, during the heart of the recession, when nearly every other investment in the nation was in decline, rent stabilized housing in New York City witnessed a significant increase in net operating income – rising from 35.7% of each rent dollar collected in 2008 to 39.4% in 2014. That rise was unconscionable and unjustified. Notwithstanding a new administration which took a more honest look at the data and which authorized far more modest rent adjustments over the past six years, net operating income actually continued to rise to 41.8% in 2016 dropping back only to 39.6% in 2019. This is clear and unequivocal evidence that owners have continued to do very well – riding on the substantial gains made during the very hard years of the Great Recession and continuing until the present economic downturn.”

“Federal, state and city actions may staunch some of the bleeding, but this crisis will not be resolved quickly, and certainly not within the coming year. As the *latest Income and Affordability Study* notes, both the New York City Comptroller and the city’s Office of Management and Budget estimate that employment, especially for the hardest hit industries, will not return to pre-pandemic employment levels for at least another year. Of course, this has not been an easy year to operate rent stabilized apartments either, as landlords’ representatives will no doubt attest momentarily. But the scale of the hardships facing tenants and landlords, as well as the context of what preceded it, are in no way equivalent. According to pre-pandemic data detailed in the latest *Income and Expense Study*, rent collections across the city rose 3.3 percent, more than double the RGB guideline for that year, and

Net Operating incomes (NOI) increased 2.9 percent, rising as high as 45 percent in Bushwick. In fact, overall NOI increased 14 out of the last 15 years....If there is any time to consider a rent rollback, it is now, during the worst economic downturn since the great depression. The life of the city depends on it.”

“The COVID-19 pandemic has revealed and exacerbated deep inequalities in our society. Tenants in neighborhoods that have been hit hardest by the pandemic have also suffered the most from high rent burdens, low availability of units and high rates of eviction. Those same neighborhoods are also largely Black and Latinx, revealing the ways in which systemic racism intersects with disparities in housing affordability. This year in particular, it is critical to prevent rent increases for tenants and protect the City’s limited stock of affordable housing.”

“The role of the RGB is to assure affordability and stability, not profitability and displacement. Landlords do not need or deserve a rent increase. Rather, tenants need and deserve a rent rollback. It is outrageous to consider any increase in rent when so many are in dire need and facing eviction. For the sake of fairness and justice, the Board should adhere to its original mission to prevent rent gouging and save true housing affordability. Please, vote to rollback rents.”

“The RSA claims that last year the Board froze rent levels once again despite staff data supporting a moderate rent increase. In fact, the RGB staff’s repeatedly found steady growth in owner net operating income after adjusting for inflation. The RSA claimed that ‘the average one-year guideline between 2002 and 2013 was approximately 3.3%, while the average PIOC was 5.8%’. In fact, the more reliable Income and Expense data shows costs rose only 5.1% per year. And, in fact, rent rolls rose an average of 4.7% per year during this period using the RGB rent index. Finally, the RSA charged that ‘this year, commensurate adjustments call for, at a minimum, a 2% increase on one-year leases.’ Perhaps the RSA can explain why they need another rent increase in the face of clear evidence produced by the RGB staff that their net operating income increased over 52% since 1990 after adjusting for inflation.”

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

Comments from owners and owner groups included:

“We understand that this Board was left in an unprecedented situation last year in the midst of a global pandemic. However, the increased operating expenses outlined in last year’s data, as well as the first decrease in net operating income in nearly 20 years, simply cannot be swept under the rug....Therefore, any consideration of a fourth rent freeze in the last eight years is unwarranted. In line with this year’s commensurate adjustments, this year’s PIOC, NOI calculated between 2017-2018, the impact of the HSTPA, and last year’s RGB data that was intentionally ignored, RSA firmly believes that an increase of 3% for a one-year lease and a 5% increase for a two-year lease is justifiable.”

“This board’s data acknowledges that the cost of providing housing has increased, and that housing providers need to be able to reasonably increase rents in order to keep up and stay in business. At a minimum, the board’s data calls for a 2.75% increase for a one year lease and a 5.75% increase for a two-year lease. To adopt guidelines below those rates would be a conscious decision to ignore the data, punish property owners, and make a political statement. And although this board has historically focused on tenant affordability concerns when adopting the guidelines, with monumental rent relief available to tenants and protections from rent increases and evictions as part of that relief, it would appear this board doesn’t have to be concerned with those issues this year.”

“The data provided by RGB staff this year not only justifies the need for rent increases, but with severe limitations imposed over the last two years by the HSTPA, the need for investment back into aging rent-stabilized buildings has never been more dependent on this Board’s ability to approve adequate rent guideline increases.... Reasonable rent guideline increases are now the only avenue building owners can take if they hope to preserve their aging buildings. A fourth rent freeze cannot alleviate housing affordability problems, certainly not without threatening the living conditions of tenants and jeopardizing future investments in the City’s rent-stabilized stock. They allow tenants to live in decent, affordable housing, and allow rental property owners to generate the money they need to meet all City and State mandates and keep a steady flow of money into a City economy that is in desperate need of a boost as we recover from the impact of the COVID-19 pandemic.”

“Private owners are providing a huge portion of the affordable housing stock in New York City and city and state policies are making it harder and harder for us to provide good quality, affordable housing. Your decision this month impacts our ability to do just that. So I asked you

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

4 Sources: Submissions by owner groups and testimony by owners

to vote for the guidelines you issued and approve a 2% increase on one-year leases and a 3% increase on two-year leases.”

“My family has owned the same property for decades and our goal is to preserve affordable housing. We cannot do that without reasonable rent increases. Over the past few years the rent freezes have made it impossible to operate where income is zero percent but expenses go up by 10%. Our income remains the same but expenses like taxes, water, insurance, keep going up, and we keep getting squeezed from both sides. This is not a business venture. This is our livelihood, we live here, we have a sense of community. We employ people in the area, everything has a trickle-down effect and I don’t like how people make it sound like it sprinkles straight into our pockets and that’s the end of the story. Now, the rent money does not go straight into our pockets. We pay the property taxes, the heat, the hot water, people like the super, the painter, the stuff involved in the local hardware store. Those people in turn use that money to pay their staff, pay their bills and feed their families, just like we do.”

Selected Excerpts from Oral and Written Testimony from Public Officials⁵

Comments from public officials included:

“We urge the RGB to set a 0% increase for 1-year rent stabilized leases, and a 1% increase for 2-year rent stabilized leases. After the year we’ve had, when so many New Yorkers lost their jobs, family members, and friends, increasing rent doesn’t make sense. Last year’s federal eviction moratorium kept so many communities afloat when keeping food on the table seemed nearly impossible. A rent increase would be devastating to these New Yorkers. Looking ahead to the future of rent guidelines, I ask that the RGB look at proposing rent decreases as well. The RGB must continue to use its authority to guarantee real affordability for all tenants.”

“As thousands of New Yorkers continue to struggle with the effects of Covid-19, not just on their personal but their financial well-being, it is vital for the Rent Guidelines Board to continue to freeze rent increases on our stabilized housing market. Despite an eviction moratorium passed by the state legislature, the damage of losing one’s job or loved ones, and the mental, emotional, and physical trauma they face, continues to loom. We must do all we can to support them from an economy that is suffering. Even a minor increase would put an added burden on many family households who are still navigating how they will recover from the pandemic. We cannot overlook that this does not affect just a tiny fraction of New Yorkers. This will affect more than one million families and homes.”

“In order to recover from the pandemic, we need to ensure New Yorkers can stay in their homes. That is why I am respectfully requesting that the Rent Guidelines Board vote for a 0% increase on both one- and two-year leases. As the Board highlighted in the 2021 *Income and Affordability Study*, job losses have skyrocketed in the past year. The city lost an average of 516,000 jobs in 2020, and unemployment rates surged to the highest levels recorded in at least 45 years. Throughout the pandemic, my office has heard frequently from tenants struggling to pay their rent because of economic hardships...The Board is in the unique position of being able to provide a measure of stability to tenants as other protections expire--and it is vital that you take that opportunity. I ask that you vote for a rent freeze.”

“I urge the Board to view the above findings in the context of three decades of RGB determinations that favored property owners over rent stabilized tenants. When seen this way, all current unaffordability among rent stabilized households include the result of a cumulative 30% in rent increases since 1991. Though it is the pandemic that caused some tenants to suddenly become unable to pay rent, the amount of total rental arrears among rent stabilized households is higher than it should be if there hadn’t been historic overcompensation to property owners. It is thus the Board’s responsibility to close the overcompensation gap rather than to maintain or to further widen it.”

“Even a minor increase would put an added burden on many family households who are still navigating how they will recover from the pandemic. We cannot overlook that this does not affect just a tiny fraction of New Yorkers. This will affect more than one million families and homes. The stresses of worrying about putting a roof over one’s head, in addition to the financial toll many New Yorkers have because of the pandemic, should lead the RGB to determine, on June 23, 2021, that a zero percent increase at this time is warranted.”

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. *2021 Income and Expense Study*, April 2021 (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. *2021 Mortgage Survey Report*, April 2021 (evaluates recent underwriting practices, financial availability and terms, and lending criteria);
3. *2021 Income and Affordability Study*, April 2021 (includes employment trends, housing court actions, changes in eligibility requirements and public benefit levels in New York City);
4. *2021 Price Index of Operating Costs*, April 2021 (measures the price change for a market basket of goods and services which are used in the operation and maintenance of stabilized buildings);
5. *2021 Housing Supply Report*, June 2021 (includes new housing construction measured by certificates of occupancy in new buildings and units authorized by new building permits, tax abatement and exemption programs, and cooperative and condominium conversion and construction activities in New York City); and
6. *Changes to the Rent Stabilized Housing Stock in NYC in 2020*, June 2021 (quantifies 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, nyc.gov/rgb, and are also available at the RGB offices, One Centre Street, Suite 2210, New York, NY 10007 upon request.

2021 Price Index of Operating Costs for Rent Stabilized Apartment Units in New York City

This year, the PIOC for all rent stabilized apartments increased by 3.0%. Increases occurred in all PIOC components, except Fuel and Administrative Costs. The largest proportional increase was seen in Insurance (18.8%), followed by Taxes (3.9%), Maintenance (3.1%), Labor Costs (2.8%), and Utilities (2.1%). Fuel and Administrative Costs both declined over the year, by 3.3% and 0.7%, respectively. The growth in the Consumer Price Index (CPI), which measures inflation in a wide range of consumer goods and services, during this same time period was lower than the PIOC, rising 1.5%.⁶ See Table 1 for changes in costs and prices for all rent stabilized apartment buildings from 2020-21.

The “Core” PIOC, which excludes changes in fuel oil, natural gas and steam costs used for heating buildings, is useful for analyzing long-term inflationary trends. The Core PIOC rose by 3.5% this year and was higher than the overall PIOC due to the exclusion of costs in the Fuel component, which fell 3.3%. The PIOC for hotels increased by 1.9%, while apartments heated by gas increased by 3.8% and those heated by oil increased by 1.6%.

Table 1

2020-21 Percentage Changes in Components of the Price Index of Operating Costs for Rent Stabilized Apartment Houses in New York City ⁷			
Component	Expenditure Weights	2019-20 Percentage Change	2019-20 Weighted Percentage Change
Taxes	32.62%	3.90%	1.27%
Labor Costs	11.08%	2.84%	0.31%
Fuel Oil	7.28%	-3.29%	-0.24%
Utilities	9.81%	2.10%	0.21%
Maintenance	18.00%	3.08%	0.55%
Administrative Costs	15.60%	-0.74%	-0.12%
Insurance Costs	5.61%	18.77%	1.05%
All Items	100%	-	3.05%

6 The average CPI for All Urban Consumers, New York-Northeastern New Jersey for the year from March 2020 to February 2021 (283.5) compared to the average for the year from March 2019 to February 2020 (279.3) rose by 1.5%. This is the latest available CPI data and is roughly analogous to the ‘PIOC year’.

7 Totals may not add due to weighting and rounding.

5 Sources: Submissions by public officials.

Source: 2021 Price Index of Operating Costs.

Local Law 63/Income & Expense Review

The sample size for the Income and Expense (I&E) Study is 14,777 properties containing 668,359 units. This is the 29th 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 2020 Real Property Income and Expense (RPIE) statements for the year 2019:

Table 2

2019 Average Monthly Operating and Maintenance Costs Per Unit			
	Pre '47	Post '46	All Stabilized
Total	\$1,030	\$1,159	\$1,070

Source: 2021 Income and Expense Study, from 2020 Real Property Income and Expense filings for 2019, NYC Department of Finance.

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

If we assume that an audit of this year's I&E data would yield similar findings to the 1992 audit, one would expect the average O&M cost for stabilized buildings to be \$983, rather than \$1,070. As a result, the following relationship between operating costs and residential rental income was suggested by the Local Law 63 data:

Table 2(a)

2020 Operating Cost to Rent/Income Ratio Adjusted to 1992 Audit					
	O&M Costs ^a	Rent	O&M to Rent Ratio	Income	O&M to Income Ratio
All stabilized	\$983	\$1,450	0.678	\$1,626	0.604

Source: 2021 Income and Expense Study, from 2020 Real Property Income and Expense filings for 2019, NYC Department of Finance.

On April 14, 2021 the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2021 Income and Expense Study. The memo follows:

Three years ago, the Rent Guidelines Board asked RGB staff to research whether the income and expense profile of stabilized buildings varies depending on the proportion of stabilized units. This is an update of that memo, using data for the most recent year available.

The RGB staff requested and analyzed supplemental data from the NYC Department of Finance for the same RPIE period as that reported in the 2021 Income & Expense (I&E) Study, grouping stabilized buildings into these categories (not mutually exclusive, as they overlap each other):

- 20% or more stabilized units
- 50% or more stabilized units
- 80% or more stabilized units
- Buildings containing at least one stabilized unit.

These groupings are also broken down by geography as well.

Of note in this data is the sizable difference between Core Manhattan and the City excluding Core Manhattan. This is particularly significant when focusing on buildings containing 80%+ stabilized unit, which represent 82% of all buildings containing stabilized units, vs. just 28% in Core Manhattan.

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

Location of Buildings by Stabilized Proportion

8 Overall O&M expenses were adjusted according to the findings of an income and expenses audit conducted by the Department of Finance in 1992. The unadjusted O&M to Rent ratio would be 0.738. The unadjusted O&M to Income ratio would be 0.658.

Table 1 illustrates the proportion of buildings that are stabilized in each category, broken down by location. It shows that in New York City excluding Core Manhattan, the vast majority of stabilized buildings contain mostly stabilized units: 82% of buildings contain at least 80% stabilized units. Meanwhile, in Core Manhattan, stabilized buildings contain a much smaller proportion of stabilized units: just 28% of buildings contain at least 80% stabilized units.

Looking further at the proportion of buildings containing at least 80% stabilized units, the proportions are: 71% in Upper Manhattan; 75% in Queens; 80% on Staten Island; 84% in Brooklyn; and 93% in the Bronx.

Table 1

	All Buildings Containing Stabilized Units	20%+ Stabilized	50%+ Stabilized	80%+ Stabilized
Percentage of Buildings, by Stabilized Proportion				
Citywide	100%	89%	78%	70%
<i>Manhattan</i>	100%	81%	55%	44%
<i>Bronx</i>	100%	95%	95%	93%
<i>Brooklyn</i>	100%	92%	89%	84%
<i>Queens</i>	100%	92%	88%	75%
<i>Staten Island</i>	100%	94%	84%	80%
<i>Core Manhattan</i>	100%	73%	38%	28%
<i>Upper Manhattan</i>	100%	95%	86%	71%
<i>City w/o Core Manhattan</i>	100%	94%	90%	82%

Source: NYC Department of Finance, RPIE Filings.

Average Rent, Income and Costs: Core Manhattan vs. City w/o Core

Table 2 breaks down average rent, income, and costs per unit per month by Citywide, Core Manhattan, and City excluding Core Manhattan. The table shows that average rent, income, and costs are less in all parts of the City when going from all buildings containing stabilized units to 80%+ stabilized. The differences are a great deal more significant in Core Manhattan, and less so in the rest of the City.

Table 2

	All Buildings Containing Stabilized Units	20%+ Stabilized	50%+ Stabilized	80%+ Stabilized
Average Rent				
Citywide	\$1,457	\$1,403	\$1,275	\$1,228
<i>Core Manhattan</i>	\$2,070	\$1,981	\$1,702	\$1,623
<i>City w/o Core Manhattan</i>	\$1,259	\$1,253	\$1,223	\$1,195
Average Income				
Citywide	\$1,668	\$1,605	\$1,441	\$1,376
<i>Core Manhattan</i>	\$2,546	\$2,466	\$2,192	\$2,065
<i>City w/o Core Manhattan</i>	\$1,385	\$1,381	\$1,349	\$1,318
Average Costs				
Citywide	\$1,103	\$1,068	\$973	\$931
<i>Core Manhattan</i>	\$1,614	\$1,572	\$1,419	\$1,339

<i>City w/o Core Manhattan</i>	\$938	\$937	\$918	\$897
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Source: NYC Department of Finance, RPIE Filings. Notes: Data is not weighted, and therefore may differ from that reported in the 2021 *Income & Expense Study*. Data is not adjusted for the results of the 1992 NYC Department of Finance audit on I&E reported operating costs.

Average Rent, Income and Costs: Citywide and by Borough

Table 3 breaks down average rent, income, costs, and NOI in 2019 per unit per month by location and proportion of stabilized units. When looking at NYC excluding Core Manhattan there is minor variation in NOI based upon the proportion of stabilized units. For instance, the City excluding Core Manhattan ranges from \$447 for all stabilized buildings to \$421 for 80%+ stabilized, a \$26 difference. However, NOI in Core Manhattan ranges from \$932 for all stabilized buildings to \$726 for 80%+ stabilized, a \$206 difference. In the other parts of the City, NOI varies \$55 in Upper Manhattan; \$24 in Brooklyn; \$20 in Queens; \$3 in Staten Island; and \$2 in the Bronx.

Table 3

2019 RPIE Averages	Rent	Income	Costs	NOI
Citywide	\$1,457	\$1,668	\$1,103	\$565
20%+ Stabilized	\$1,403	\$1,605	\$1,068	\$537
50%+ Stabilized	\$1,275	\$1,441	\$973	\$468
80%+ Stabilized	\$1,228	\$1,376	\$931	\$444
Manhattan	\$1,817	\$2,199	\$1,436	\$763
20%+ Stabilized	\$1,721	\$2,093	\$1,382	\$711
50%+ Stabilized	\$1,464	\$1,794	\$1,218	\$577
80%+ Stabilized	\$1,374	\$1,669	\$1,141	\$528
Bronx	\$1,056	\$1,187	\$829	\$359
20%+ Stabilized	\$1,056	\$1,192	\$833	\$360
50%+ Stabilized	\$1,054	\$1,191	\$832	\$359
80%+ Stabilized	\$1,050	\$1,186	\$829	\$357
Brooklyn	\$1,300	\$1,388	\$906	\$482
20%+ Stabilized	\$1,296	\$1,384	\$904	\$481
50%+ Stabilized	\$1,269	\$1,356	\$891	\$466
80%+ Stabilized	\$1,249	\$1,335	\$877	\$458
Queens	\$1,349	\$1,424	\$941	\$483
20%+ Stabilized	\$1,351	\$1,425	\$943	\$482
50%+ Stabilized	\$1,341	\$1,414	\$939	\$475
80%+ Stabilized	\$1,314	\$1,384	\$921	\$463
Staten Island	\$1,125	\$1,201	\$829	\$372
20%+ Stabilized	\$1,139	\$1,209	\$824	\$385
50%+ Stabilized	\$1,128	\$1,198	\$816	\$382
80%+ Stabilized	\$1,109	\$1,180	\$805	\$375
Core Manhattan	\$2,070	\$2,546	\$1,614	\$932
20%+ Stabilized	\$1,981	\$2,466	\$1,572	\$894
50%+ Stabilized	\$1,702	\$2,192	\$1,419	\$773
80%+ Stabilized	\$1,623	\$2,065	\$1,339	\$726
Upper Manhattan	\$1,406	\$1,635	\$1,147	\$488
20%+ Stabilized	\$1,386	\$1,615	\$1,139	\$477
50%+ Stabilized	\$1,310	\$1,539	\$1,088	\$451
80%+ Stabilized	\$1,254	\$1,479	\$1,046	\$433
City w/o Core Manhattan	\$1,259	\$1,385	\$938	\$447

20%+ Stabilized	\$1,253	\$1,381	\$937	\$444
50%+ Stabilized	\$1,223	\$1,349	\$918	\$431
80%+ Stabilized	\$1,195	\$1,318	\$897	\$421

Source: NYC Department of Finance, RPIE Filings. Notes: Data is not weighted, and therefore may differ from that reported in the 2021 *Income & Expense Study*. Data is not adjusted for the results of the 1992 NYC Department of Finance audit on I&E reported operating costs.

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

Table 4 breaks down the audited and unaudited cost-to-income ratios by Citywide, Core Manhattan and City excluding Core Manhattan.

When looking at the unaudited cost-to-income ratios for all buildings containing stabilized units, there is a 4.3 percentage point difference between Core Manhattan (63.4%) and the rest of the City (67.7%). However, among buildings with 80%+ stabilized units, that difference shrinks to 3.3 percentage points (64.8% in Core Manhattan and 68.1% in the rest of the City). This suggests that building income and expenses ratios may be more dependent on the proportion of stabilized units in a building, rather than whether a building is located in Core Manhattan or elsewhere in the City.

Table 4

	All Buildings Containing Stabilized Units	20%+ Stabilized	50%+ Stabilized	80%+ Stabilized
Audited Cost-to-Income Ratios				
Citywide	60.7%	61.1%	62.0%	62.2%
Core Manhattan	58.2%	58.6%	59.5%	59.6%
City w/o Core Manhattan	62.2%	62.3%	62.5%	62.5%
Unaudited Cost-to-Income Ratios				
Citywide	66.1%	66.6%	67.5%	67.7%
Core Manhattan	63.4%	63.8%	64.7%	64.8%
City w/o Core Manhattan	67.7%	67.9%	68.1%	68.1%

Source: NYC Department of Finance, RPIE Filings. Notes: Data is not weighted, and therefore may differ from that reported in the 2021 *Income & Expense Study*.

Average Growth in Rent, Income, Costs and NOI: Core Manhattan vs. City w/o Core

Table 5 breaks down the longitudinal change in rent, income, costs and NOI growth, from 2018 to 2019 Citywide, in Core Manhattan and in the City excluding Core Manhattan. The table shows that the increase in both rent and income was smaller throughout the City when going from 20%+ stabilized to 80%+ stabilized. For cost growth, the City excluding Core Manhattan saw similar cost growth among all categories of buildings, while in Core Manhattan, buildings with a higher proportion of stabilized units saw lower increases in costs. As for NOI growth, it was strongest among 50%+ stabilized properties in Core Manhattan and among 20%+ stabilized properties in the remainder of the City.

Table 5

	All Buildings Containing Stabilized Units	20%+ Stabilized	50%+ Stabilized	80%+ Stabilized
Rent Growth				
Citywide	2.9%	2.9%	2.7%	2.5%
Core Manhattan	3.3%	3.5%	3.2%	2.9%

<i>City w/o Core Manhattan</i>	2.7%	2.7%	2.6%	2.5%
Income Growth				
Citywide	2.8%	2.8%	2.7%	2.6%
<i>Core Manhattan</i>	2.7%	2.7%	2.3%	1.9%
<i>City w/o Core Manhattan</i>	2.9%	2.9%	2.8%	2.6%
Cost Growth				
Citywide	3.3%	3.2%	3.1%	3.1%
<i>Core Manhattan</i>	3.4%	3.5%	2.7%	2.2%
<i>City w/o Core Manhattan</i>	3.2%	3.1%	3.2%	3.2%
NOI Growth				
Citywide	1.9%	2.1%	2.0%	1.5%
<i>Core Manhattan</i>	1.5%	1.4%	1.7%	1.5%
<i>City w/o Core Manhattan</i>	2.2%	2.5%	2.1%	1.5%

Source: NYC Department of Finance, RPIE Filings. Notes: Data is not weighted, and therefore may differ from that reported in the 2021 *Income & Expense Study*. Data is not adjusted for the results of the 1992 NYC Department of Finance audit on I&E reported operating costs.

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

Table 6 breaks down average longitudinal rent, income, costs and NOI changes from 2018 to 2019 per unit per month, by location and proportion of a building containing stabilized units. Looking at NOI, variation between stabilized unit proportions differs in each part of the City. The largest difference was on Staten Island, where NOI among all buildings saw NOI decline 2.5%, and 50%+ stabilized, which grew by 3.1%. In Upper Manhattan, all buildings increased 3.6%, while 80%+ increased 2.1%. In Queens, all buildings increased 2.3%, while 80%+ increased 1.5%. Elsewhere, the difference in NOI growth between all buildings and 80%+ stabilized was minimal, varying 0.4 percentage points in Brooklyn; and 0.1 percentage point in the Bronx. Meanwhile, there was no difference in Core Manhattan.

Table 6

2018-2019 Longitudinal Change	Rent	Income	Costs	NOI
Citywide	2.9%	2.8%	3.3%	1.9%
20%+ Stabilized	2.9%	2.8%	3.2%	2.1%
50%+ Stabilized	2.7%	2.7%	3.1%	2.0%
80%+ Stabilized	2.5%	2.6%	3.1%	1.5%
Manhattan	3.2%	2.8%	3.3%	2.0%
20%+ Stabilized	3.3%	2.9%	3.3%	2.0%
50%+ Stabilized	3.1%	2.7%	2.8%	2.4%
80%+ Stabilized	2.6%	2.3%	2.5%	1.8%
Bronx	2.0%	2.5%	3.6%	0.0%
20%+ Stabilized	2.0%	2.5%	3.6%	0.1%
50%+ Stabilized	2.0%	2.5%	3.6%	0.0%
80%+ Stabilized	2.0%	2.5%	3.7%	-0.1%
Brooklyn	2.9%	3.1%	3.2%	3.0%
20%+ Stabilized	3.0%	3.1%	2.9%	3.4%
50%+ Stabilized	2.9%	3.0%	2.9%	3.1%
80%+ Stabilized	2.8%	2.9%	3.0%	2.6%
Queens	2.9%	2.9%	3.2%	2.3%
20%+ Stabilized	2.8%	2.8%	2.9%	2.7%
50%+ Stabilized	2.8%	2.7%	3.1%	2.1%

80%+ Stabilized	2.6%	2.5%	3.1%	1.5%
Staten Island	2.1%	2.1%	4.4%	-2.5%
20%+ Stabilized	3.6%	3.3%	3.6%	2.8%
50%+ Stabilized	3.7%	3.4%	3.6%	3.1%
80%+ Stabilized	3.8%	3.5%	4.8%	1.1%
Core Manhattan	3.3%	2.7%	3.4%	1.5%
20%+ Stabilized	3.5%	2.7%	3.5%	1.4%
50%+ Stabilized	3.2%	2.3%	2.7%	1.7%
80%+ Stabilized	2.9%	1.9%	2.2%	1.5%
Upper Manhattan	3.0%	3.1%	2.9%	3.6%
20%+ Stabilized	2.9%	3.1%	2.9%	3.5%
50%+ Stabilized	2.9%	3.1%	3.0%	3.3%
80%+ Stabilized	2.5%	2.5%	2.7%	2.1%
City w/o Core Manhattan	2.7%	2.9%	3.2%	2.2%
20%+ Stabilized	2.7%	2.9%	3.1%	2.5%
50%+ Stabilized	2.6%	2.8%	3.2%	2.1%
80%+ Stabilized	2.5%	2.6%	3.2%	1.5%

Source: NYC Department of Finance, RPIE Filings. Notes: Data is not weighted, and therefore may differ from that reported in the 2021 *Income & Expense Study*. Data is not adjusted for the results of the 1992 NYC Department of Finance audit on I&E reported operating costs.

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

Buildings that have operating and maintenance costs that exceed gross income are considered distressed. Table 7 breaks down the proportion of distressed properties Citywide; in Core Manhattan; and in the City excluding Core Manhattan. As the percentage of stabilized units in buildings located in Core Manhattan increases, so does the proportion of distressed buildings. For example, 6.9% of the buildings (169 buildings) that are at least 20% stabilized are distressed, while buildings that are at least 80% stabilized (80 buildings) have a higher rate of distress at 11.3%. Meanwhile, in the rest of the City, there is a minimal difference between the categories.⁹

Table 7

	All Buildings Containing Stabilized Units	20%+ Stabilized	50%+ Stabilized	80%+ Stabilized
Distressed Proportion (Proportion of Buildings)				
Citywide	5.7%	5.6%	5.8%	5.8%
<i>Core Manhattan</i>	6.8%	6.9%	10.0%	11.3%
<i>City w/o Core Manhattan</i>	5.4%	5.3%	5.3%	5.3%
Distressed Proportion (Actual Building Counts)				
Citywide	818	709	626	555
<i>Core Manhattan</i>	223	169	112	80

⁹ The proportion in the City excluding Core Manhattan is slightly higher in the “All Buildings Containing Stabilized Units” category due to a slightly higher proportion of distressed buildings containing fewer than 20% stabilized units.

City w/o Core Manhattan	595	540	514	475
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Source: NYC Department of Finance, RPIE Filings.

[END OF MEMO]

Forecasts of Operating and Maintenance Price Increases for 2021-22

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 2021-22 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 2020-21 and Projected 2021-22		
	Price Index 2020-21	Projected Price Index 2021-22
Taxes	3.9%	-5.0%
Labor Costs	2.8%	3.7%
Fuel Oil	-3.3%	7.8%
Utilities	2.1%	1.6%
Maintenance	3.1%	3.9%
Administrative Costs	-0.7%	2.1%
Insurance Costs	18.8%	13.6%
Total (Weighted)	3.0%	1.3%

Source: 2021 Price Index of Operating Costs.

Overall, the PIOC is expected to grow by 1.3% from 2021 to 2022. Costs are predicted to rise in each component except Taxes, with the largest growth (13.6%) projected to be in Insurance. Other projected increases include Fuel (7.8%), Maintenance (3.9%), Labor Costs (3.7%), Administrative Costs (2.1%), and Utilities (1.6%). Taxes, the component that carries the most weight in the Index, is projected to decrease 5.0%. The table on this page shows projected changes in PIOC components for 2022. The Core PIOC is projected to rise 0.8%, 0.5 percentage points less than the overall projected PIOC for rent stabilized apartments.

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 to determine how much rents would have to change for net operating income (NOI) for rent stabilized apartments to remain constant.¹⁰ 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 for their rent stabilized apartments at a constant level. In other words, the commensurate provides a set of one- and two-year renewal rent adjustments, or guidelines, that will compensate owners for the change in prices measured by the PIOC and keep net operating income constant.

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

10 The commensurate rent adjustments are designed to keep NOI constant in rent stabilized apartments only. They are not designed to keep NOI constant in deregulated units where annual adjustments in rents are subject to changes in the real estate rental market. Therefore these formulas will not necessarily keep NOI constant for buildings that contain both rent stabilized and deregulated units.

The "Net Revenue" formula is presented in two ways: first, by adjusting for the mix of lease terms; and second, by adding an assumption for rent stabilized apartment turnover and the subsequent impact on revenue from vacancy leases. Under the "Net Revenue" formula, a guideline that would preserve NOI in the face of this year's 3.0% increase in the PIOC is 2.25% for a one-year lease and 4.5% for a two-year lease. Using this formula, and adding assumptions for the impact of vacancy leases on revenues when apartments experience turnover, results in guidelines of 2.0% for one-year leases and 3.25% 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 1.5% increase in the Consumer Price Index (see Endnote 2) and the 3.0% increase in the PIOC is 2.75% for a one-year lease and 5.75% for a two-year lease. Guidelines using this formula and adding the estimated impact of vacancy leases are 2.5% for one-year leases and 4.5% for two-year leases.¹¹

The third commensurate method, the "traditional" commensurate adjustment, is the formula that has been in use since the inception of the Rent Guidelines Board and is the only method that relies on the PIOC projection. The "traditional" commensurate yields 2.0% for a one-year lease and 2.4% for a two-year lease. This reflects the increase in operating costs of 3.0% found in the 2021 PIOC and the projection of a 1.3% increase next year.

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

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

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.¹²

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 (3.0%). The traditional method differs from the other formulas in that it uses both the PIOC's actual change in costs as well as the projected change in costs (1.3%).

11 The following assumptions were used in the computation of the commensurates: (1) the required change in owner revenue is 65.8% of the 2021 PIOC increase of 3.0%, or 2.0%. The 65.8% figure is the most recent ratio of average operating costs to average income in buildings that contain rent stabilized units; (2) for the "CPI-Adjusted NOI" commensurate, the increase in revenue due to the impact of inflation on NOI is 34.2% times the latest 12-month increase in the CPI ending February 2020 (1.5%), or 0.52%; (3) these lease terms are only illustrative—other combinations of one- and two-year guidelines could produce the adjustment in revenue; (4) assumptions regarding lease renewals and turnover were derived from the 2017 Housing and Vacancy Survey; (5) for the commensurate formulae, including the impact on revenue from vacancy leases, a 3.97% increase in vacancy leases was applied to the estimated 10.1% of rent stabilized units that turn over each year (as based on 2017 NYC Housing and Vacancy Survey data). This increase was derived from 2019 New York State Homes and Community Renewal registration data for vacant units (the most recent data available to the RGB), with adjustments to account for the presumed effect of the Housing Stability & Tenant Protection Act of 2019 on vacancy leases. The increase in vacancy leases is based on the increase that rent stabilized units without preferential rents were able to take under RGB Apartment Order #52 (0%), and the approximated increase that vacant units with preferential rents took between 2018 and 2019; and (6) the collectability of these commensurate adjustments are assumed.

12 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.

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

Consideration of Other Factors

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

Effective Rates of Interest

The Board took into account current mortgage interest rates and the availability of financing and refinancing. It reviewed the staff's 2021 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

2021 Mortgage Survey ¹³ Average Interest Rates and Points for New Financing of Permanent Mortgage Loans 2013-2021									
	2013	2014	2015	2016	2017	2018	2019	2020	2021
Avg. Rates	4.4%	4.9%	4.3%	4.0%	4.3%	4.8%	4.7%	4.0%	3.8%
Avg. Points	0.59	0.54	0.70	0.42	0.44	0.44	0.38	0.22	0.38

On May 4, 2021 the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2021 Mortgage Survey Report. The memo follows:

At the April 22, 2021 meeting of the RGB, board members asked for additional data related to building sales prices. On page 2 is the average number of residential units in buildings that contain rent stabilized units sold each year. On page 3 is a table showing the average sales price per residential unit, citywide and by borough, not adjusted for inflation, for buildings that contain rent stabilized units, going back to the first year for which we have collected building sales data. On the same page is a graph illustrating the same data in New York City. On page 4 is a table showing prices adjusted for inflation, followed by a graph with the same data, also adjusted for inflation, in NYC.

As the first table shows, the average size of buildings sold each year citywide and in each of the boroughs varied a great deal, with a few years noticeably impacted by the sale of large developments. For example, Stuy Town and Peter Cooper Village were recorded as sold in 2006, 2014 and 2015, increasing the average size for those years (for the purposes of recorded building sales, Stuy Town and Peter Cooper each count as one building).

Looking at the change in the average sales price per unit, adjusted for inflation (table and graph on page 4), all boroughs saw significant increases in prices over the entire period examined (2003-2020). Sales prices per unit peaked in 2019 Citywide and in the Bronx; 2018 in Manhattan and Queens; and 2016 in Brooklyn. Overall, from 2003 to 2020, sales prices per unit, adjusted for inflation, increased 195.6% in NYC; 230.3% in Manhattan; 200.1% in Brooklyn; 128.9% in the Bronx; and 121.7% in Queens.

Average Number of Residential Units in Buildings that Contain RS Units Sold Each Year

Year	NYC	Manhattan	Brooklyn	Bronx	Queens
2020	25.4	26.7	23.3	34.9	17.6
2019	23.5	26.4	15.9	31.6	25.3
2018	27.0	29.0	20.2	28.9	35.3
2017	23.2	27.6	14.5	28.6	28.9
2016	31.0	43.4	16.6	33.9	29.0
2015	33.0	51.0	20.0	35.0	20.0
2014	33.6	57.4	16.5	37.2	21.4

13 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.

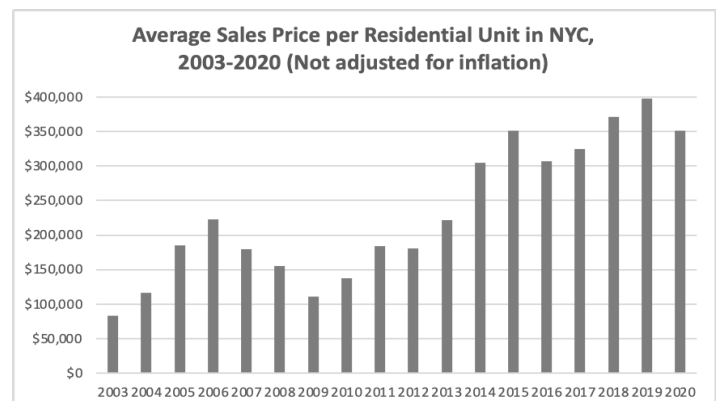
2013	26.5	31.7	15.4	38.5	25.8
2012	25.5	29.0	16.8	37.8	21.0
2011	26.3	33.8	17.3	37.9	16.9
2010	30.6	41.6	15.8	46.9	18.6
2009	24.6	28.2	18.9	37.9	15.1
2008	28.6	36.8	20.8	35.9	29.2
2007	28.9	30.5	19.5	41.4	29.3
2006	36.7	60.9	22.2	36.6	31.2
2005	27.6	37.2	19.3	38.1	16.5
2004	26.1	29.1	20.3	34.1	28.4
2003	20.9	29.9	12.7	31.2	19.6

Note: Staten Island is excluded due to the small number of buildings sold that contain rent stabilized units. Source: NYC Department of Finance.

Average Sales Price per Residential Unit, 2003-2020 (Not adjusted for inflation)

Year	NYC	Manhattan	Brooklyn	Bronx	Queens
2020	\$351,149	\$520,700	\$291,321	\$183,406	\$229,240
2019	\$398,181	\$556,067	\$334,907	\$224,653	\$330,784
2018	\$371,313	\$554,657	\$313,533	\$190,210	\$326,780
2017	\$324,820	\$482,826	\$289,763	\$198,631	\$231,190
2016	\$306,529	\$370,252	\$323,031	\$171,887	\$269,124
2015	\$351,161	\$484,793	\$274,766	\$150,075	\$247,184
2014	\$305,100	\$442,488	\$217,822	\$118,186	\$226,207
2013	\$221,258	\$354,949	\$159,569	\$100,353	\$160,829
2012	\$180,659	\$284,297	\$124,352	\$83,535	\$123,457
2011	\$183,699	\$303,934	\$108,757	\$85,519	\$123,973
2010	\$137,423	\$219,117	\$114,123	\$72,807	\$120,857
2009	\$110,381	\$186,374	\$81,488	\$60,747	\$96,433
2008	\$154,775	\$235,822	\$109,138	\$99,792	\$157,871
2007	\$179,185	\$336,394	\$110,843	\$89,463	\$101,250
2006	\$222,249	\$363,644	\$108,714	\$78,737	\$101,671
2005	\$185,391	\$307,938	\$86,814	\$85,810	\$97,610
2004	\$116,708	\$212,436	\$63,422	\$76,597	\$90,834
2003	\$83,045	\$110,206	\$67,867	\$56,009	\$72,276

Note: Staten Island is excluded due to the small number of buildings sold that contain rent stabilized units. Source: NYC Department of Finance.

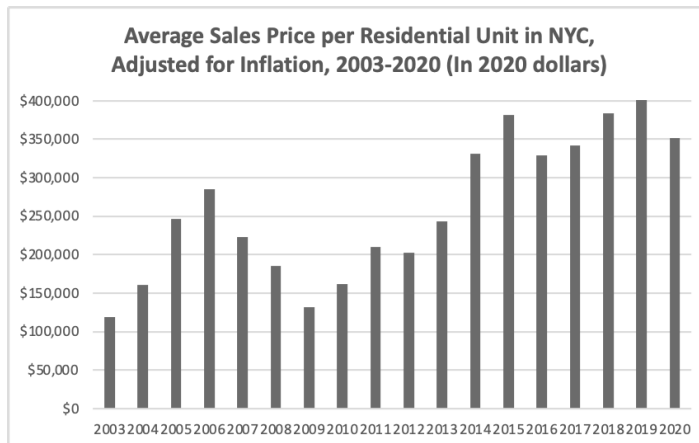


Note: Staten Island is excluded due to the small number of buildings sold that contain rent stabilized units. Source: NYC Department of Finance.

Average Sales Price per Residential Unit, Adjusted for Inflation, 2003-2020 (In 2020 dollars)

	NYC	Manhattan	Brooklyn	Bronx	Queens
2020	\$351,149	\$520,700	\$291,321	\$183,406	\$229,240
2019	\$404,989	\$565,575	\$340,633	\$228,494	\$336,439
2018	\$383,904	\$573,465	\$324,165	\$196,660	\$337,860
2017	\$342,239	\$508,719	\$305,302	\$209,283	\$243,589
2016	\$329,289	\$397,743	\$347,016	\$184,650	\$289,107
2015	\$381,299	\$526,400	\$298,347	\$162,955	\$268,398
2014	\$331,703	\$481,069	\$236,815	\$128,491	\$245,930
2013	\$243,732	\$391,001	\$175,776	\$110,546	\$177,165
2012	\$202,354	\$318,437	\$139,285	\$93,566	\$138,283
2011	\$209,804	\$347,125	\$124,212	\$97,672	\$141,590
2010	\$161,418	\$257,376	\$134,049	\$85,520	\$141,959
2009	\$131,865	\$222,649	\$97,349	\$72,571	\$115,203
2008	\$185,718	\$282,968	\$130,957	\$119,743	\$189,433
2007	\$223,385	\$419,373	\$138,185	\$111,532	\$126,226
2006	\$284,906	\$466,164	\$139,363	\$100,935	\$130,334
2005	\$246,596	\$409,600	\$115,475	\$114,139	\$129,834
2004	\$161,225	\$293,468	\$87,615	\$105,815	\$125,482
2003	\$118,782	\$157,631	\$97,073	\$80,111	\$103,379

Note: Staten Island is excluded due to the small number of buildings sold that contain rent stabilized units. Source: NYC Department of Finance.



Note: Staten Island is excluded due to the small number of buildings sold that contain rent stabilized units. Source: NYC Department of Finance.

[END OF MEMO]

On June 14, 2021 the staff of the Rent Guidelines Board released a memo to Board members with an analysis of the largest NYC lenders to multifamily properties. The memo follows:

As part of the *Mortgage Survey Report*, the RGB annually examines sales of multifamily properties containing rent stabilized units. To further understand these building sales, RGB staff have been asked to analyze the institutions that recently provided financing for these building sales.

The NYC Department of Finance (DOF) collects public property sales information. Utilizing this data, published online by the DOF's Automated City Register Information System (ACRIS), RGB staff searched real property records and documents and examined sales of buildings containing rent stabilized units from calendar year 2019, the most recent year available when data analysis commenced. A building sale occurs when there is a transfer of ownership, that occurred for the purposes of this analysis, during 2019, and that was properly

filed with DOF. A mortgage, which is used by investors to finance the purchase of a property, is also required to be filed with DOF, and were collected for this analysis. The DOF database, ACRIS, primarily defines properties by their Borough-Block-Lots (BBLs), rather than their address. Multifamily properties were identified by matching buildings containing rent stabilized units that registered with NYS Homes and Community Renewal (HCR) with BBLs in ACRIS. A building is considered rent stabilized if it contains at least one rent stabilized unit. This analysis excluded buildings where the sales price was listed as less than \$1,000, as well as buildings classified converted to coops/condos.

Using data consisting entirely of multifamily buildings that contain rent stabilized units that were sold in 2019, a total of 650 properties, the following table lists the twenty institutions that made the largest number of loans for these building purchases (refinancing is excluded). These twenty lenders financed 326 properties, representing 50.2% of the total number of recorded building sales (650). In addition, these same twenty lenders provided financing totaling \$1,849,168,399, which equals 52.3% of the total amount of financing (\$3,532,662,110) in 2019 towards the same 650 properties.

Lender	Number of Properties Receiving Mortgages	Proportion of Total Number of Loans	Total Sum of Mortgages	Proportion of Total Sum of Mortgages
NY COMMUNITY BANK	72	11.1%	\$382,491,538	10.8%
SIGNATURE BANK	37	5.7%	\$273,266,261	7.7%
JP MORGAN BANK	30	4.6%	\$107,545,573	3.0%
NYC COMMUNITY PRESERVATION CORP.	23	3.5%	\$41,256,538	1.2%
NYC HOUSING DEVELOPMENT CORP.	20	3.1%	\$47,209,679	1.3%
FIRST REPUBLIC BANK	19	2.9%	\$173,310,521	4.9%
WALKER & DUNLOP	14	2.2%	\$16,300,000	0.5%
CATHAY BANK	12	1.8%	\$14,629,943	0.4%
NYC (ACQUISITION FUND, DISTRESSED FUND OR HPD)	12	1.8%	\$110,148,226	3.1%
CAPITAL ONE	11	1.7%	\$240,255,075	6.8%
CBRE CAPITAL MARKETS	11	1.7%	\$49,775,128	1.4%
BNB BANK	10	1.5%	\$42,390,875	1.2%
CONNECTONE BANK	8	1.2%	\$29,141,915	0.8%
SANTANDER BANK	8	1.2%	\$60,607,375	1.7%
ARBOR	7	1.1%	\$132,252,311	3.7%
DIME COMMUNITY BANK	7	1.1%	\$42,008,795	1.2%
FLUSHING BANK	7	1.1%	\$15,093,757	0.4%
BERKADIA COMMERCIAL MORTGAGE	6	0.9%	\$22,882,022	0.6%
NYS HOUSING FINANCE AGENCY	6	0.9%	\$28,252,346	0.8%
STERLING NATIONAL BANK	6	0.9%	\$20,350,521	0.6%

[END OF MEMO]

Condition of the Rent Stabilized Housing Stock

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

Table 5

	Number of Cooperative / Condominium Plans ¹⁴ Accepted for Filing, 2012-2020								
	2012	2013	2014	2015	2016	2017	2018	2019	2020
New Construction	112	142	204	212	206	224	233	227	186
Conversion Non-Eviction	24	16	20	28	27	18	11	11	12
Conversion Eviction	2	0	0	0	0	0	0	0	0
Rehabilitation	9	19	36	43	45	33	42	43	37
Total	147	177	260	283	278	275	286	281	235
Subtotal:									
HPD Sponsored Plans	2	1	0	1	0	0	1	0	0

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

14 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.

Consumer Price Index

The Board reviewed the Consumer Price Index. Table 6 shows the percentage change for the NY-Northeastern NJ Metropolitan area since 2013.

Table 6

Percentage Changes in the Consumer Price Index for the New York City - Northeastern New Jersey Metropolitan Area, 2014-2021 (For "All Urban Consumers")								
	2014	2015	2016	2017	2018	2019	2020	2021
1st Quarter Avg. ¹⁵	1.4%	-0.2%	0.7%	2.5%	1.6%	1.5%	2.3%	1.5%
Yearly Avg.	1.3%	0.1%	1.1%	2.0%	1.9%	1.7%	1.7%	--

Source: U.S. Bureau of Labor Statistics.

Calculation of the Current Operating and Maintenance Expense to Income Ratio

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

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

In order to calculate the change in income for the latest three years, staff uses the RGB Rent Index. The RGB Index calculates the change in rent based on the guidelines passed by the Board, as well as the change in rent upon vacancy. The RGB Index is calculated using the adjustments authorized in applicable Apartment and Loft Orders and the change in rents upon vacancy (most recently, 1.86%). Then, in order to represent the same 12-month time period as the change in costs, measured change in income is adjusted to match the same period as measured change in costs. Therefore, the change in rent incorporates seven months of the previous Rent Index (7/12^{ths} or 58.3%), plus five months of the most recent Rent Index, (5/12^{ths} or 41.7%).

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

Table 7

Revised Calculation of Operating and Maintenance Cost Ratio for Rent Stabilized Buildings from 1989 to 2022			
Year ¹⁶	Average Monthly O & M Per d.u. ¹⁷	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)

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

16 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.

17 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. Figures in parentheses are adjusted to reflect these findings.

1992	\$395 (\$363)	\$576	.69 (.63)
1993	\$409 (\$376)	\$601	.68 (.63)
1994	\$415 (\$381)	\$628	.66 (.61)
1995	\$425 (\$391)	\$657	.65 (.59)
1996	\$444 (\$408)	\$679	.65 (.60)
1997	\$458 (\$421)	\$724	.63 (.58)
1998	\$459 (\$422)	\$755	.61 (.56)
1999	\$464 (\$426)	\$778	.60 (.55)
2000	\$503 (\$462)	\$822	.61 (.56)
2001	\$531 (\$488)	\$868	.61 (.56)
2002	\$570 (\$524)	\$912	.63 (.57)
2003	\$618 (\$567)	\$912	.68 (.62)
2004	\$654 (\$601)	\$969	.67 (.62)
2005	\$679 (\$624)	\$961	.71 (.65)
2006	\$695 (\$638)	\$1,009	.69 (.63)
2007	\$738 (\$678)	\$1,088	.68 (.62)
2008	\$790 (\$726)	\$1,129	.70 (.64)
2009	\$781 (\$717)	\$1,142	.68 (.63)
2010	\$790 (\$726)	\$1,171	.67 (.62)
2011	\$812 (\$746)	\$1,208	.68 (.63)
2012	\$841 (\$772)	\$1,277	.66 (.60)
2013	\$884 (\$812)	\$1,337	.66 (.61)
2014	\$946 (\$869)	\$1,434	.66 (.61)
2015	\$960 (\$882)	\$1,487	.64 (.59)
2016	\$985 (\$905)	\$1,552	.63 (.58)
2017	\$984 (\$904)	\$1,524	.65 (.59)
2018	\$1,034 (\$950)	\$1,568	.66 (.61)
2019	\$1,070 (\$983)	\$1,626	.66 (.61)
2020 ¹⁸	\$1,110 (\$1,019)	\$1,664	.67 (.61)
2021 ¹⁹	\$1,143 (\$1,050)	\$1,685	.68 (.62)
2022 ²⁰	\$1,158 (\$1,063)	\$1,702	.68 (.62)

Source: RGB Income and Expense Studies, 1989-2021; Price Index of Operating Costs, 2020 – 2021;

RGB Rent Index for 2017 – 2021.

18 Estimated expense figure includes 2020 expense updated by the PIOC for the period from 3/1/19 through 2/28/20 (3.7%). Income includes the income for 2020 updated by staff estimate based upon renewal guidelines and choice of lease terms for a period from 3/1/19 through 2/28/20 (2.33% -- i.e., the 10/1/18 to 9/30/19 rent projection (2.66%) times (.583), plus the 10/1/19 to 9/30/20 rent projection (1.87%) times (.417)).

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

20 Estimated expense figure includes 2021 expense estimate updated by the 2022 PIOC projection for the period from 3/1/21 through 2/28/22 (1.3%). Income includes the income estimate for 2022 updated by staff estimate based upon renewal guidelines and choice of lease terms for a period from 3/1/21 through 2/28/22 (1.01% - i.e., the 10/1/20 to 9/30/21 rent projection (0.40%) times (.583), plus the 10/1/21 to 9/30/22 rent projection (1.86%) times (.417)).

Changes in Housing Affordability

NYC's economy in 2020 showed many weaknesses as compared with the preceding year. Negative indicators include shrinking employment levels, which fell for the first time in 11 years, decreasing 11.1% in 2020. Gross City Product (GCP) decreased for the first time in 12 years, falling in inflation adjusted terms by 6.3% in 2020. The unemployment rate rose, increasing by 8.4 percentage points, to 12.3%, the highest level recorded in at least the last 45 years. There was also an increase in cash assistance caseloads of 8.6%, while SNAP caseloads rose 5.2%.

Positive indicators during 2020 include a decrease in both the number of non-payment filings and calendared cases in Housing Court, which fell by 56.4% and 62.7%, respectively, as well as a decrease in tenant evictions, which fell by 82.0% (all largely due to various eviction moratoriums in place since the start of the pandemic). Homeless levels also fell for the second consecutive year, by 5.9%. There was also a decrease in Medicaid enrollees, which fell 3.3%. Concurrent with Court closures, bankruptcy filings also decreased sharply, falling 40.7%, to the lowest level since at least 2000. In addition, average inflation-adjusted wages rose during the most recent 12-month period for which data is available (the fourth quarter of 2019 through the third quarter of 2020), rising 6.0% over the corresponding time period of the prior year (note that while average wages rose, total wages paid within NYC fell, by an inflation-adjusted 1.8%). Inflation remained steady between 2019 and 2020, at 1.7% in each year.

The most recent numbers, from the fourth quarter of 2020 (as compared to the fourth quarter of 2019), show many negative indicators, including cash assistance levels up 15.4%; SNAP recipients up 11.2%; Medicaid enrollees, up 1.2%; GCP falling, by 6.6% in real terms; employment levels down 13.2%; and the unemployment rate up 8.3 percentage points. However, homeless levels are down 10.6%; and in Housing Court, the number of cases heard (calendared) are down 50.9%²¹ and the number of non-payment filings are down 43.5%.²² A new appendix, Appendix 12, summarizes the change in each of these data points for each quarter of 2020.

We can also examine fourth quarter data in relation to the third quarter of 2020, which illustrates potentially positive trends. Accounting for seasonal changes in jobs, there was a decrease of 4.0 percentage points in the NYC unemployment rate in the fourth quarter of 2020 as compared to the third, and an increase of 2.6% in total employment. There was also a decrease of 2.1% in both homelessness and cash assistance recipients, while SNAP caseloads declined by 1.5% and Medicaid enrollment was virtually unchanged. On an annualized basis, GCP increased by 6.0% in the fourth quarter of 2020 as compared to the third.

On June 3, 2021 the staff of the Rent Guidelines Board presented a report called *Impacts of a Recession on Owner Expenditures* prepared by James F. Hudson, Ph.D. The report follows:

This research paper addresses concerns about whether the Price Index of Operating Costs (PIOC) accurately captures the effect of recessions, during which expenditures made by building owners may be reduced as they respond to economic uncertainty. Since the PIOC is primarily based on the changes of prices (as opposed to costs), it may not capture these reductions in purchases, and thus may overstate the operating and maintenance (O&M) costs paid by owners. Per the National Bureau of Economic Research, a recession began in the U.S. during 2020, a period of time covered by the most recent PIOC study.

The first section presents some theory on how to assess the effects of recessions on expenditures related to the PIOC. Then, I use that approach to calculate a recession sensitive index for this year for certain components and the overall PIOC. See tables 13 at the end of this paper for all the analysis details.

Theory

The PIOC is a price index – it measures changes in prices from one year to the next. We use a market basket of goods and services typically purchased by building owners. If the average quantities of purchased items don't change from year to year, then the PIOC should accurately measure the change in costs.

There are two reasons for using a price index: first, we can collect price data quickly, so that we can measure price changes in the year before the guidelines are issued. In addition, price data is much easier to collect than actual expenditures. It should also be noted that the PIOC was developed prior to the inception of Real Property Income and Expense (RPIE) filings that are submitted annually to the NYC Department of Finance and document operating expenses incurred by

21 This data is obtained from the Civil Court of the City of New York, which cannot provide exact "quarterly" data. The Court has 13 terms in a year, each a little less than a month long. This data is for terms 10-13, which is from approximately the middle of September through the end of the year. It is compared to the same period of the prior year.

22 See previous Endnote.

owners. Since 1990, this data has been summarized and reported in the RGB's annual Income & Expense (I&E) Study. Prior to the requirement of RPIE filings, there was no mechanism for the collection of actual building owner costs. Even with the I&E data, in which the first year of data represented calendar year 1988, there's at least a year's delay in the availability of that data. The most recent I&E data is from 2019.

So, a price index is our best alternative for collecting data that applies to the most recent year, for use in estimating the change in owner expenses and promulgating rent adjustments. But the PIOC as implemented is actually a hybrid – it uses a sample of actual expenditures (costs) where possible and price changes where actual expenditures are not available. The following items are expenditures (based on tax bills and the owner survey sent to a sample of rent stabilized building owners each January): Taxes; Insurance; and Management Fees. All other items in the PIOC are based on the price change of a fixed quantity of goods (with the exception of fuel items used for heating, for which prices are tracked, but the quantity is flexible, based on the weather).

Which components to analyze: The recession hypothesis that we want to test is:

In times of recession, will owners reduce the quantities they buy in discretionary areas?

This hypothesis assumes that some categories where changes in expenditures are measured by price are not discretionary. That is, building owners are unlikely to be able to make large changes in the quantities they purchase during relatively short periods of economic uncertainty (1-2 years). That list includes:

- Fuel, primarily for heat
- Utilities
- Other administrative costs, primarily accountant and attorney fees

After eliminating the items where the PIOC measures expenditures and the ones that are less likely to be discretionary, the hypothesis is that building owners may reduce expenditures in following PIOC categories when faced with economic uncertainty:

- Labor, where there might be a change in the number of staff or their hours during recessions
- The Maintenance component, including painting, building repairs, and supplies

Those are the two areas analyzed in the remainder of this paper.

What data periods are we analyzing? The Income and Expenditure data, one of our major data sources, is collected by calendar year. The PIOC prices are collected on an annual basis, but slightly offset – originally May-April, more recently April-March. And recessions are defined on a quarterly basis.

We have the PIOC prices from the 1969-2021 PIOC, with data collection providing prices from roughly March-April of the PIOC year (with each year compared to a year earlier, for calculating price changes).

We also have the I&E data on annual expenditures by building owners from 1988-2019, with one missing year (2003). However, the first two years were for small samples, only 500 buildings, which makes the data potentially less reliable. So, this analysis will use data from the 1992 I&E on, which has expenditure data for 1990-2019.

When are the recessions? We also need to define recession years. The National Bureau of Economic Research, the official body designating US recessions, lists three recessions in the 1990-2019 period (the period for which I&E expenditure data is available):

- Q3 1990 through Q1 1991
- Calendar year 2001
- Q4 2007 through Q2 2009

This analysis uses the years 1990, 1991, 2001, 2007, 2008, and 2009 as recession years. That is, if the year included a quarter in recession, it's counted as a "recession year." And it applies the PIOC price changes as if they were for calendar years matching the I&E years.

Constant Dollars: When comparing expenditures in different years, it is useful to convert them into "constant" dollars. After all, the purchasing power of \$1,000 in 1991 is not the same as in 2021. To do that, we need a way to convert the expenditures each year into a comparable set of values. For large-scale economic analyses, this is typically done using a general inflation rate, for example the consumer price index. But for this analysis, we have much more specific price indices from the PIOC.

For example, let's say the expenditures (per the I&E) on maintenance were \$100 in one year and the PIOC shows a 5% price index from that year to the next. If the building owner spent \$105 in the second year, they would be able to buy the same amount of goods and services.

We can use the PIOC price increases for labor and maintenance to convert the annual expenditures in those components into constant dollar expenditures.

Any “constant dollar” series has to have a year in which those dollars are measured. For this analysis, I used 2020 so everything is in “constant 2020” dollars. This could be any year – it won’t affect the analysis.

Data Quality: There is significant uncertainty in all the data used here. The data come from samples of owners and vendors. The methods used in both the I&E and the PIOC have improved over time, which means that the older data are likely to be less accurate than the more recent years. As mentioned above, the analysis “years” do not match up perfectly. Since the data were limited, I stayed with very simple analytical methods; data quality did not support more advanced methods. Therefore, this analysis only provides a limited estimate of the effect of recessions. There is no calculation of statistical significance.

Analysis

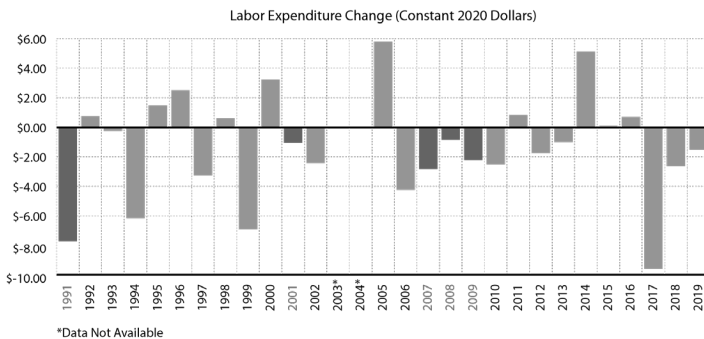
For this analysis, we need data on both expenditures (from the I&E data) and prices (from the PIOC). The main data series were:

- the I&E O&M Category Expenses
- the PIOC O&M series for Contractor Services, Maintenance, Parts & Supplies, and Replacement Costs
- the PIOC Labor series
- the weights in 2014 for the three components (prior to 2015) that now constitute the Maintenance component: Contractor Services, Parts & Supplies, and Replacement Costs

Labor: This analysis uses the I&E total labor series and the total labor PIOC index. The first step is to create a cumulative price index. That allows the I&E costs in each year to be converted to constant dollars.

Overall, the constant-dollar labor cost was \$157.49 per unit in 1990 and dropped \$116.56 in 2019 (in “2020 labor dollars”).

The graph shows the year-to-year changes in constant dollar labor expenditures. Here, the recession years are shown in red. The first year of usable data was 1990, so the first change in expenditures is from 1990-1991 (labeled as “1991”).



There are many ways to model the effects of the recessions based on this series of data. The simplest is just to calculate the average cost changes in non-recession years vs. recession years.

For labor, the average change per year in constant-dollar labor costs (base 2020) was:

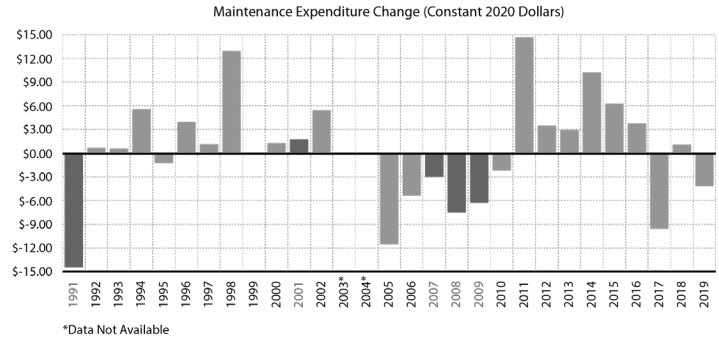
- -\$0.96 in non-recession years
- -\$2.93 in recession years

That is, the constant dollar expenditures on labor dropped by an average of 96 cents in non-recession years, but dropped \$2.93 per year in recession years. If you extrapolate inflation-adjusted I&E labor costs from 2019 (the most recent data) to 2020, the expected change in cost would be 1.7% lower in a recession year than a non-recession year.

Maintenance: Maintenance is slightly more complicated. Before 2015, the PIOC items that are now in Maintenance were in three different components – Contractor Services, Parts & Supplies, and Replacement Costs. I combined those into a single price index for all Maintenance by using their relative weights in 2014. These weights did not change much in the preceding decades, so I only used a single set of weights. It would be possible, but time consuming, get the specific component weights from each PIOC report. I don’t think it would add any value to the analysis.

Overall, the constant-dollar maintenance cost found in the I&E was \$192.60 per unit in 1990 and \$192.21 in 2019 (in “2020 maintenance dollars”).

Here are the changes in constant-dollar maintenance expenditures, with recession years once again shown in red.



The average changes in constant-dollar maintenance costs (base 2020) was:

- +\$1.82 in non-recession years
- -\$5.89 in recession years

If you extrapolate inflation-adjusted I&E maintenance costs from 2019 (the most recent data) to 2020, the expected change in cost would be 4.0% lower in a recession year than a non-recession year.

Recession-sensitive PIOC for 2021

Here, we apply the above results to the overall PIOC for 2021, because the National Bureau of Economic Research has designated 2020 as a year of recession. As such, how would the overall PIOC change if there really was a 1.7% drop in the amount of labor purchased and a 4.0% drop in the amount of maintenance purchased?

For Taxes, Insurance, and Management Fees, we assume that the PIOC covers actual changes in expenditures. For the other components and items (Fuel, Utilities, Administrative), we assume no change in the quantities and items purchased, which is the standard assumption for the PIOC.

Labor prices increased by 2.8%. But if we combine that with a 1.7% drop in quantity, the effective labor change is an increase of 1.1%.

Similarly, maintenance prices increased by 2.9%. But, combined with a 4.0% drop in quantity, the effective maintenance change is a decrease of 1.2%.

This leads to a “recession PIOC” of 2.1%, rather than the calculated value of 3.0%.

Once, the 2020 I&E data becomes available in the summer of 2021, it may be possible to start confirming these results. Given the data limitations, these findings are at best preliminary. There is no measure of statistical significance, but there does appear likely to be a drop in owner expenditures in these categories of purchases during recessions.

Table 1: Labor Costs Component Analysis (Recession Years Marked in Red)

Year	% Change in Labor PIOC	Inflation Adjustment (2020 Constant \$)	RPIE Labor Costs	Constant \$ RPIE Labor Costs	RPIE Labor Costs Constant Dollar Change
1990	5.7%	0.330	\$52.00	\$157.49	--
1991	5.2%	0.347	\$52.00	\$149.77	(\$7.71)
1992	5.3%	0.365	\$55.00	\$150.51	\$0.74
1993	5.6%	0.386	\$58.00	\$150.26	(\$0.25)
1994	4.3%	0.403	\$58.00	\$144.10	(\$6.17)
1995	4.1%	0.419	\$61.00	\$145.58	\$1.48
1996	3.2%	0.432	\$64.00	\$148.08	\$2.50
1997	2.3%	0.442	\$64.00	\$144.80	(\$3.27)
1998	2.7%	0.454	\$66.00	\$145.42	\$0.61
1999	3.4%	0.469	\$65.00	\$138.50	(\$6.91)
2000	2.6%	0.482	\$68.26	\$141.74	\$3.23
2001	4.0%	0.501	\$70.43	\$140.69	(\$1.05)
2002	4.0%	0.521	\$72.00	\$138.25	(\$2.44)

2003*	3.5%	0.539	--	--	--
2004	4.5%	0.563	\$75.00	\$133.21	--
2005	3.5%	0.583	\$81.00	\$139.01	\$5.79
2006	2.5%	0.597	\$80.49	\$134.77	(\$4.24)
2007	8.1%	0.646	\$85.18	\$131.94	(\$2.82)
2008	4.0%	0.671	\$88.00	\$131.09	(\$0.85)
2009	2.9%	0.691	\$89.00	\$128.87	(\$2.22)
2010	3.1%	0.712	\$90.00	\$126.36	(\$2.51)
2011	2.7%	0.731	\$93.00	\$127.19	\$0.83
2012	2.5%	0.749	\$94.00	\$125.43	(\$1.76)
2013	3.0%	0.772	\$96.00	\$124.42	(\$1.01)
2014	3.1%	0.795	\$103.00	\$129.54	\$5.12
2015	3.8%	0.825	\$107.00	\$129.63	\$0.09
2016	3.2%	0.852	\$111.00	\$130.33	\$0.70
2017	4.1%	0.886	\$107.00	\$120.74	(\$9.60)
2018	3.2%	0.915	\$108.00	\$118.10	(\$2.64)
2019	6.0%	0.969	\$113.00	\$116.56	(\$1.54)
2020	3.2%	1.000	--	--	--
Average change recession year					(\$2.93)
Average change non-recession year					(\$0.96)
Estimated 2020 Labor Costs (non-recession year)					\$115.59
Estimated 2020 Labor Costs (recession year)					\$113.63
Estimated Change in Labor Costs (recession year)					-1.7%

*2003 RPIE Data Not Available

Table 2: Maintenance Component Analysis (Recession Years Marked in Red)

Year	% Change in Maintenance PIOC	Inflation Adjustment (2020 Constant \$)	RPIE Maintenance Costs	Constant \$ RPIE Maintenance Costs	RPIE Maintenance Constant Dollar Change
1990	6.3%	0.374	\$72.00	\$192.60	--
1991	5.1%	0.393	\$70.00	\$178.17	(\$14.43)
1992	2.5%	0.403	\$72.00	\$178.85	\$0.68
1993	2.4%	0.412	\$74.00	\$179.46	\$0.61
1994	0.9%	0.416	\$77.00	\$185.05	\$5.59
1995	2.0%	0.424	\$78.00	\$183.79	(\$1.26)
1996	1.7%	0.431	\$81.00	\$187.75	\$3.96
1997	3.1%	0.445	\$84.00	\$188.90	\$1.14
1998	2.5%	0.456	\$92.00	\$201.83	\$12.93
1999	3.3%	0.471	\$95.00	\$201.79	(\$0.04)
2000	4.1%	0.490	\$99.57	\$203.09	\$1.30
2001	3.2%	0.506	\$103.67	\$204.86	\$1.77
2002	3.4%	0.523	\$110.00	\$210.31	\$5.45
2003*	4.2%	0.545	--	--	--
2004	3.7%	0.565	\$113.00	\$200.01	--
2005	4.2%	0.589	\$111.00	\$188.47	(\$11.53)
2006	5.8%	0.623	\$114.10	\$183.12	(\$5.35)
2007	5.2%	0.655	\$118.00	\$180.10	(\$3.02)
2008	4.3%	0.684	\$118.00	\$172.60	(\$7.50)

2009	2.9%	0.703	\$117.00	\$166.31	(\$6.29)
2010	2.2%	0.719	\$118.00	\$164.13	(\$2.18)
2011	2.7%	0.738	\$132.00	\$178.82	\$14.69
2012	3.3%	0.762	\$139.00	\$182.30	\$3.47
2013	3.4%	0.788	\$146.00	\$185.25	\$2.95
2014	3.9%	0.819	\$160.00	\$195.47	\$10.23
2015	3.0%	0.843	\$170.00	\$201.74	\$6.27
2016	2.8%	0.866	\$178.00	\$205.52	\$3.78
2017	2.5%	0.888	\$174.00	\$195.96	(\$9.56)
2018	3.4%	0.918	\$181.00	\$197.07	\$1.10
2019	3.9%	0.954	\$184.00	\$192.91	(\$4.16)
2020	4.8%	1.000	--	--	--
Average change non-recession year					\$1.82
Average change recession year					(\$5.89)
Estimated 2020 Maintenance Costs (non-recession year)					\$194.73
Estimated 2020 Maintenance Costs (recession year)					\$187.01
Estimated Change in Maintenance Costs (recession year)					-4.0%

*2003 RPIE Data Not Available

Table 3: 2021 PIOC Components and 2021 Recession-Sensitive PIOC Components

PIOC Component	2021 PIOC Weights	2021 PIOC Change	2021 Recession-Sensitive PIOC Change
Taxes	0.3262	3.9%	3.9%
Labor Costs	0.1108	2.8%	1.1%
Fuel	0.0728	-3.4%	-3.4%
Utilities	0.0981	2.1%	2.1%
Maintenance	0.1800	2.9%	-1.2%
Administrative Costs	0.1560	-0.7%	-0.7%
Insurance Costs	0.0561	18.8%	18.8%
ALL ITEMS	1.0000	3.0%	2.1%

[END OF REPORT]

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 53.

Table 8

Changes in Price Index of Operating Costs for Apartments in Buildings with Various Heating Arrangements, 2020-21, and Commensurate Rent Adjustment		
Index Type	2020-21 Price Index Change	One-Year Rent Adjustment Commensurate With O&M to Income Ratio of .658
All Dwelling Units	3.0%	1.97%
Pre 1947	3.1%	2.04%

Post 1946	2.7%	1.78%
Oil Used for Heating	1.6%	1.05%
Gas Used for Heating	3.8%	2.50%

Note: The O&M to Income ratio is from the 2021 *Income and Expense Study*.

Source: 2021 *Price Index of Operating Costs*.

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

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

The increase in the Loft PIOC this year was 5.1%, lower than the increase of 6.2% in 2020. Increases in costs were seen in all but two of the eight components that make up this index, with declines in Fuel and Administrative Costs-Other. Fuel declined by 13.3%, while Administrative Costs-Other fell by 4.0%. All other components increased, including Insurance Costs (18.8%), Administrative Costs-Legal (5.3%), Taxes (3.9%), Maintenance (3.6%), Labor Costs (2.6%), and Utilities (0.7%).

This year’s guidelines for lofts are **0% for the first six months and 1.5% for the remaining six months** for a one-year period and **2.5%** for a two-year period.

Table 9

Changes in the Price Index of Operating Costs for Lofts from 2020-21	
	Loft O & M Price Index Change
All Buildings	5.1%

Source: 2021 *Price Index of Operating Costs*.

Special Guidelines for Vacancy Decontrolled Units Entering the Stabilized Stock

Pursuant to Section 26-513(b) of the New York City Administrative Code, as amended, the Rent Guidelines Board establishes a special guideline in order to aid NYS Homes and Community Renewal in determining fair market rents for housing accommodations that enter the stabilization system. This year, the Board set the guidelines at **39%** above the maximum base rent.

The Board concluded that for units formerly subject to rent control **39%** above the maximum base rent was a desirable minimum increase.

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

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

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

Votes

The votes of the Board on the adopted motion pertaining to the provisions of Order #53 were as follows:

	Yes	No	Abstentions
Guidelines for Apartment Order #53	5	4	-

Dated: June 23, 2021
Filed with the City Clerk: June 30, 2021

David Reiss
Chair
NYC Rent Guidelines Board

BIBLIOGRAPHY

- The City of New York Rent Stabilization Law of 1969 Section 26 - 501 et seq.
- Chapter 576 of the Laws of 1974 (The Emergency Tenant Protection Act).
- Resolution Number 276 of 1974 of the New York City Council. Chapter 203 of the Laws of 1977.
- Chapter 933 of the Laws of 1977 (Open Meetings Law).
- Local Laws of the City of New York for the year 1979, No. 25.
- Chapter 234 of the Laws of 1980.
- Chapter 383 of the Laws of 1981.
- Local Laws of the City of New York for the Year 1982, No. 18.
- Chapter 403 of the Laws of 1983.
- Chapter 248 of the Laws of 1985.
- Chapter 45 of the New York City Charter.
- Chapter 65 of the Laws of 1987.
- Chapter 144 of the Laws of 1989.
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- Chapter 253 of the Laws of 1993.
- Rent Regulation Reform Act of 1997.
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- Housing Stability and Tenant Protection Act of 2019.
- Written, oral and video submissions by tenants, tenant organizations, owners, owner organizations, and elected officials.
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- Impacts of a Recession on Owner Expenditures* by Dr. James F. Hudson
- U.S. Bureau of the Census, *New York City Housing and Vacancy Surveys, 1970-2017*.

NEW YORK CITY RENT GUIDELINES BOARD

2021 Hotel Order #51

June 23, 2021

Order Number 51 - Hotels, Rooming Houses, Single Room Occupancy Buildings and Lodging Houses. Rent levels to be effective for leases commencing **October 1, 2021** through **September 30, 2022**.

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

APPLICABILITY

This order shall apply to units in buildings subject to the Hotel Section of the Rent Stabilization Law (Sections 26-504(c) and 26-506 of the N.Y.C. Administrative Code), as amended, or the Emergency Tenant Protection Act of 1974 (L.1974, c. 576 §4 [§5(a)(7)]). With respect to any tenant who has no lease or rental agreement, the level of rent increase established herein shall be effective as of one year from the date of the tenant’s commencing occupancy, or as of one year from the date of the last rent adjustment charged to the tenant, or as of **October 1, 2021**, whichever is later. This anniversary date will also serve as the effective date for all subsequent Rent Guidelines Board Hotel Orders, unless the Board shall specifically provide otherwise in the Order. Where a lease or rental agreement is in effect, this Order shall govern the rent increase applicable on or after **October 1, 2021** upon expiration of such lease or rental agreement, but in no event prior to one year from the commencement date of the expiring lease, unless the parties have contracted to be bound by the effective date of this Order.

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, 2021** shall be:

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

NEW TENANCIES

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

ADDITIONAL CHARGES

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 23, 2021

David Reiss, Chair
New York City Rent Guidelines Board

EXPLANATORY STATEMENT - HOTEL ORDER #51

Explanatory Statement and Findings of the Rent Guidelines Board in Relation to 2021-22 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 51, Effective October 1, 2021 through and including September 30, 2022.²³

Pursuant to the authority vested in it by the Rent Stabilization Law of 1969 and the Emergency Tenant Protection Act of 1974, implemented by Resolution Number 276 of 1974 of the New York City Council, and extended by the Housing Stability and Tenant Protection Act of 2019, it is the responsibility of the Rent Guidelines Board to establish guidelines for hotel increases. Hotel Order Number 51, adopted on June 23, 2021, applies to stabilized hotel units occupied by non-transient tenants.

Hotel Order Number 51 provides for an allowable increase of 0% over the lawful rent actually charged and paid on September 30, 2021 for rooming houses, lodging houses, Class B hotels, single room occupancy buildings, and Class A residential hotels. The Order does not limit rental levels for commercial space, non-rent stabilized residential units, or transient units in hotel stabilized buildings during the guideline period. The Order also provides that for any dwelling unit in a hotel stabilized building which is voluntarily vacated by the tenant thereof, the rent charged for a new tenancy may not exceed the rent charged on September 30, 2021.

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 51. In the event that increases are considered for subsequent Hotel Orders, at such time the current members of the Rent Guidelines Board urge future Boards to consider reinstating this proviso or some form thereof. Below is the proviso and explanatory language previously adopted in Hotel Order 41:

23 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.

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

Due to the COVID-19 health crisis, the Board held virtual public meetings and hearings.²⁴ Order No. 51 was issued following six virtual public meetings, two virtual public hearings, its review of written, oral and video submissions provided by the public, and a review of research and memoranda prepared by the Board’s staff. Public meetings of the Board were held on April 15, 22 and 29; and June 3, 2021 following public notices. On May 5, the Board adopted proposed rent guidelines for hotels, apartments, and lofts.

Two virtual public hearings were held on June 15 and June 17, 2021 to hear comments on the proposed rent adjustments for rent stabilized hotels and apartments. The hearings were held from 4:00 p.m. to 7:20 p.m. on June 15, and from 5:15 p.m. to 10:23 p.m. on June 17. The Board heard testimony from approximately three hotel tenants and tenant representatives, one hotel owner, and one public official. In addition, the Board received approximately two written, oral and video submissions from tenants and tenant representatives, one hotel owner, and one public official. On June 23, 2021, the guidelines set forth in Hotel Order Number 51 were adopted.

24 On March 12, 2020, Governor Cuomo issued Executive Order Number 202.1 in part suspending “Article 7 of the Public Officers Law, to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed.”

Selected Oral and Written Testimony from Tenants and Tenant Groups:

– “Unfortunately, the conditions that warranted last year’s 0% vote remain unchanged: SRO tenants continue to struggle while buildings designated for residential use by rent-stabilized tenants are increasingly used for other purposes which generate significant profits in these buildings. Furthermore, SRO tenants have been and will continue to be particularly effected, especially in light of the COVID-19 pandemic. As a result, a 0% vote is even more justified.”

– “The picture painted in the 2021 Income and Affordability Study is alarming for low-income New Yorkers generally. Unsurprisingly, the report indicates that in 2020, NYC residents’ total wages and job availability have decreased, while the unemployment rates have more than tripled, from 3.9% to 12.3%. Accordingly, cash assistance caseloads and number of SNAP recipients have increased as well.”

– “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 SRO because they are a historically marginalized and vulnerable population. Many rely on SSI, disability pensions, food stamps and other similar resources as their sole source of income. Tenants seeking assistance from our office routinely report incomes as lower than \$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.”

– “While all persons in NYC have undoubtedly been impacted by this virus, tenants have been and will continue to struggle even more so due to the limited relief available to them. In contrast, building owners have far more forms of relief available, in addition to the cushion provided to them by the high-rent, short-term rentals many SRO building owners have engaged in. This pandemic has only further incentivized landlords to prefer short-term rentals as opposed to continuing to house long-term SRO tenants. For example, building owners may see increased opportunity for short-term rentals as mandatory quarantine/isolation regulations increased. Furthermore, we have seen alleged violations of Covid-19 building policies be used as a way to harass, unlawfully evict, and/or relocate individuals. As if a global pandemic and incentivized harassment of SRO tenants weren’t enough, a rent increase this year will only worsen the physical, mental and economic hardships tenants have faced.”

Selected Oral and Written Testimony from Owners and Owner Groups:

– “In the seventeen years since 2004 and the adoption of Hotel Order No. 34, the Rent Guidelines Board has permitted aggregate increases of 9.5% for SRO buildings (2% in 2006, 4.5% in 2008 and 3% in 2011). By comparison, during the same period rent stabilized apartment buildings have received one-year renewal increases in excess of 33.75% and have been allowed substantial vacancy increases. In other words, stabilized apartments have been approved rent increases more than three times that of SRO’s.”

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

– “I specifically propose that the 2021/2022 Hotel Order covering renewal leases in SROs permit rent increases similar to those allowed in the stabilized apartment buildings. In addition, Rent Guidelines Board should permit vacancy increases of 20% upon vacancy of a stabilized SRO unit. This will be only a small step in restoring fairness in the regulatory scheme governing SRO units.”

– “I understand it’s been a tough year for everybody, but it’s also been a tough year for landlords as well. I understand the emotional, anecdotal information we’re getting, but let me present some of the facts and you’ll see that it’s been a tough year. Besides the cleaning supplies and the need to clean more of the building, as an SRO we don’t get increases every year. The last time we got an increase was in 2011, so we don’t get a lot of the PIOC increases or anything like that. We’re asking for an increase because it’s been about ten years. At the same time, our real estate taxes have gone up 55%, our insurance has gone up about 35%, and our utilities have gone up 12%.... Getting back to the real estate and tax increase, our real estate taxes went from approximately \$50,000 to about \$80,000 from 2011, \$82,000 to be exact, so we’re asking for an increase just to be in line with the increased cost to maintain the quality of standards in this building.”

Selected Oral and Written Testimony from Public Officials:

– “I thank the Board for recommending 0% increase for SRO and lodging house tenants, as they are among the city’s most vulnerable residents.”

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 2021 *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 29, 2021. Guest speakers representing hotel tenants included SRO tenant LeVera Sutton, Brian Sullivan from Mobilization for Justice, Inc. and Larry Wood from the Goddard Riverside Law Project.

FINDINGS OF THE RENT GUIDELINES BOARD

Rent Guidelines Board Research

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

1. *2021 Mortgage Survey Report*, April 2021 (An evaluation of recent underwriting practices, financial availability and terms, and lending criteria);
2. *2021 Income and Affordability Study*, April 2021 (Includes employment trends, housing court actions, changes in eligibility requirements and public benefit levels in New York City);
3. *2021 Price Index of Operating Costs*, April 2021 (Measures the price change for a market basket of goods and services which are used in the operation and maintenance of stabilized hotels);
4. *2021 Housing Supply Report*, June 2021 (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 2020*, June 2021 (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.nyc.gov/rgb, and are also available at the RGB offices, 1 Centre St., Suite 2210, New York, NY upon request.

Price Index of Operating Costs for Rent Stabilized Hotel Units

The Hotel Price Index includes separate indices for each of three categories of rent stabilized hotels (due to their dissimilar operating cost profiles) and a general index for all rent stabilized Hotels. The three categories of hotels are: 1) “traditional” hotels — a multiple dwelling that 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 Hotel Price Index for all hotels that contain rent stabilized units increased 1.9% this year, a 1.0 percentage point decline from the 2.9% rise in 2020.

This year there were increases in all of the Hotel PIOC components except Fuel and Administrative Costs. The Fuel component decreased, falling 4.4% and accounts for 14% of the entire Hotel Index. Administrative Costs, which account for 8.7% of the Hotel PIOC, fell by 1.8%. The remaining five components all rose, with Insurance Costs rising 18.8%; Maintenance, 2.7%; Taxes, 2.4%; Labor Costs, 2.2%; and Utilities, 1.9%. See the table on this page for changes in costs and prices for all hotels that contain rent stabilized units from 2020-2021.

Among the different categories of Hotels, the index for “Traditional” Hotels increased 1.7%, Rooming Houses by 2.0% and SROs by 2.6%.

Percent Change in the Components of the Price Index of Operating Costs April 2020 to March 2021, By Hotel Type and All Hotels

Item Description	All Hotels	Hotel	Rooming House	SRO
TAXES	2.4%	1.6%	3.9%	3.0%
LABOR COSTS	2.2%	2.6%	0.8%	1.7%
FUEL	-4.4%	-3.2%	-15.3%	-0.1%
UTILITIES	1.9%	1.3%	2.4%	2.4%

MAINTENANCE	2.7%	2.6%	3.1%	2.7%
ADMINISTRATIVE COSTS	-1.8%	-1.9%	-1.3%	-1.7%
INSURANCE COSTS	18.8%	18.8%	18.8%	18.8%
ALL ITEMS	1.9%	1.7%	2.0%	2.6%

Source: 2021 Price Index of Operating Costs

Changes in Housing Affordability

NYC's economy in 2020 showed many weaknesses as compared with the preceding year. Negative indicators include shrinking employment levels, which fell for the first time in 11 years, decreasing 11.1% in 2020.²⁵ Gross City Product (GCP) decreased for the first time in 12 years, falling in inflation-adjusted terms by 6.3% in 2020.²⁶ The unemployment rate rose, increasing by 8.4 percentage points, to 12.3%, the highest level recorded in at least the last 45 years²⁷ There was also an increase in cash assistance caseloads of 8.6%, while SNAP caseloads rose 5.2%.²⁸

Positive indicators during 2020 include a decrease in both the number of non-payment filings and calendared cases in Housing Court, which fell by 56.4% and 62.7%, respectively,²⁹ as well as a decrease in tenant evictions, which fell by 82.0%³⁰ (all largely due to various eviction moratoriums in place since the start of the pandemic). Homeless levels also fell for the second consecutive year, by 5.9%.³¹ There was also a decrease in Medicaid enrollees, which fell 3.3%.³² Concurrent with Court closures, bankruptcy filings also decreased sharply, falling 40.7%, to the lowest level since at least 2000.³³ In addition, average inflation-adjusted wages rose during the most recent 12-month period for which data is available (the fourth quarter of 2019 through the third quarter of 2020), rising 6.0% over the corresponding time period of the prior year (note that while average wages rose, total wages paid within NYC fell, by an inflation-adjusted 1.8%).³⁴ Inflation remained steady between 2019 and 2020, at 1.7% in each year.³⁵

The most recent numbers, from the fourth quarter of 2020 (as compared to the fourth quarter of 2019), show many negative indicators, including cash assistance levels up 15.4%; SNAP recipients up 11.2%; Medicaid enrollees, up 1.2%; GCP falling, by 6.6% in real terms; employment levels down 13.2%; and the unemployment rate up 8.3 percentage points. However, homeless levels are down 10.6%; and

25 NYS Dept. of Labor; <http://www.labor.state.ny.us>; Data accessed March 2021. Data is revised annually and may not match data reported in prior years.

26 Data from the NYC Comptroller's Office as of March 12, 2021. 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 2012 chained dollars.

27 NYS Dept. of Labor; <http://www.labor.state.ny.us>; Data accessed March 2021. Data is revised annually.

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

29 Civil Court of the City of New York data.

30 NYC Department of Investigation, Bureau of Auditors data.

31 Data from NYC Department of Homeless Services (DHS), including DHS daily reports, DHS Data Dashboard Tables, Local Law 37 reports, and Citywide Performance Reporting reports. Note that in addition, 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 as many as 8,000 persons per night, which is not included in the totals presented in this report. These figures are not reported in order to make year-to-year data comparable.

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

33 Administrative Office of the U.S. Courts; <https://www.uscourts.gov/statistics-reports/caseload-statistics-data-tables>; Accessed March, 2021.

34 NYS Dept. of Labor; <http://www.labor.state.ny.us>; Data accessed March 2021. Data is revised annually.

35 Bureau of Labor Statistics; <http://www.bls.gov>; Data accessed March, 2021.

in Housing Court, the number of cases heard (calendared) are down 50.9% and the number of non-payment filings are down 43.5%.³⁶

We can also examine fourth quarter data in relation to the third quarter of 2020, which illustrates potentially positive trends. Accounting for seasonal changes in jobs, there was a decrease of 4.0 percentage points in the NYC unemployment rate in the fourth quarter of 2020 as compared to the third, and an increase of 2.6% in total employment. There was also a decrease of 2.1% in both homelessness and cash assistance recipients, while SNAP caseloads declined by 1.5% and Medicaid enrollment was virtually unchanged. On an annualized basis, GCP increased by 6.0% in the fourth quarter of 2020 as compared to the third.

Consumer Price Index

The Board reviewed the Consumer Price Index. The table that follows shows the percentage change for the NY-Northeastern NJ Metropolitan area since 2013.

Percentage Changes in the Consumer Price Index for the New York City - Northeastern New Jersey Metropolitan Area, 2013-2021 (For "All Urban Consumers")									
	2013	2014	2015	2016	2017	2018	2019	2020	2021
1st Quarter Avg. ³⁷	2.1%	1.4%	-0.2%	0.7%	2.5%	1.6%	1.5%	2.3%	1.5%
Yearly Avg.	1.7%	1.3%	0.1%	1.1%	2.0%	1.9%	1.7%	1.7%	N/A

Source: U.S. Bureau of Labor Statistics.

Effective Rates of Interest

The Board took into account current mortgage interest rates and the availability of financing and refinancing. It reviewed the staff's 2021 *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*.

2021 Mortgage Survey ³⁸ Average Interest Rates and Points for New and Refinanced Permanent Mortgage Loans 2012-2021										
New Financing of Permanent Mortgage Loans, Interest Rate and Points										
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Avg. Rates	4.6%	4.4%	4.9%	4.3%	4.0%	4.3%	4.8%	4.7%	4.0%	3.8%
Avg. Points	0.63	0.59	0.54	0.70	0.42	0.44	0.44	0.38	0.22	0.38

Source: 2012–2021 *Annual Mortgage Surveys*, RGB.

SRO Housing and Airbnb Rentals

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" from HPD. For the fourth time in the past five years, the number of approved certificates fell, from 90 in 2019 to 49 in 2020, a decrease of 45.6%.³⁹

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

36 This data is obtained from the Civil Court of the City of New York, which cannot provide exact "quarterly" data. The Court has 13 terms in a year, each a little less than a month long. This data is for terms 10-13, which is from approximately the middle of September through the end of the year. It is compared to the same period of the prior year.

37 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.

38 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.

39 NYC Department of Housing Preservation and Development.

now clearly defined as stays of fewer than 30 days.⁴⁰ Governor Cuomo signed a bill in October of 2016 that created fines up to \$7,500 for illegally advertising short-term rentals in Class A Multiple Dwellings.⁴¹

Between May of 2011 and March of 2021, approximately 20,000 violations have been issued by the Mayor's Office of Special Enforcement (OSE) to illegal hotel operators (including private apartments, hostels, and SROs). This includes 575 violations issued between April 2020 and March 2021, an 82.8% decrease from the 3,335 violations over the same time period of the prior year. Per OSE, the number of violations declined because the COVID-19 pandemic dramatically reduced tourist travel. In response, hosts briefly adjusted much of their illegal short-term rental listings to advertise month-to-month rentals during the peak of the pandemic. In addition, in response to the pandemic, much of OSE's field activity shifted to protecting New Yorkers through social distancing enforcement, predominately at retail and restaurant locations.⁴²

Among OSE's activity over the past year, the agency announced in August of 2020 that they had won a permanent injunction (and a \$290,000 fine) against the Imperial Court Hotel in Manhattan to prevent 227 SRO units from being used for illegal short-term rental activity.⁴³ In addition, following a series of lawsuits, an agreement was reached between the City of New York and Airbnb in June of 2020 that would require short-term rental platforms to share information about their listings with OSE.⁴⁴ Following this agreement, on January 3, 2021, New York City's Booking Service data reporting law took effect.⁴⁵ All transactions for listings that have five or more nights booked per quarter will be reported to OSE if the listings offer entire home rentals or home rentals to three or more individuals at the same time. Listings for units in "Class B multiple dwellings" — which are lawfully used for short-term rental — are exempt from the reporting requirements. The reports will be submitted quarterly to OSE and will include information on the physical address of the short-term rental unit; the location online of the advertisement that resulted in the short-term rental; information relating to the identity of the host, including contact and payout account information; and information related to the scope of the short-term rental transaction.

OTHER RELEVANT INFORMATION

The NYS Division of Housing and Community Renewal released a memo to the Board dated April 21, 2021 in which they outline information from their registration database relating to Hotels/SROs/Rooming Houses. The following is an excerpt from that memo (Pages 2-3):

- 6. What is the total number of SRO/Hotel units registered with the DHCR in 2020? How many of these units are rent stabilized? How many are temporarily and permanently exempt? How many are registered as transient? How many as vacant?

Rent Stabilized Units	9,652
Vacant Units	1,310
Temporary Exempts Units	3,190
Permanent Exempt Units	76
Total Number of Units	14,228

- 7. What is the total number of SRO/Hotel units registered with the DHCR on an annual basis from 2009-2020?
 - In 2012 the total number of units registered was 19,757
 - In 2013 the total number of units registered was 17,792
 - In 2014 the total number of units registered was 18,787
 - In 2015 the total number of units registered was 18,322
 - In 2016 the total number of units registered was 16,996
 - In 2017 the total number of units registered was 16,469
 - In 2018 the total number of units registered was 16,480
 - In 2019 the total number of units registered was 15,418 and
 - In 2020 the total number of units registered was 14,228

- 8. What is the average and median rent for rent stabilized SRO/Hotel units in 2020?

40 "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.

41 "Cuomo Signs Bill that Deals Huge Blow to Airbnb," New York Post, October 21, 2016.

42 Office of the Criminal Justice Coordinator, Mayor's Office of Special Enforcement.

43 Press Release, Mayor's Office of Special Enforcement. "New York City Wins Permanent Injunction to Prevent Illegal Short-Term Rental Activity at More Than 220 Housing Units in Manhattan Building." August 10, 2020.

44 "Airbnb agrees to give listing info to city." The Real Deal. June 12, 2020.

45 <https://www1.nyc.gov/site/specialeenforcement/reporting-lawreporting-law.page>.

- The average rent stabilized rent for SRO/Hotel units in 2019 is \$1,545.22; the median rent is \$1,269.39.

On May 28, 2021, staff released a memo to the Board analyzing hotel data contained in the NYS Homes and Community Renewal's 2019 and 2020 apartment and building registration databases. Below is the memo in its entirety.

Since 2007, Rent Guidelines Board staff has periodically⁴⁶ analyzed registration data⁴⁷ filed with New York State Homes and Community Renewal (HCR) by owners of hotels and rooming houses.⁴⁸ Owners register their properties annually with HCR, including the type of property (in this case, hotel or rooming house) as well as the legal rent as of April 1 of each year. If applicable, the registration information also includes actual and preferential rents. Prior to 2017, staff relied on the registration information provided by the owner or managing agent to identify hotels and rooming houses. However, a close analysis of the data showed that there were registration errors and many apartment buildings were being registered as hotels or rooming houses.

A memo issued on June 12, 2017 outlined a new methodology, which attempted to correct for registration errors in HCR data (the full methodology can be found in that memo).⁴⁹ As it's very unlikely that rooming houses or hotels will newly register with HCR, the basis for the 2021 analysis (and those that will follow) are the same set of buildings identified in 2017.⁵⁰ At that time, staff identified and reported data on 174 rooming houses and 83 hotels. For the 2021 analysis, staff searched the two most recent HCR registration files for the same group of buildings identified in the 2017 memorandum.⁵¹

This memorandum sets forth staff's most recent analysis, which includes data on rent levels for rent stabilized units in rooming houses and hotels identified from HCR registration filings for 2019 and 2020.⁵² This analysis identified 123 rooming houses and 74 hotels for which detailed information (including a portion with rent data), is provided in the tables that follow. In summary:

- The analysis identified 3,495 units in rooming houses and 5,438 in hotels (for a total of 8,933 units).
- The median legal rent for rooming houses is \$1,189 and the median legal rent for hotels is \$745 (with a combined median of \$856).
- The median "rent received" (the legal rent, except in cases where

46 Previous memos are from June 4, 2007; June 4, 2009; June 12, 2012; June 4, 2013; May 22, 2015; June 12, 2017, May 31, 2018, April 22, 2019, and May 1, 2020, which analyzed hotel registration data filed with the NYS Homes and Community Renewal (HCR) in 2005, 2008, 2011, 2012, 2014, 2015/2016, 2016/2017, 2017/2018, and 2018/2019, respectively.

47 Each year owners are required to provide HCR with listings of every rent stabilized unit in their buildings, including the rent level and whether the unit is currently rent stabilized; vacant; or permanently or temporarily exempt.

48 Single Room Occupancy (SRO) residence is not a category available for registration. SRO residences would most commonly be registered as hotels.

49 Prior to 2017, staff had relied on owners to provide correct information regarding the type of building being registered. In some cases, staff individually examined selected records with especially high rent levels to determine if the building was in fact a hotel or rooming house, and then omitted these records from the analysis if it was found to be incorrectly registered. However, as a general rule, staff used the building type information reported by owners without any secondary checks. The 2017 analysis attempted to compile a more accurate list of rooming houses and hotels by individually researching those buildings which self-identified as such and eliminating those buildings that were more likely to be Class A apartment buildings. The full methodology for that process is outlined in the June 12, 2017 memo.

50 While the purpose of the 2017 analysis was to more accurately identify hotels and rooming houses (and that analysis forms the basis of all subsequent memos), there is no guarantee that every record identified in 2017 was a rooming house or hotel, or that every rooming house or hotel was identified and included as part of the analysis.

51 Rent data was used from 2020 registration files where available, and from 2019 only if the building was not registered in the early 2020 registration database.

52 Because the 2020 registration data is not final, two years of registration data were examined to capture buildings that may not appear in the 2020 data due to late registration. Note also that HCR registration filings may not reflect a complete count of hotels and rooming houses, as not all owners register their buildings, may register late, or may fail to correctly identify a building as a hotel or rooming house.

there is a preferential rent provided) is \$983 for rooming houses and \$734 for hotels (with a combined median of \$790).

- A longitudinal analysis of rooming houses shows that the median legal rent rose 1.5% between 2019 and 2020 and the median “rent received” rose 1.6%. For hotels, the median legal rent did not change between 2019 and 2020 and the median “rent received” rose 2.8%.

Rooming Houses

Staff identified 123 rooming house buildings in the 2019 and 2020 HCR registration files, a decrease from both the 144 identified in the 2020 memo, and the 174 identified in the 2017 memo that formed the basis for this study.⁵³ The number of these buildings that contain rent information is 101, less than the 116 in the 2020 memo. These 123 buildings contained a total of 3,495 housing units.⁵⁴ By category, 2,362 (67.6%) of these units were registered as “rent stabilized” (indicating that they were occupied by a rent stabilized tenant at the time of registration). HCR files contain rent information for 2,361 of these units. Of the remaining units, 600 units (17.2%) are reported as “temporarily exempt” or “permanently exempt” (with all but two “temporarily exempt”); and 533 units (15.3%) as “vacant.” Among the temporarily exempt units, the most common reason given for the exemption is “Hotel/SRO (Transient)” (52.7% of temporarily exempt units). The second most common reason is “Not Prime Residence” (25.3% of temporarily exempt units), followed by “Owner/Employee Occupied” (14.7% of temporarily exempt units). The remaining 7.3% of units are classified as either “Not for Profit,” “Commercial/Professional” or “Other.” Of the 123 buildings identified for this analysis, 22 (17.9%) consist entirely of exempt and/or vacant units (403 units or 11.5% of total units). In addition, 71 of these 123 buildings (57.7%) contain less than 85%⁵⁵ permanently stabilized units. These 71 buildings contain 1,478 units (42.3% of total units).

Table 1 presents the number of rent stabilized rooming house units and buildings that registered legal rents with HCR in 2019/2020. Legal rents are the maximum amount that an owner can charge to tenants (or potentially to government agencies subsidizing tenants), but do not necessarily reflect what a tenant is actually paying. Table 1 also provides the median and average legal rents for these units, Citywide.

Table 1: 2019/2020⁵⁶ Median and Average “Legal” Rents for Rooming House Units Identified as Rent Stabilized (excludes exempt and vacant units)

	# of Stabilized Units	# of Buildings (containing rent info)	Median Legal Rent	Average Legal Rent
Citywide	2,361	101	\$1,189	\$1,124

Source: 2019 and 2020 HCR Building and Apartment Registration filings

Table 2 presents information with respect to median and average “preferential” rents. Of the rent stabilized rooming house units that reported rent, 40% report preferential rents. Preferential rents are rents that owners voluntarily choose to charge to tenants, which are lower than legal rents.

Table 2: 2019/2020⁵⁷ Median and Average “Preferential” Rents for Rooming House Units Identified as Rent Stabilized (excludes exempt and vacant units)

53 Using the list of buildings identified in 2017 as a starting point, staff searched the most recent HCR registration records, from 2020 (as released to the RGB in May of 2021), for the 174 buildings identified in the 2017 memo. A total of 94 buildings that were previously identified as rooming houses were contained in the most recent registration filings available to staff. Another 29 buildings were matched with 2019 registration data. A total of 51 buildings could not be located in either registration file. Staff did not research whether any new rooming house buildings may have been registered in 2020.

54 Registration records were not checked against other sources in regard to the number of housing units. Note that while some owners may register all their units, regardless of regulation status, others may register only those that are rent stabilized.

55 The proviso in RGB Hotel Order 41, the last time the Board granted a renewal lease increase, limited permitted increases to rooming houses with at least 85% permanently rent stabilized occupancy. Note that if the owner has not registered every unit in the building with HCR (as they may not with unregulated units), the percentage of buildings that are 85% or more rent stabilized could be inflated.

56 2020 data used whenever available.

57 2020 data used whenever available.

	# of Stabilized Units	Median		Average	
		Preferential Rent*	% Difference from Legal Rent**	Preferential Rent*	% Difference from Legal Rent**
Citywide	941	\$997	-26%	\$968	-25%

*Only for those units reporting a preferential rent.

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

Source: 2019 and 2020 HCR Building and Apartment Registration filings

Table 3 presents median and average “actual” rents. Of the rent stabilized rooming house units that reported rent, 43% report actual rents. 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 average legal rents of just those units with reported actual rents. Theoretically, the owners of the 1,011 units reporting actual rents can receive the difference between the actual and legal rents from government programs, and in fact, 46% of these units do not report any “preferential” rents, suggesting that close to half of owners do receive the full legal rent for these units. The median Citywide legal rent for these units is \$1,281 and the average legal rent is \$1,251. Not reported here are detailed statistics for the 547 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 547 units is \$1,202 and the average preferential rent is \$1,117.

Table 3: 2019/2020⁵⁸ Median and Average “Actual” Rents for Rooming House Units Identified as Rent Stabilized (excludes exempt and vacant units)

	# of Stabilized Units	Median		Average	
		Actual Rent*	% Difference from Legal Rent**	Actual Rent*	% Difference from Legal Rent**
Citywide	1,011	\$251	-80%	\$462	-63%

*Only for those units reporting an actual rent.

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

Source: 2019 and 2020 HCR Building and Apartment Registration filings

Table 4 presents median and average “rent received,” which uses a combination of preferential and legal rents to identify the rent actually being collected by owners of rent stabilized rooming houses. 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: 2019/2020⁵⁹ Median and Average “Rent Received” Rents for Rooming House Units Identified as Rent Stabilized (excludes exempt and vacant units)

	# of Stabilized Units	Median “Rent Received”*	Average “Rent Received”*
Citywide	2,361	\$983	\$996

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

Source: 2019 and 2020 HCR Building and Apartment Registration filings

Table 5 provides a longitudinal analysis⁶⁰ of 77 buildings (with rent information, 90 total) that registered in both 2020 and 2019. The

58 2020 data used whenever available.

59 2020 data used whenever available.

60 Note that unlike Tables 1-4, which rely on a combination of two years’ worth of data to report a single median or average rent figure, the longitudinal analysis relies solely on comparing 2020 data to 2019 data. All but four of the rooming houses registered in 2020 were also registered in 2019.

median and average rents of this group of buildings in both years are presented below. Note that while no rent increases to legal rents were granted by the RGB, both median and average legal rents increased for rooming houses. A closer look at the rent increases of individual units shows that 2% of units reported a decrease in legal rents, 56% reported no change in legal rents, and 43% showed an increase in legal rents. Of the 905 units that reported an increase in legal rents, 742 (82%) increased legal rents by exactly 1.5%. This indicates that owners either illegally charged the increase authorized under Apartment Order #51 (1.5% for a one-year lease from 10/1/2019 through 9/30/2020) or that units were incorrectly registered as rooming houses, and were in fact apartments.

Table 5: 2020 Longitudinal Citywide Rent Data for Rooming House Units Identified as Rent Stabilized (excludes exempt and vacant units)

	Legal Rent	Preferential Rent	Actual Rent	"Rent Received" ^{**}
# of Units	2,118	813	871	2,118
Median 2019	\$1,188.53	\$1,000.00	\$247.00	\$1,000.00
Median 2020	\$1,206.36	\$1,000.00	\$251.00	\$1,031.30
% Change (Median)	1.5%	0.0%	1.6%	3.1%
Average 2019	\$1,136.07	\$958.44	\$467.45	\$992.46
Average 2020	\$1,151.08	\$983.65	\$475.66	\$1,022.30
% Change (Average)	1.3%	2.6%	1.8%	3.0%

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

Source: 2019 and 2020 HCR Building and Apartment Registration filings

Hotels

The 2019 and 2020 HCR registration files contained 74⁶¹ buildings that could be identified as hotels, the same number of buildings as the 2020 memo,⁶² but a decrease from the 83 identified in the 2017 memo that formed the basis for this study.⁶³ The number of these buildings that contain rent information is 65, nine less than the number in the 2020 memo. According to HCR records, these buildings contained a total of 5,438 units of housing.⁶⁴ Of the units registered with HCR, 1,940 (35.7%) were registered as "rent stabilized." Rent information was provided for 1,937 of these units. Of the remaining units, 3,163 (58.1%) were registered as "temporarily exempt" or "permanently exempt" (with the vast majority "temporarily exempt"); and 335 (6.2%) as "vacant." With respect to temporarily exempt units, the most common reason given for this status is "Hotel/SRO (Transient)" (70.7%). The second most common reason provided for temporarily exempt status is "Not Prime Residence" and "Not for Profit" (each with 12.2%). Of the remaining temporarily exempt units (4.9%), the reasons for exemption are almost entirely "other" or "owner- or employee-occupied." Of these 74 buildings, 11 (14.9%) consist entirely of exempt and/or vacant units (501 units or 9.2% of total units). In addition, 40 buildings (54.1%)

61 Five of these "buildings" filed more than one registration with HCR, for adjacent addresses (a total of 10 records, treated here as five records). They are generally considered to be a single building, and are treated as such in this analysis.

62 While the number of buildings remained the same between the 2020 and 2021 memo, the set of buildings were slightly different.

63 Using the list of buildings identified in 2017 as a starting point, staff searched the most recent HCR registration records available to staff, from 2020 (as released to the RGB in May of 2021), for the 83 buildings identified in the 2017 memo. A total of 61 buildings that were previously identified as hotels were contained in the most recent registration filings available to staff. Another 13 buildings were matched with 201 registration data. A total of nine buildings could not be located in either registration file. Staff did not research whether any new hotel buildings may have been registered in 2020.

64 Note that while some owners may register all their units, regardless of regulation status, others may register only those that are rent stabilized.

contain less than 85% permanently stabilized units.⁶⁵ These 40 buildings contain 3,957 units, or 72.8% of the total units registered with HCR.

HCR registration files provided to the RGB provide information only for hotel units that owners register, which may or may not accurately reflect the total number of units in the building. Staff therefore researched two additional sources of information to determine the number of units in registered hotels.⁶⁶ For each hotel building, staff researched both registration records from the Department of Housing and Preservation Development (HPD), as well as internet sites, such as Expedia and Hotels.com, and the individual websites of the hotels, where available. In many cases, the unit count data from these different sources was inconsistent. For purposes of this analysis, staff has generally used the highest of the figures (whether HCR, HPD, or the travel or hotel websites) to estimate an actual unit count in these buildings. Taking this approach, staff found that these 74 buildings contained an *estimated* total of 16,448 units of housing. As a proportion of this higher number of units, units registered as "rent stabilized" are 11.8% of the total (versus 35.7% of the registered HCR units). As a proportion of the higher number of units, 70 buildings (94.6% of the total buildings) contain less than 85% permanently stabilized units.⁶⁷ These 70 buildings contain 15,742 units, or 95.7% of the total units.

Table 6 presents the number of rent stabilized units and buildings that registered legal rents with HCR in 2019/2020. Legal rents are the maximum amount that an owner can charge to tenants (or to government agencies subsidizing tenants), but do not necessarily reflect what a tenant is actually paying. The table also provides the median and average legal rents for these units, Citywide.

Table 6: 2019/2020⁶⁸ Median and Average "Legal" Rents for Hotel Units Identified as Rent Stabilized (excludes exempt and vacant units)

	# of Stabilized Units	# of Buildings (containing rent info)	Median Legal Rent	Average Legal Rent
Citywide	1,937	65	\$745	\$1,044

Source: 2019 and 2020 HCR Building and Apartment Registration filings

Table 7 presents median and average "preferential" rents. Of the rent stabilized hotel units that reported rent, 11% report preferential rents. Preferential rents are rents that owners voluntarily choose to charge to tenants, which are lower than legal rents.

Table 7: 2019/2020⁶⁹ Median and Average "Preferential" Rents for Hotel Units Identified as Rent Stabilized (excludes exempt and vacant units)

	# of Stabilized Units	Median		Average	
		Preferential Rent*	% Difference from Legal Rent**	Preferential Rent*	% Difference from Legal Rent**
Citywide	221	\$600	-55%	\$719	-75%

*Only for those units reporting a preferential rent.

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

Source: 2019 and 2020 HCR Building and Apartment Registration filings

Table 8 presents median and average "actual" rents. Of the rent stabilized hotel units that reported rent, 26% report actual rents. 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 average legal rents of *just those units with reported actual rents*.

65 The proviso in RGB Hotel Order 41, the last time the Board granted a renewal lease increase, limited permitted increases to hotels with at least 85% permanently rent stabilized occupancy. If the owner has not registered every unit in the building with HCR (as they may not with unregulated units), the percentage of buildings that are 85% or more rent stabilized could be inflated.

66 Note that this analysis was not undertaken for rooming houses.

67 See footnote 43.

68 2020 data used whenever available.

69 2020 data used whenever available.

Theoretically, the owners of the 505 units reporting actual rents can receive the difference between the actual and legal rents from government programs, and in fact, 85% of these units do not report any "preferential" rents, suggesting that in most cases owners do receive the full legal rent for these units. The median Citywide legal rent for these units is \$755 and the average legal rent is \$888. Not reported here are detailed statistics for the 78 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 median Citywide preferential rent for these units is \$1,173 and the average preferential rent is \$1,071.

Table 8: 2019/2020⁷⁰ Median and Average "Actual" Rents for Hotel Units Identified as Rent Stabilized (excludes exempt and vacant units)

	# of Stabilized Units	Median		Average	
		Actual Rent	% Difference from Legal Rent**	Actual Rent	% Difference from Legal Rent**
Citywide	505	\$389*	-48%	\$490*	-45%

*Only for those units reporting an actual rent.

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

Source: 2019 and 2020 HCR Building and Apartment Registration filings

Table 9 presents median and average "rent received," which uses a combination of preferential and legal rents to identify the rent actually being collected by owners of rent stabilized hotels. 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 9: 2019/2020⁷¹ Median and Average "Rent Received" Rents for Hotel Units Identified as Rent Stabilized (excludes exempt and vacant units)

	# of Stabilized Units	Median "Rent Received"*	Average "Rent Received"*
Citywide	1,937	\$734	\$797

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

Source: 2019 and 2020 HCR Building and Apartment Registration filings

Table 10 provides a longitudinal analysis⁷² of 49 hotel buildings (with rent information, 58 total) that registered in both 2019 and 2020. The median and average rents for this group of buildings are presented below. Note that while no rent increases to legal rents were granted by the RGB, a small proportion of hotel units had their legal rent increase and average legal rents increased by 3.1% (median legal rents remained the same). A closer look at the rent increases of individual units shows that 1% of units reported a decrease in legal rents, 94% reported no change in legal rents, and 5% showed an increase in legal rents. Of the 63 units⁷³ that reported an increase in legal rents, there was no discernable pattern to the rent increases (unlike rooming houses, as noted in the introductory paragraph of Table 5).

Table 10: 2020 Longitudinal Citywide Rent Data for Hotel Units Identified as Rent Stabilized (excludes exempt and vacant units)⁷⁴

70 2020 data used whenever available.

71 2020 data used whenever available.

72 Note that unlike Tables 6-9, which rely on a combination of two years' worth of data to report a single median or average rent figure, the longitudinal analysis relies solely on comparing 2020 data to 2019 data. All but six of the hotels registered in 2020 were also registered in 2019.

73 Note that 39 units (from a single building), with a rent increase of 79%, were excluded from both the data on the number of units with legal rent increases, as well as Table 10. The registration data indicates that most of the units in question were increased due to a regulatory agreement, while most units in the building showed no increase in rent. Other registration data was not examined for similar discrepancies.

74 See footnote 51.

	Legal Rent	Preferential Rent	Actual Rent	"Rent Received"*
# of Units	1,366	187	366	1,366
Median 2019	\$744.83	\$536.63	\$288.00	\$640.34
Median 2020	\$744.83	\$533.03	\$290.57	\$658.09
% Change (Median)	0.0%	-0.7%	0.9%	2.8%
Average 2019	\$991.78	\$667.47	\$453.25	\$688.25
Average 2020	\$1,022.90	\$707.78	\$451.00	\$692.24
% Change (Average)	3.1%	6.0%	-0.5%	0.6%

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

Source: 2019 and 2020 HCR Building and Apartment Registration filings

SUMMARY

In summary, while this memo cannot capture every rent stabilized hotel or rooming house in New York City, it provides information on the universe of registered units that are likely to be rent stabilized. Tables 11 and 12 summarize some of the data presented above.

Table 11 summarizes data on the regulatory status of rooming house and hotel units registered with HCR in 2019/2020.

Table 11: 2019/2020⁷⁵ Rent Regulation Status of Registered Rooming Houses and Hotels

	# of Units*	Occupied Rent Stabilized	Vacant	Temporarily or Permanently Exempt
Rooming Houses	3,495	2,362	533	600
Hotels	5,438	1,940	335	3,163
Rooming Houses and Hotels (combined)	8,933	4,302	868	3,763

*Includes only those units registered with HCR.

Source: 2019 and 2020 HCR Building and Apartment Registration filings

Table 12 provides a summary of the legal and received rents for rooming houses and hotels, as well as the average and median rents of rooming houses and hotels combined.

Table 12: 2019/2020⁷⁶ Median and Average Legal Rent and "Rent Received" Rents for Rooming House and Hotel Units Identified as Rent Stabilized (excludes exempt and vacant units)

	# of Stabilized Units*	Median Legal Rent	Average Legal Rent	Median "Rent Received"*	Average "Rent Received"***
Rooming Houses	2,361	\$1,189	\$1,124	\$983	\$996
Hotels	1,937	\$745	\$1,044	\$734	\$797
Rooming Houses and Hotels (combined)	4,298	\$856	\$1,088	\$790	\$906

*Includes only those units with registered legal rents with HCR.

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

Source: 2019 and 2020 HCR Building and Apartment Registration filings.

75 2020 data used whenever available.

76 2020 data used whenever available.

[END OF MEMO]

VOTE

The vote of the Rent Guidelines Board on the adopted motion pertaining to the provisions of Order Number 51 was as follows:

	Yes	No	Abstentions
Guidelines for Hotels	7	2	-

Dated: June 23, 2021
Filed with the City Clerk: June 30, 2021

David Reiss
Chair
NYC Rent Guidelines Board

BIBLIOGRAPHY

The City of New York Rent Stabilization Law of 1969 Section 26 - 501 et seq.
 Chapter 576 of the Laws of 1974 (The Emergency Tenant Protection Act).
 Resolution Number 276 of 1974 of the New York City Council.
 Chapter 203 of the Laws of 1977.
 Chapter 933 of the Laws of 1977 (Open Meetings Law).
 Local Laws of the City of New York for the year 1979, No. 25.
 Chapter 234 of the Laws of 1980.
 Chapter 383 of the Laws of 1981.
 Local Laws of the City of New York for the Year 1982, No. 18.
 Chapter 403 of the Laws of 1983.
 Chapter 248 of the Laws of 1985.
 Chapter 45 of the New York City Charter.
 Chapter 65 of the Laws of 1987.
 Chapter 144 of the Laws of 1989.
 Chapter 167 of the Laws of 1991.
 Chapter 253 of the Laws of 1993.
 Rent Regulation Reform Act of 1997.
 Chapter 82 of the Laws of 2003.
 Chapter 97 of the Laws of 2011.
 Rent Act of 2015.
 Housing Stability and Tenant Protection Act of 2019.
 RGB Staff, *2021 Price Index of Operating Costs*.
 RGB Staff, *2021 Income and Affordability Study*.
 RGB Staff, *2021 Mortgage Survey Report*.
 RGB Staff, *2021 Housing Supply Report*.
 RGB Staff, *Changes to the Rent Stabilized Housing Stock in NYC in 2020*.
 Written, oral and video submissions by tenants, tenant organizations, owners, and owner organizations.



THE CITY OF NEW YORK
LAW DEPARTMENT
100 CHURCH STREET
NEW YORK, NY 10007

GEORGINA M. PESTAKA
Acting Corporation Counsel

STEVEN GOULDEN
Division of Legal Counsel
Room 6-201
Tel: (212) 956-4028
Fax: (212) 956-4019
sgoulden@law.nyc.gov

David Reiss
Chair
Rent Guidelines Board

Re: 2021 Rent Guidelines
No. 2021 RG 029

Dear Chair Reiss:

Pursuant to New York City Charter § 1043 subd. e, the above-referenced rule has been reviewed and determined to be within the authority delegated by law to your agency.

Sincerely,

/s/ Steven Goulden

STEVEN GOULDEN
Senior Counsel
Division of Legal Counsel

cc: Andrew McLaughlin (RGB)

☛ jy29

SPECIAL MATERIALS

CITY PLANNING

NOTICE

ADJUSTMENT IN HUDSON YARDS DISTRICT
IMPROVEMENT BONUS CONTRIBUTION AMOUNT

As provided in Section 93-31 of the Zoning Resolution of the City of New York, the required contribution amount per square foot of bonused floor area available through the District Improvement Fund Bonus in the Special Hudson Yards District, has been increased from \$135.44 per square foot to \$142.75 per square foot as of August 1, 2021.

In accordance with Section 93-31, this increase is based on the change in the Consumer Price Index for All Urban Consumers (CPI), as published by the U.S. Department of Labor, Bureau of Labor Statistics. The CPI change for the period between July 1, 2020 and July 1, 2021, was an increase of 5.4 percent.

This increased contribution amount per square foot of bonused floor area applies to all contributions, pursuant to Section 93-31 received on or after August 1, 2021, until such time as the amount is further modified in accordance with the Zoning Resolution.

Marisa Lago
Chair
City Planning Commission

☛ jy29

OFFICE OF COLLECTIVE BARGAINING

NOTICE

NOTICE OF PROPOSED RECOGNITION

The New York City Office of Collective Bargaining has received the notice described below. The Board of Certification will conduct an investigation of this matter.

DATE: July 21, 2021 DOCKET #: VR-1680-21

FILED: Notice of Proposed Voluntary Recognition

DESCRIPTION: The City Council proposes to voluntarily recognize the Association of Legislative Employees as the bargaining representative of the following title in Certification No. 1-21.

TITLE: Council Member Aide (Title Code No. 94074)

EMPLOYER: City Council of the City of New York
250 Broadway
New York, NY 10007

BARGAINING REPRESENTATIVE:

Association of Legislative Employees
c/o Stroock & Stroock & Lavan LLP
180 Maiden Lane
New York, NY 10038

☛ jy29

CHANGES IN PERSONNEL

OFF OF PAYROLL ADMINISTRATION
FOR PERIOD ENDING 06/11/21

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Rows include CORNEJO, OWENS, RAMIREZ NUNEZ.

LANDMARKS PRESERVATION COMM
FOR PERIOD ENDING 06/11/21

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Row includes WALLEN.

TAXI & LIMOUSINE COMMISSION
FOR PERIOD ENDING 06/11/21

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Rows include BARRETT, HOANG, MAJOR, MARTE PILAR, etc.

PUBLIC SERVICE CORPS
FOR PERIOD ENDING 06/11/21

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Row includes LEWIS.

HUMAN RIGHTS COMMISSION
FOR PERIOD ENDING 06/11/21

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Rows include CATON, HAZEL, SHEA.

NYC FIRE PENSION FUND
FOR PERIOD ENDING 06/11/21

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Row includes WILLIAMS JR.

DEPT OF YOUTH & COMM DEV SRVS
FOR PERIOD ENDING 06/11/21

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Rows include AHMED, BRATCHER, CABRERA, etc.

DEPT OF YOUTH & COMM DEV SRVS
FOR PERIOD ENDING 06/11/21

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Rows include SANDOVAL MORON, SHEPARD, SLATER JR.

BOARD OF ELECTION POLL WORKERS
FOR PERIOD ENDING 06/11/21

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Rows include ABBAD, ABBAS SR.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Rows include ABDUL-HAQQ, ABDULLAH, ABID, etc.

BOARD OF ELECTION POLL WORKERS
FOR PERIOD ENDING 06/11/21

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Rows include BROOME, BROWN, BROWN, etc.

In order to access the Public Hearing and testify, please join as follows:

Join by meeting number

Meeting Number (access code): 177 472 7828

Meeting Password: UqzbmtD9P63

Tap to join from a mobile device (attendees only)

+ 1-415-655-0003, 1774727828## US Toll

Join by phone

+1-415-655-0003 US Toll

☛ jy29

NOTICE IS HEREBY GIVEN that a Purchase Order/Contract Public Hearing will be held via WebEx on Tuesday, August 10th, 2021 at 10:00am.

IN THE MATTER OF a proposed purchase order/contract between the Department of Design and Construction of the City of New York and SVAM International Inc., 233 East Shore Road, Great Neck, New York 11023 for the PassPort Integration, Borough of Queens. The contract amount shall be \$490,000. The contract term will be 365 Consecutive Calendar days from date of registration. PIN#850072720215109.

The proposed consultant has been selected pursuant to Section 3-08 of the Procurement Policy Board Rules pursuant to sub paragraph (c) (1) (iv) of January 1, 2020.

A draft copy of the proposed contract is available for public inspection at the Department of Design and Construction, Finance and Procurement Section, 30-30 Thomson Avenue, Fourth Floor, Long Island City, New York 11101 from July 28, 2021 to August 9th, 2021, excluding Saturdays, Sunday and Holidays from 9 A.M to 4 P.M. Contact Michael Shipman at (718) 391-1866.

In order to access the Public Hearing and testify, please join as follows:

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NOTICE IS HEREBY GIVEN that a Purchase Order/Contract Public Hearing will be held via WebEx on Tuesday, August 10th, 2021 at 10:00am.

IN THE MATTER OF a proposed purchase order/contract between the Department of Design and Construction of the City of New York and SKCS, LLC, 22nd Street, Unit # 1202, Jersey City, NJ 07302 for the Agency Contract Integration with City Systems, Borough of Queens. The contract amount shall be \$385,000. The contract term will be 365 Consecutive Calendar days from date of registration. PIN#850072720215110.

The proposed consultant has been selected pursuant to Section 3-08 of the Procurement Policy Board Rules pursuant to sub paragraph (c) (1) (iv) of January 1, 2020.

A draft copy of the proposed contract is available for public inspection at the Department of Design and Construction, Finance and Procurement Section, 30-30 Thomson Avenue, Fourth Floor, Long Island City, New York 11101 from July 28, 2021 to August 9th, 2021, excluding Saturdays, Sunday and Holidays from 9 A.M to 4 P.M. Contact Michael Shipman at (718) 391-1866.

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NOTICE IS HEREBY GIVEN that a Purchase Order/Contract Public Hearing will be held via WebEx on Tuesday, August 10th, 2021 at 10:00am.

IN THE MATTER OF a proposed purchase order/contract between the Department of Design and Construction of the City of New York and PruTech Solutions, Inc., 555 Highway 1 South, 2nd Floor, Iselin, New Jersey, 08830 for the Public Building Dashboard and Data Analysis,

Borough of Queens. The contract amount shall be \$367,5000. The contract term will be 365 Consecutive Calendar days from date of registration. PIN#850072720215111.

The proposed consultant has been selected pursuant to Section 3-08 of the Procurement Policy Board Rules pursuant to sub paragraph (c) (1) (iv) of January 1, 2020.

In order to access the Public Hearing and testify, please join as follows:

Join by meeting number

Meeting Number (access code): 177 472 7828

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NOTICE IS HEREBY GIVEN that a Purchase Order/Contract Public Hearing will be held via WebEx on Tuesday, August 10th, 2021 at 10:00am.

IN THE MATTER OF a proposed purchase order/contract between the Department of Design and Construction of the City of New York and SVAM International Inc., 233 East Shore Road, Suite 201, Great Neck, New York 11023 for the Infrastructure Dashboard and Data Analysis, Borough of Queens. The contract amount shall be \$367,5000. The contract term will be 365 Consecutive Calendar days from date of registration. PIN#850072720215112.

The proposed consultant has been selected pursuant to Section 3-08 of the Procurement Policy Board Rules pursuant to sub paragraph (c) (1) (iv) of January 1, 2020.

In order to access the Public Hearing and testify, please join as follows:

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☛ jy29

NOTICE IS HEREBY GIVEN that a Purchase Order/Contract Public Hearing will be held via WebEx on Tuesday, August 10th, 2021 at 10:00am.

IN THE MATTER OF a proposed purchase order/contract between the Department of Design and Construction of the City of New York and ImageWork USA LLC., 170 Hamilton Avenue, Ste 206, White Plains, New York 10601-1726 for the Office 365 API Integration, Borough of Queens. The contract amount shall be \$367,500. The contract term will be 365 Consecutive Calendar days from date of registration. PIN#850072720215114.

The proposed consultant has been selected pursuant to Section 3-08 of the Procurement Policy Board Rules pursuant to sub paragraph (c) (1) (iv) of January 1, 2020.

A draft copy of the proposed contract is available for public inspection at the Department of Design and Construction, Finance and Procurement Section, 30-30 Thomson Avenue, Fourth Floor, Long Island City, New York 11101 from July 28, 2021 to August 9th, 2021, excluding Saturdays, Sunday and Holidays from 9 A.M to 4 P.M. Contact Michael Shipman at (718) 391-1866.

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READER'S GUIDE

The City Record (CR) is published each business day. The Procurement section of the City Record is comprised of notices of proposed New York City procurement actions, contract awards, and other procurement-related information. Notice of solicitations and other notices for most procurement methods valued at or above \$100,000 for goods, services, and construction must be published once in the City Record, among other requirements. Other procurement methods authorized by law, such as sole source procurements, require notice in the City Record for five consecutive editions. Unless otherwise specified, the agencies and offices listed are open for business Monday through Friday from 9:00 A.M. to 5:00 P.M., except on legal holidays.

NOTICE TO ALL NEW YORK CITY CONTRACTORS

The New York State Constitution ensures that all laborers, workers or mechanics employed by a contractor or subcontractor doing public work are to be paid the same wage rate that prevails in the trade where the public work is being done. Additionally, New York State Labor Law §§ 220 and 230 provide that a contractor or subcontractor doing public work in construction or building service must pay its employees no less than the prevailing wage. Section 6-109 (the Living Wage Law) of the New York City Administrative Code also provides for a "living wage", as well as prevailing wage, to be paid to workers employed by City contractors in certain occupations. The Comptroller of the City of New York is mandated to enforce prevailing wage. Contact the NYC Comptroller's Office at www.comptroller.nyc.gov, and click on Prevailing Wage Schedules to view rates.

CONSTRUCTION/CONSTRUCTION SERVICES OR CONSTRUCTION-RELATED SERVICES

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.

VENDOR ENROLLMENT APPLICATION

New York City procures approximately \$17 billion worth of goods, services, construction and construction-related services every year. The NYC Procurement Policy Board Rules require that agencies primarily solicit from established mailing lists called bidder/proposer lists. Registration for these lists is free of charge. To register for these lists, prospective suppliers should fill out and submit the NYC-FMS Vendor Enrollment application, which can be found online at www.nyc.gov/selltonyc. To request a paper copy of the application, or if you are uncertain whether you have already submitted an application, call the Vendor Enrollment Center at (212) 857-1680.

SELLING TO GOVERNMENT TRAINING WORKSHOP

New and experienced vendors are encouraged to register for a free training course on how to do business with New York City. "Selling to Government" workshops are conducted by the Department of Small Business Services at 110 William Street, New York, NY 10038. Sessions are convened on the second Tuesday of each month from 10:00 A.M. to 12:00 P.M. For more information, and to register, call (212) 618-8845 or visit www.nyc.gov/html/sbs/nycbiz and click on Summary of Services, followed by Selling to Government.

PRE-QUALIFIED LISTS

New York City procurement policy permits agencies to develop and solicit from pre-qualified lists of vendors, under prescribed circumstances. When an agency decides to develop a pre-qualified list, criteria for pre-qualification must be clearly explained in the solicitation and notice of the opportunity to pre-qualify for that solicitation must be published in at least five issues of the CR. Information and qualification questionnaires for inclusion on such lists may be obtained directly from the Agency Chief Contracting Officer at each agency (see Vendor Information Manual). A completed qualification questionnaire may be submitted to an Agency Chief Contracting Officer at any time, unless otherwise indicated, and action (approval or denial) shall be taken by the agency within 90 days from the date of submission. Any denial or revocation of pre-qualified status can be appealed to the Office of Administrative Trials and Hearings (OATH). Section 3-10 of the Procurement Policy Board Rules describes the criteria for the general use of pre-qualified lists. For information regarding specific pre-qualified lists, please visit www.nyc.gov/selltonyc.

NON-MAYORAL ENTITIES

The following agencies are not subject to Procurement Policy Board Rules and do not follow all of the above procedures: City University, Department of Education, Metropolitan Transportation Authority, Health & Hospitals Corporation, and the Housing Authority. Suppliers interested in applying for inclusion on bidders lists for Non-Mayoral entities should contact these

entities directly at the addresses given in the Vendor Information Manual.

PUBLIC ACCESS CENTER

The Public Access Center is available to suppliers and the public as a central source for supplier-related information through on-line computer access. The Center is located at 253 Broadway, 9th floor, in lower Manhattan, and is open Monday through Friday from 9:30 A.M. to 5:00 P.M., except on legal holidays. For more information, contact the Mayor's Office of Contract Services at (212) 341-0933 or visit www.nyc.gov/mocs.

ATTENTION: NEW YORK CITY MINORITY AND WOMEN-OWNED BUSINESS ENTERPRISES

Join the growing number of Minority and Women-Owned Business Enterprises (M/WBEs) that are competing for New York City's business. In order to become certified for the program, your company must substantiate that it: (1) is at least fifty-one percent (51%) owned, operated and controlled by a minority or woman and (2) is either located in New York City or has a significant tie to New York City's business community. To obtain a copy of the certification application and to learn more about this program, contact the Department of Small Business Services at (212) 513-6311 or visit www.nyc.gov/sbs and click on M/WBE Certification and Access.

PROMPT PAYMENT

It is the policy of the City of New York to pay its bills promptly. The Procurement Policy Board Rules generally require that the City pay its bills within 30 days after the receipt of a proper invoice. The City pays interest on all late invoices. However, there are certain types of payments that are not eligible for interest; these are listed in Section 4-06 of the Procurement Policy Board Rules. The Comptroller and OMB determine the interest rate on late payments twice a year: in January and in July.

PROCUREMENT POLICY BOARD RULES

The Rules may also be accessed on the City's website at www.nyc.gov/selltonyc

COMMON ABBREVIATIONS USED IN THE CR

The CR contains many abbreviations. Listed below are simple explanations of some of the most common ones appearing in the CR:

ACCO	Agency Chief Contracting Officer
AMT	Amount of Contract
CSB	Competitive Sealed Bid including multi-step
CSP	Competitive Sealed Proposal including multi-step
CR	The City Record newspaper
DP	Demonstration Project
DUE	Bid/Proposal due date; bid opening date
EM	Emergency Procurement
FCRC	Franchise and Concession Review Committee
IFB	Invitation to Bid
IG	Intergovernmental Purchasing
LBE	Locally Based Business Enterprise
M/WBE	Minority/Women's Business Enterprise
NA	Negotiated Acquisition
OLB	Award to Other Than Lowest Responsive Bidder/Proposer
PIN	Procurement Identification Number
PPB	Procurement Policy Board
PQL	Pre-qualified Vendors List
RFEI	Request for Expressions of Interest
RFI	Request for Information
RFP	Request for Proposals
RFQ	Request for Qualifications
SS	Sole Source Procurement
ST/FED	Subject to State and/or Federal requirements

KEY TO METHODS OF SOURCE SELECTION

The Procurement Policy Board (PPB) of the City of New York has by rule defined the appropriate methods of source selection for City procurement and reasons justifying their use. The CR procurement notices of many agencies include an abbreviated reference to the source selection method utilized. The following is a list of those methods and the abbreviations used:

CSB	Competitive Sealed Bidding including multi-step Special Case Solicitations/Summary of Circumstances:
CSP	Competitive Sealed Proposal including multi-step
CP/1	Specifications not sufficiently definite
CP/2	Judgement required in best interest of City
CP/3	Testing required to evaluate
CB/PQ/4	CSB or CSP from Pre-qualified Vendor List/ Advance qualification screening needed
CP/PQ/4	Demonstration Project
DP	Sole Source Procurement/only one source
RS	Procurement from a Required Source/ST/FED
NA	Negotiated Acquisition <i>For ongoing construction project only:</i>
NA/8	Compelling programmatic needs
NA/9	New contractor needed for changed/additional work
NA/10	Change in scope, essential to solicit one or limited number of contractors
NA/11	Immediate successor contractor required due to termination/default <i>For Legal services only:</i>

NA/12	Specialized legal devices needed; CSP not advantageous
WA	Solicitation Based on Waiver/Summary of Circumstances (Client Services/CSB or CSP only)
WA1	Preventing loss of sudden outside funding
WA2	Existing contractor unavailable/immediate need
WA3	Unsuccessful efforts to contract/need continues
IG	Intergovernmental Purchasing (award only)
IG/F	Federal
IG/S	State
IG/O	Other
EM	Emergency Procurement (award only): An unforeseen danger to:
EM/A	Life
EM/B	Safety
EM/C	Property
EM/D	A necessary service
AC	Accelerated Procurement/markets with significant short-term price fluctuations
SCE	Service Contract Extension/insufficient time; necessary service; fair price Award to Other Than Lowest Responsible & Responsive Bidder or Proposer/Reason (award only) anti-apartheid preference
OLB/a	local vendor preference
OLB/b	recycled preference
OLB/c	other: (specify)
OLB/d	

HOW TO READ CR PROCUREMENT NOTICES

Procurement notices in the CR are arranged by alphabetically listed Agencies, and within Agency, by Division if any. The notices for each Agency (or Division) are further divided into three subsections: Solicitations, Awards; and Lists & Miscellaneous notices. Each of these subsections separately lists notices pertaining to Goods, Services, or Construction.

Notices of Public Hearings on Contract Awards appear at the end of the Procurement Section.

At the end of each Agency (or Division) listing is a paragraph giving the specific address to contact to secure, examine and/or to submit bid or proposal documents, forms, plans, specifications, and other information, as well as where bids will be publicly opened and read. This address should be used for the purpose specified unless a different one is given in the individual notice. In that event, the directions in the individual notice should be followed.

The following is a SAMPLE notice and an explanation of the notice format used by the CR.

SAMPLE NOTICE

POLICE

DEPARTMENT OF YOUTH SERVICES

■ SOLICITATIONS

Services (Other Than Human Services)

BUS SERVICES FOR CITY YOUTH PROGRAM
-Competitive Sealed Bids- PIN#056020000293 -
DUE 04-21-03 AT 11:00 A.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.
*NYPD, Contract Administration Unit,
51 Chambers Street, Room 310, New York, NY 10007.
Manuel Cruz (646) 610-5225.*

◀m27-30

ITEM	EXPLANATION
POLICE DEPARTMENT	Name of contracting agency
DEPARTMENT OF YOUTH SERVICES	Name of contracting division
■ SOLICITATIONS	Type of Procurement action
<i>Services (Other Than Human Services)</i>	Category of procurement
BUS SERVICES FOR CITY YOUTH PROGRAM	Short Title
CSB	Method of source selection
PIN #056020000293	Procurement identification number
DUE 04-21-03 AT 11:00 A.M.	Bid submission due 4-21-03 by 11:00 A.M.; bid opening date/time is the same.
<i>Use the following address unless otherwise specified or submit bid/proposal documents; etc.</i>	Paragraph at the end of Agency Division listing providing Agency
◀	Indicates New Ad
m27-30	Date that notice appears in The City Record