



THE CITY RECORD

Official Journal of The City of New York

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

VOLUME CXLIV NUMBER 150

FRIDAY, AUGUST 4, 2017

Price: \$4.00

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THE CITY RECORD

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

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

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

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

CITY PLANNING COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that resolutions have been adopted by the City Planning Commission, scheduling public hearings on the following matters to be held at Silberman School of Social Work at Hunter College, 2180 Third Avenue, New York, NY, 10035, on Wednesday, August 9, 2017, at 10:00 A.M.



BOROUGH OF THE BRONX

No. 1

WESTCHESTER AVENUE BRIDGE

CDs 10, 11 C 160253 MMX

IN THE MATTER OF an application, submitted by The New York City Department of Transportation, Division of Bridges, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the modification of legal grades on Westchester Avenue between Waters Place and Hutchinson River Parkway East Service Road, in accordance with Map No. 13139 dated March 2, 2017 and signed by the Borough President.

Nos. 2 & 3

SPECIAL HARLEM RIVER WATERFRONT DISTRICT EXPANSION

No. 2

CD 1 C 170413 ZMX

IN THE MATTER OF an application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a:

1. eliminating a Special Mixed Use District (MX-1) from property bounded by Park Avenue and its southwesterly centerline prolongation, East 135th Street (southwesterly portion), the southwesterly centerline prolongation of Rider Avenue, Major Deegan Expressway, Third Avenue, Bruckner Boulevard, Lincoln Avenue and its southwesterly centerline prolongation, and the U.S. Pierhead and Bulkhead line; and
2. establishing a Special Harlem River Waterfront District (HRW) bounded by Park Avenue and its southwesterly centerline prolongation, East 135th Street (southwesterly portion), the southwesterly centerline prolongation of Rider Avenue, Major Deegan Expressway, Third Avenue, Bruckner Boulevard, Lincoln Avenue and its southwesterly centerline prolongation, and the U.S. Pierhead and Bulkhead line;

as shown on a diagram (for illustrative purposes only) dated June 5, 2017.

No. 3

CD 1 N 170414 ZRX

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article VIII, Chapter 7, and related Sections, to modify the text of the Special Harlem River Waterfront District.

Matter underlined is new, to be added; Matter ~~struck out~~ is to be deleted; Matter within # # is defined in Section 12-10, 62-11, 64-11 and/or 87-01; * * * indicates where unchanged text appears in the Zoning Resolution

ARTICLE I GENERAL PROVISIONS

Chapter 4 Sidewalk Cafe Regulations

* * *

14-44 Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts, pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

* * *

Table with 3 columns: District Name, #Enclosed Sidewalk Cafe#, #Unenclosed Sidewalk Cafe#. Rows include The Bronx, City Island District, and Harlem River Waterfront District.

* * *

ARTICLE II RESIDENCE DISTRICT REGULATIONS

Chapter 3 Residential Bulk Regulations in Residence Districts

* * *

23-00 APPLICABILITY AND GENERAL PURPOSES

23-01 Applicability of This Chapter

* * *

23-011 Quality Housing Program

* * *

R6 R7 R8 R9 R10

(c) In the districts indicated without a letter suffix, the optional Quality Housing #bulk# regulations permitted as an alternative pursuant to paragraph (b) of this Section, shall not apply to:

(1) Article VII, Chapter 8 (Special Regulations Applying to Large Scale Residential Developments);

(2) Special Purpose Districts However, such optional Quality Housing #bulk# regulations are permitted as an alternative to apply in the following Special Purpose Districts:

* * *

- #Special Grand Concourse Preservation District#; #Special Harlem River Waterfront District#; #Special Limited Commercial District#;

* * *

ARTICLE VI SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 2 Special Regulations Applying in the Waterfront Area

* * *

62-90 WATERFRONT ACCESS PLANS

* * *

62-92 Borough of The Bronx

The following Waterfront Access Plans are hereby established within the Borough of The Bronx. All applicable provisions of Article VI, Chapter 2, remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans:

BX-1: Harlem River, in the #Special Harlem River Waterfront District#, as set forth in Section 87-6070 (HARLEM RIVER WATERFRONT ACCESS PLAN).

* * *

[NOTE: Section titles and provisions in the following Chapter may reflect the proposed text amendment, Lower Concourse North Rezoning (ULURP No. N 170312 ZRX, certified 3/20/2017).]

ARTICLE VIII SPECIAL PURPOSE DISTRICTS

Chapter 7 Special Harlem River Waterfront District

87-00 GENERAL PURPOSES

The "Special Harlem River Waterfront District" established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

* * *

- (f) provide flexibility of architectural design within limits established to assure adequate access of light and air to streets and public access areas... (g) to enhance neighborhood economic diversity by broadening the range of housing choices... (h) encourage investment in mixed residential and industrial neighborhoods... (i) promote the most desirable use of land and building development in accordance with the District Plan...

87-01 Definitions

For purposes of this Chapter, matter in italics is defined in Sections 12-10, 62-11 or 64-11, or within this Section.

[NOTE: The definition of "ground floor level," moved from 87-10 (SPECIAL USE REGULATIONS) and amended]

Ground floor level

As used in this Section, The "ground floor level" shall mean the finished floor level of a the first #story# that is within five feet of an adjacent public sidewalk or any other #publicly accessible open area#, or the finished floor level of the #lowest occupiable floor# pursuant to the provisions of Section 64-21 (Ground Floor Use), whichever is lower.

Parcel 1 building line

* * *

[NOTE: The following terms are already defined in Section 62-11 (Definitions)]

Shore public walkway

A "shore public walkway" is a linear public access area running alongside the shore or water edges of a #platform#, as defined in Section 62-11, on a #waterfront zoning lot#.

Supplemental public access area

A "supplemental public access area" is a public access area provided on a #waterfront zoning lot#, in addition to other required public access areas, in order to fulfill the required #waterfront public access area# requirements.

A #supplemental public access area# shall not include a #shore public walkway# or an #upland connection#.

Upland connection

An "upland connection" is a pedestrian way which provides a public access route from a #shore public walkway# to a public sidewalk within an open and accessible #street#, public mapped parkland or other

accessible public place:

Visual corridor

A “visual corridor” is a public #street# or tract of land within a #block# that provides a direct and unobstructed view to the water from a vantage point within a public #street#, public mapped parkland or other public place:

Waterfront block or waterfront zoning lot

A “waterfront block” or “waterfront zoning lot” is a #block# or #zoning lot# in the #waterfront area# having a boundary at grade coincident with or seaward of the #shoreline#. For the purposes of this Chapter:

- (a) a #block# within the #waterfront area# shall include the land within a #street# that is not improved or open to the public, and such #street# shall not form the boundary of a #block#;
- (b) a #block# within the #waterfront area# that abuts public mapped parkland along the waterfront shall be deemed to be part of a #waterfront block#; and
- (c) a #zoning lot# shall include the land within any #street# that is not improved or open to the public and which is in the same ownership as that of any contiguous land.

Any #zoning lot#, the boundaries of which were established prior to November 1, 1993, and which is not closer than 1,200 feet from the #shoreline# at any point and which does not abut public mapped parkland along the waterfront, shall be deemed outside of the #waterfront block#.

Waterfront public access area

A “waterfront public access area” is the portion of a #zoning lot# improved for public access. It may include any of the following: a #shore public walkway#, #upland connection#, #supplemental public access area# or, as defined in Section 62-11, a public access area on a #pier# or #floating structure#.

87-02
General Provisions

In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special Harlem River Waterfront District#, the regulations of the #Special Harlem River Waterfront District# shall apply. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control, except as specifically modified in this Chapter. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

[NOTE: The Article VI, Chapter 4 applicability provision, moved to Section 87-043]

87-03
District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Harlem River Waterfront District# Plan as set forth in the Appendix to this Chapter. The plan area has been divided into two Subdistricts comprised of parcels that consisting of tax blocks and lots as established on June 30, 2009, as follows:

Core Subdistrict - tax blocks and lots existing on June 30, 2009

- Parcel 1: Block 2349, Lot 112
- Parcel 2: Block 2349, Lot 100 (that portion not mapped as parkland* in accordance with Alteration Map No. 13124, dated January 29, 2009, in the Office of the Bronx Borough President)
- Parcel 3: Block 2349, Lots 46, 47, 146
- Parcel 4: Block 2349, Lot 38
- Parcel 5: Block 2349, Lots 15, 20
- Parcel 6: Block 2349, Lots 3, 4
- Parcel 7: Block 2323, Lot 43
- Parcel 8: Block 2323, Lot 28
- Parcel 9: Block 2323, Lots 5, 13, 18

[NOTE: The following North Subdistrict provisions are currently under review as part of Lower Concourse North Rezoning, N 1700312 ZRX, certified 3/20/2017]

[North Subdistrict - tax blocks and lots existing on [date of adoption]]

- Parcel 10: Block 2539, Lot 1, portion of Lots 2, 3
Block 2356, Lots 2, 72 and tentative Lot 102
(existing on [date of adoption])

South Subdistrict - tax blocks and lots existing on [date of adoption]

- Parcel 11: Block 2319, Lot 55
- Parcel 12: Block 2319, Lot 60
- Parcel 13: Block 2319, Lots 37 and 155
- Parcel 14: Block 2319, Lot 98
- Parcel 15: Block 2319, Lot 99
- Parcel 16: Block 2319, Lots 100 and 108
- Parcel 17: Block 2319, Lot 109
- Parcel 18: Block 2319, Lot 112
- Parcel 19: Block 2319, Lot 2
- Parcel 20: Block 2316, Lots 1 and 35
- Parcel 21: Block 2319, Lot 200

The District Plan includes the following maps:

- Map 1. (Special Harlem River Waterfront District, Subdistricts and Parcels)
- Map 2. (Designated Non-residential Use Locations)
- Map 3. (Waterfront Access Plan: Public Access Elements)
- Map 4. (Waterfront Access Plan: Designated Visual Corridors)

*— in accordance with Alteration Map No. 13124, dated January 29, 2009, in the Office of the Bronx Borough President

87-04
Applicability of Article VI, Chapter 2 District Regulations

[NOTE: Existing provisions, moved to 87-042 and modified]

87-041
Applicability of the Quality Housing Program

In the #Special Harlem River Waterfront District#, #buildings# containing #residences# shall be #developed# or #enlarged# in accordance with the Quality Housing Program. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

87-042
Applicability of Article VI, Chapter 2

[NOTE: Existing provisions, moved from Section 87-04 and modified.]

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall apply in all #waterfront areas#, except as modified by the provisions of this Chapter.

[NOTE: Existing provisions, moved from Section 87-65 and modified.]

For the purpose of applying the provisions of Article VI, Chapter 2, Parcels 1, 2, 3 and 4 within the Core Subdistrict, and any parcels having a boundary within 40 feet of a #shoreline# within the South Subdistrict, as shown on Map 1 (Special Harlem River Waterfront District, Subdistricts and Parcels) in the Appendix to this Chapter, shall be considered #waterfront zoning lots#, notwithstanding the mapping of any #streets# on such parcels after June 30, 2009 for the Core Subdistrict, and after [date of adoption] for the South Subdistrict.

87-043
Applicability of Article VI, Chapter 4

[NOTE: Existing provisions, moved from Section 87-02 and modified]

In #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control, except as modified by the provisions of this Chapter.

84-044
Applicability of Article XII, Chapter 3

Within the South Subdistrict, for M1 Districts mapped with a Residence District#, the provisions of Article XII, Chapter 3 (Special Mixed Use District) for #waterfront blocks# shall apply, except as modified in this Chapter. In the event of a conflict between the provisions of Article XII, Chapter 3 and this Chapter, the provisions of this Chapter shall control.

87-045
Applicability of Inclusionary Housing Program

[NOTE: Existing Inclusionary Housing applicability provision, moved from Section 87-20 and modified.]

For the purposes of applying the Inclusionary Housing Program set forth in Section 23-90 (INCLUSIONARY HOUSING), the Core

Subdistrict, as shown on Map 1 in the Appendix to this Chapter, shall be an #Inclusionary Housing designated area#.

*87-05
Modification of Use and Bulk Regulations for Parcels Containing Newly Mapped Streets*

In the event that #streets# are mapped on Parcels 1, 2, 3 and 4 in the Core Subdistrict after June 30, 2009, and on any Parcel in the South Subdistrict after [date of adoption], as shown on Map 1 in the Appendix to this Chapter, after June 30, 2009; the area within such #streets# may continue to be considered part of the #zoning lot# for the purposes of applying all #use# and #bulk# #floor area# regulations of this Zoning Resolution.

*87-10
SPECIAL USE REGULATIONS*

The #use# regulations of the underlying districts or of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) are modified in Sections 87-11 through 87-24 by the provisions of this Section, inclusive.

As used in this Section, "ground floor level" shall mean the finished floor level of a #story# that is within five feet of an adjacent public sidewalk or any other #publicly accessible open area#.

[NOTE: the definition of "ground floor level" moved to 87-01 and amended.]

*87-11
Vehicle Storage Establishments
Use Regulations within the Core Subdistrict*

[NOTE: Existing Section 87-11 provisions, moved to Section 87-111]

The special #use# provisions of this Section, inclusive, shall apply to #zoning lots# within the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter.

*87-111
Vehicle storage establishments*

[NOTE: Existing provisions, moved from Section 87-11 and cross-references are updated]

Commercial or public utility vehicle storage, open or enclosed, including #accessory# motor fuel pumps as listed in Use Group 16C shall be a permitted #use# on Parcel 5, as shown on Map 1 in the Appendix to this Chapter, provided that:

- (a) such #use# is the primary #use# on the parcel;
- (b) no more than 10,000 square feet of #floor area# shall be provided on Parcel 5; and
- (c) a #shore public walkway# is provided as set forth in paragraph (a) of Section 87-6471 (Special Public Access Provisions by Parcel).

The streetscape provisions of Section 87-1341, inclusive, the maximum width of establishment provisions of Section 87-23 and the special height and setback regulations of Section 87-3032, inclusive, shall not apply to such #use#. In lieu thereof, the applicable height and setback provisions of Article VI, Chapter 2 shall apply.

*87-112
Location of Commercial Space*

[NOTE: Existing provisions, moved from Section 87-12]

The provisions of Section 32-422 (Location of floors occupied by commercial uses) are modified to permit #residential uses# on the same #story# as a #commercial use#, provided no access exists between such #uses# at any level containing #residences# and provided any #commercial uses# are not located directly over any #residential use#. However, such #commercial uses# may be located over a #residential use# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial uses# exists within the #building#.

*87-12
Location of Commercial Space
Use Regulations in the North Subdistrict*

[NOTE: Existing provisions, moved to Section 87-112]

[NOTE: This section would contain special use provisions proposed by Lower Concourse North Rezoning]

*87-13
Streetscape Regulations*

[NOTE: Existing provisions, moved to Section 87-40]

*87-14
Location of Underground Uses*

Notwithstanding the provisions of Section 62-332 (Rear yards and waterfront yards), underground #uses#, such as parking garages, shall not be allowed in #waterfront yards#.

87-20
SPECIAL FLOOR AREA REGULATIONS

The applicable #floor area# regulations of the underlying districts, of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), or of Article XII, Chapter 3 (Special Mixed Use District), are modified by the provisions of this Section, inclusive.

[NOTE: The following provisions, moved to Section 87-045]

The #Special Harlem River Waterfront District# shall be an #Inclusionary Housing designated area#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90 (INCLUSIONARY HOUSING), inclusive, applicable as modified within the Special District.

*87-21
Special Residential Floor Area Regulations –
Floor Area Regulations in the Core Subdistrict*

[NOTE: Existing provisions, moved to Section 87-211]

The provisions of this Section, inclusive, shall apply to #developments# and #enlargements# within the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter.

*87-211
Special Floor Area Regulations*

[NOTE: Existing floor area ratio (FAR) provisions for mixed buildings, moved from Section 87-21 and amended]

The base maximum #floor area ratio# for any #zoning lots# containing only #residences residential uses#, or #residential uses# and #community facility# or #commercial uses# shall be 3.0. Such base maximum #floor area ratio# may be increased to a maximum of 4.0 through the provision of #affordable housing# pursuant to the provisions for #Inclusionary Housing designated areas# in Section 23-90 (INCLUSIONARY HOUSING) paragraph (b) of Section 23-154 (Inclusionary Housing). The maximum #floor area ratio# for #affordable independent residences for seniors# shall be 4.0, except that the height and setback regulations of Sections 23-951 (Height and setback for compensated developments in Inclusionary Housing designated areas) and 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) shall not apply. In lieu thereof, the height and setback regulations of this Chapter shall apply.

[NOTE: the above height and setback applicability provisions, moved to Section 87-30]

*87-212
Special floor area requirement for certain commercial uses*

[NOTE: Existing special floor area provisions, moved from Section 87-22]

- (a) For each square foot of #commercial floor area# in a #building# occupied by the #uses# listed in paragraph (a)(1) of this Section, an equal or greater amount of #residential#, #community facility# or #commercial floor area# shall be provided from #uses# listed in paragraph (a)(2) of this Section.

* * *

*87-213
Location of building entrances*

[NOTE: Existing provisions, moved from 87-24]

On Parcels 1, 2, 3 and 4, as shown on Map 1 in the Appendix to this Chapter, the main front entrance of at least one #building# on each Parcel, as the term "main front entrance" is used in the New York City Fire Code, Section 502.1 (FRONTAGE SPACE), or its successor, shall be located facing the #shore public walkway#. Such main front entrance of a #building# shall be:

- (a) on Parcel 1, located no less than 120 feet from 149th Street;
- (b) (a) on Parcel 2, located no less than 95 feet from a mapped parkland; and
- (c) (b) on Parcels 3 and 4, located no less than 45 feet from an #upland connection#.

*87-22
Special Retail Floor Area Requirement*

[NOTE: Existing provisions moved to Section 87-212]

*87-23
Maximum Width of Establishments*

[NOTE: Existing requirements for commercial and community facility would be eliminated and be replaced with provisions of Section 87-40]

On Parcels 5 and 6, as shown on Map 1 in the Appendix to this Chapter, the width of any ground floor level #commercial# or #community facility# establishments facing a #shore public walkway# or #upland connection#, shall be limited to 60 feet for each #street wall# facing such #shore public walkway# or #upland connection#.

87-24

Location of Building Entrances

[NOTE: Existing 87-24 provisions, moved to 87-213]

87-30

SPECIAL HEIGHT AND SETBACK AND OTHER BULK REGULATIONS

The underlying height and setback regulations shall not apply. In lieu thereof, the special height and setback regulations of this Section, inclusive, shall apply. For the purposes of applying such regulations:

In the #Special Harlem River Waterfront District#, the provisions of Section 87-32 (Special Height and Setback Regulations in the Core Subdistrict), inclusive, shall apply to the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter.

In the Core Subdistrict, the underlying height and setback regulations shall apply, except as modified by the provisions of this Section, inclusive. The height and setback regulations of Section 62-34 (Height and Setback Regulations on Waterfront Blocks) shall not apply.

In the South Subdistrict, as shown on Map 1, the height and setback and other bulk regulations of Article XII, Chapter 3 (Special Mixed Use District) applicable to M1 Districts mapped with an R8 District in #waterfront blocks# shall apply.

The height of all #buildings or other structures# shall be measured from the #base plane#.

[NOTE: Lower Concourse North text amendment also contains applicability language]

[The following paragraph (a) provisions moved to Section 87-32, and (b) re-located above.]

(a) a #shore public walkway#, mapped parkland, an #upland connection# or fire apparatus access road, as required by the New York City Fire Code, shall be considered a #street# and its boundary shall be considered a #street line#. However, the following shall not be considered #streets# for the purposes of applying the #street wall# location provisions of paragraph (a) of Section 87-32:

- (1) Exterior Street; and
- (2) that portion of any other #street#, mapped parkland, #upland connection# or fire apparatus access road that is located east of the #Parcel 1 building line#; and

(b) the height of all #buildings or other structures# shall be measured from the #base plane#.

87-31

Permitted Obstructions

In the Core Subdistrict, the provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings#. In addition, dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts).

87-32

*Street Wall Location and Building Base**Special Height and Setback Regulations in the Core Subdistrict*

In the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter, for #developments# and #enlargements#, the provisions of this Section, inclusive, shall apply.

[Following #street line# provisions moved from 87-30 and modified]

For the purposes of applying the special height and setback regulations of this Section, inclusive, and the underlying height and setback, distance between #legally required windows# and #lot lines#, and #court# regulations, as applicable, a #shore public walkway#, mapped parkland, #supplemental public access area#, #upland connection#, or fire apparatus access road provided pursuant to the provisions of Section 87-62 (Fire Apparatus Access Roads), shall be considered a #street# and its boundary shall be considered a #street line#, except that:

- (a) for Parcel 1, the westerly #street line# of Exterior Street shall be the #Parcel 1 building line#;
- (b) for Parcel 1, the #street line# of East 149th Street shall be the southernmost boundary of or any easement area existing on [date of adoption], any fire apparatus access road or any private road; and
- (c) for all other parcels with frontage along Exterior Street, the #street line# of such #street# shall be the westerly boundary of Exterior Street or the Major Deegan Expressway, whichever is closest to the #shoreline#.

[NOTE: Lower Concourse North text amendment proposed temporary language to apply existing rules to Core Subdistrict]

[NOTE: Existing 87-32 provisions moved to 87-321 and 87-322 and modified]

(a) #Street wall# location

The #street wall# of a #building# shall be located within five feet of the #street line# and extend along the entire frontage of the #zoning lot#, except that:

- (1) ground floor level recesses up to three feet deep shall be permitted for access to #building# entrances;
- (2) to allow for corner articulation, the #street wall# may be located anywhere within an area bounded by intersecting #street lines# and lines 15 feet from and parallel to such #street lines#;
- (3) for #buildings# that are required to locate at least one main front entrance facing a #shore public walkway#, pursuant to Section 87-24 (Location of Building Entrances), no portion of the #street wall# containing such entrance shall be closer to the #shore public walkway# than the main front entrance; and
- (4) no portion of a #building# facing a #shore public walkway#, except on Parcel 1, as shown on Map 1 in the Appendix to this Chapter, shall exceed a width of 300 feet.

However, on Parcel 1, in order to accommodate a sewer easement located within an area bounded by the eastern boundary of the #shore public walkway#, East 149th Street, a line 120 feet south of and parallel to East 149th Street and a line 120 feet east of and parallel to the #shore public walkway#, no #street wall# shall be required along that portion of East 149th Street and any fire apparatus access road within such easement area. Such area not developed as a fire apparatus access road and open to the sky shall be at least 35 percent planted and shall not be used for parking or loading. Furthermore, in the event such area contains a driveway, it shall be screened from the #shore public walkway# and East 149th Street, except for curb cuts and pedestrian paths, with densely planted evergreen shrubs maintained at a height of three feet.

(b) Minimum and maximum base heights

The #street wall# shall rise without setback to a minimum base height of six #stories# or 60 feet, or the height of the #building#, whichever is less, and a maximum base height of eight #stories# or 85 feet, whichever is less, before a setback is required.

However, on Parcels 5 and 6, as shown on Map 1 in the Appendix to this Chapter, for #street walls# facing a #shore public walkway#, the minimum base height shall be 20 feet and the maximum base height shall be four #stories# or 40 feet, whichever is less, before a setback is required. Any portion of a #building# or other structure# that does not exceed such maximum base heights shall hereinafter be referred to as a "building base."

All portions of #buildings or other structures# that exceed the maximum base heights set forth in this paragraph, (b), shall be set back from the #street wall# at least ten feet along a #shore public walkway#, mapped parkland and Exterior Street, and at least 15 feet along an #upland connection#.

For #buildings# that exceed a height of eight #stories# or 85 feet, except on Parcels 5, 6, 7 and 9, as shown on Map 1 in the Appendix to this Chapter, not more than 40 percent of the #aggregate width of street walls# facing a #shore public walkway# shall rise without setback to at least a height of six #stories# or 60 feet, whichever is less, and at least 40 percent of the #aggregate width of street walls# facing a #shore public walkway# shall rise without setback to at least a height of eight #stories# or 85 feet, whichever is less.

Above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be recessed, provided no recesses are located within 15 feet of an adjacent #building# or within 30 feet of the intersection of two #street lines#, except where corner articulation is provided as set forth in paragraph (a) (1) of this Section.

(c) Transition heights

All #street walls#, except on Parcels 5 and 6, may rise to a maximum transition height of 115 feet, provided that, except on Parcel 7, not more than 60 percent of the #aggregate width of street walls# facing a #shore public walkway# exceeds a height of 85 feet. On Parcels 5 and 6, a #street wall# may rise to a maximum transition height of 85 feet, without limitation.

All portions of #buildings# that exceed the transition heights set forth in this paragraph, (c), shall comply with the tower provisions of Section 87-33.

87-321

Street wall location

[Existing provisions, moved from 87-32 (a), and modified]

In the Core Subdistrict, the following #street wall# location rules shall apply.

(a) Parcels 1, 2, 3 and 4

On Parcels 1, 2, 3 and 4, as shown on Map 1 in the Appendix to this Chapter, for frontages along the #shore public walkway#, #supplemental public access areas#, #upland connections#, mapped parkland or #visual corridors#, as shown on Map 2, at least 70 percent of the #aggregate width of street walls# of a #building# shall be located within eight feet of the #street line#. For frontages beyond 50 feet of the #shore public walkway#, such #street wall# shall rise to at least the minimum base height specified in Section 87-322 (Base heights and transition heights), or the height of the #building#, whichever is less. Along all frontages, up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along any #street#, or deeper than 15 feet along #shore public walkway#, are located within an #outer court#.

Along other frontages, no #street wall# location provisions shall apply.

(b) Parcels 5, 6, 7, 8 and 9

On Parcels 5, 6, 7, 8 and 9, as shown on Map 1, for frontages along #visual corridors#, or #upland connections#, as shown on Map 2, at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall rise to at least the minimum base height specified in Section 87-322, or the height of the #building#, whichever is less. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along any #street#, or deeper than 15 feet along #shore public walkway#, are located within an #outer court#.

Along other frontages, no #street wall# location provisions shall apply.

87-322

Base heights and transition heights

[Existing provisions, moved from paragraph (a) of Section 87-32, and modified]

In the Core Subdistrict, the following base heights, required setbacks and maximum transition heights shall apply. Towers are permitted above the maximum heights set forth in this Section only in accordance with Section 87-323 (Tower provisions).

(a) Base heights

(1) Within 50 feet of the #shore public walkway#

For #street walls# fronting on, or within 50 feet of, the #shore public walkway#, the maximum base height shall be 85 feet, except that:

(i) on Parcels 1, 2, 3 and 4, as shown on Map 1 in the Appendix to this Chapter, for #street walls# fronting on a #shore public walkway#, at least 30 percent of the #aggregate width of street walls# fronting on the #shore public walkway#, or a contiguous #street wall# width of 60 feet, whichever is greater, shall not exceed a maximum height of 45 feet. In addition to being applied along the #shore public walkway#, such lowered #street wall# may be applied along intersecting #streets# within 100 feet of the #shore public walkway#; and

(ii) on Parcels 5 and 6, as shown on Map 1 in the Appendix to this Chapter, such maximum base height shall be 45 feet.

(2) Beyond 50 feet of the #shore public walkway#

Along all other frontages, beyond 50 feet of the #shore public walkway#, the #street wall# shall rise without setback to a minimum base height of 60 feet, or the height of the #building#, whichever is less, and may rise to a maximum base height of 105 feet.

(b) Required setbacks

Above such maximum base height, #street walls# shall be set back a minimum of 30 feet from the #street line# along the #shore public walkway# on Parcel 1, 15 feet from such #street line# on any other parcels, and a minimum of 10 feet from the #street line# along all other #streets#. Along all #streets#, such set back shall have a minimum depth of seven feet from any portion of the #street wall# below such maximum base height. However, the depth of such setback may include the depth of recesses or #outer courts# provided that the aggregate width of such portion of a #street wall# with a reduced setback shall not exceed 30 percent of the #street wall#.

In addition, on Parcels 1, 2, 3 and 4, in locations where the maximum base height is limited to 45 feet, #street walls# above

such maximum base height shall be set back a minimum of 30 feet from the #street line#, and a minimum of seven feet from any portion of the #street wall# below such height.

Dormers provided in accordance with paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts) shall be permitted obstructions in all setback areas, except along the #shore public walkway#. Such dormers shall not exceed the maximum transition height set forth in paragraph (c) of this Section.

(c) Maximum transition heights

For #street walls# fronting on, or within 50 feet of, the #shore public walkway#, #street walls# above a required setback may rise to a maximum transition height of 125 feet and, along all other frontages, #street walls# above a required setback may rise to a maximum transition height of 155 feet. Such transition heights may only be exceeded where towers are provided in accordance with the provisions of Section 87-323 (Tower provisions).

87-323

Tower provisions

[Existing provisions, moved from 87-33, and modified]

A #building or other structure# may exceed the applicable maximum heights set forth in Section 87-322 (Base heights and transition heights) only in accordance with the tower provisions of this Section.

(a) Maximum number of towers

For #zoning lots# with less than 100,000 square feet of #lot area#, only one tower shall be permitted. For #zoning lots# with 130,000 square feet of #lot area# or more, not more than two towers shall be permitted. The minimum separation between any two towers on the same #zoning lot# shall be 60 feet.

(b) Setbacks

All towers shall comply with the applicable setback provisions set forth in paragraph (b) of Section 87-322, except that on Parcel 1, towers shall be set back from the #shore public walkway# a minimum of 30 feet.

The dormer provisions of paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts) shall not apply to the tower portion of a #building#. In lieu thereof, up to 50 percent of the width of the #street wall# of a tower shall be permitted to encroach into a required setback area, except in setback areas along the #shore public walkway#.

(c) Maximum tower size

Each #story# of a tower shall not exceed a gross area of 10,000 square feet, except that any encroachment into a setback area provided in accordance with paragraph (b) of this Section need not be included in such gross area.

(d) Maximum tower width

On Parcels 1, 3, 4 and 7, as shown on Map 1 in the Appendix to this Chapter, the maximum width of any #story# of a tower facing the #shoreline# shall not exceed 130 feet, and on Parcel 2, the maximum width of any #story# of a tower facing mapped parkland shall not exceed 100 feet.

(e) Maximum height of towers

For #zoning lots# with 100,000 square feet or less of #lot area#, the maximum height of a tower shall be 300 feet, and for #zoning lots# with more than 100,000 square feet of #lot area# the maximum height of a tower shall be 400 feet.

However, for #zoning lots# with two towers, such maximum tower height of 400 feet shall apply to only one tower and a maximum tower height of 260 feet shall apply to the second tower. There shall be a height differential of at least 40 feet between any two #towers# on a #zoning lot#.

(f) Tower top articulation

The uppermost three #stories# of a tower, or as many #stories# as are located entirely above a height of 300 feet, whichever is less, shall have a #lot coverage# not exceeding 90 percent of the #lot coverage# of the #story# immediately below such #stories#.

87-33

Towers

Special Height and Setback and Other Bulk Regulations in the North Subdistrict]

[NOTE: Lower Concourse North text amendment is adding height and setback provisions for the North Subdistrict]

[Existing text moved to 87-323 and modified]

All #stories# of a #building# located partially or wholly above the applicable transition height set forth in paragraph (c) of Section 87-32 shall be considered a "tower" and shall comply with the provisions of

this Section. For #zoning lots# with less than 130,000 square feet of #lot area#, only one tower shall be permitted. For #zoning lots# with 130,000 square feet of #lot area# or more, not more than two towers shall be permitted.

(a) Maximum tower height

For #zoning lots# with 100,000 square feet of #lot area# or less, the maximum height of a #building# shall be 300 feet. The maximum height of #buildings# on #zoning lots# with more than 100,000 square feet of #lot area# shall be 400 feet. For #zoning lots# with two towers, however, such maximum #building# height of 400 feet shall apply to not more than one tower and a maximum #building# height of 260 feet shall apply to the second tower. There shall be a height differential of at least 40 feet between towers.

(b) Location rules for #zoning lots# adjacent to mapped parkland

Where a tower is provided on a #zoning lot# adjacent to mapped parkland, such tower or portion thereof shall be located within 85 feet of such mapped parkland, and if two towers are provided on such #zoning lot#, the second tower or portion thereof shall be located either within 120 feet of East 149th Street or within 45 feet of an #upland connection#. Where two towers are provided on a #zoning lot# adjacent to mapped parkland, the shorter of the towers shall be located nearer the mapped parkland.

(c) Maximum tower size

The outermost walls of each #story# located entirely above the applicable transition height shall be inscribed within a rectangle. The maximum length of any side of such rectangle shall be 135 feet. Each #story# of a tower located entirely above the applicable transition height shall not exceed a gross area of 8,800 square feet.

(d) Tower top articulation

All #buildings# that exceed a height of 200 feet shall provide articulation in accordance with at least one of following provisions:

(1) Setbacks on each tower face

(i) For #buildings# less than 260 feet in height, the highest three #stories#, or as many #stories# as are located entirely above a height of 200 feet, whichever is less, shall have a #lot coverage# of at least 50 percent of the #story# immediately below such #stories#, and a maximum #lot coverage# of 80 percent of the #story# immediately below such #stories#;

(ii) For #buildings# 260 feet or more in height, the highest four #stories#, or as many #stories# as are located entirely above a height of 260 feet, whichever is less, shall have a #lot coverage# of at least 50 percent of the #story# immediately below such #stories#, and a maximum #lot coverage# of 80 percent of the #story# immediately below such #stories#.

Such reduced #lot coverage# shall be achieved by one or more setbacks on each face of the tower, where at least one setback on each tower face has a depth of at least four feet, and a width that, individually or in the aggregate, is equal to at least 10 percent of the width of such respective tower face. For the purposes of this paragraph, (d)(1), each tower shall have four tower faces, with each face being the side of a rectangle within which the outermost walls of the highest #story# not subject to the reduced #lot coverage# provisions have been inscribed. The required setbacks shall be measured from the outermost walls of the #building# facing each tower face. Required setback areas may overlap.

(2) Three setbacks facing Harlem River

The upper #stories# of a tower shall provide setbacks with a minimum depth of 15 feet measured from the west-facing wall of the #story# immediately below. Such setbacks shall be provided at the level of three different #stories#, or as many #stories# as are located entirely above a height of 230 feet, whichever is less. The lowest level at which such setbacks may be provided is 230 feet, and the highest #story# shall be located entirely within the eastern half of the tower.

* * *

87-40
SPECIAL REQUIREMENTS FOR CERTAIN ROADS AND
SIDEWALKS
SPECIAL REGULATIONS FOR GROUND FLOOR LEVEL

[NOTE: All existing Sections 87-40, 87-41 and 87-42 provisions, moved to Section 87-50]

[NOTE: Existing provisions, moved from Section 87-13 and modified]

The provisions set forth in this Section, inclusive, shall apply to #ground floor levels# of #developments# and #ground floor level enlargements# within the #Special Harlem River Waterfront District#, as applicable.

87-41

Fire Apparatus Access Roads
Streetscape Requirements in the Core and South Subdistricts

[NOTE: Existing 87-41 provisions, moved to 87-62]

In the Core and South Subdistricts, as shown on Map 1 in the Appendix to this Chapter, for #developments# and #ground floor level enlargements#, the provisions of this Section, inclusive, shall apply.

For the purposes of applying the special streetscape regulations of this Section, inclusive, a #shore public walkway#, mapped parkland, #supplemental public access area#, #upland connection# or a fire apparatus access road provided pursuant to the provisions of Section 87-62 (Fire Apparatus Access Roads), shall be considered a #street# and its boundary shall be considered a #street line#.

87-411

Ground floor uses

[NOTE: Existing provisions, moved from Section 87-13 and modified]

All #ground floor level uses# facing a #shore public walkway#, mapped parkland or an #upland connection# shall comply with the minimum depth requirements of 37-32 (Ground Floor Depth Requirements for Certain Uses). For the purposes of applying such provisions, #shore public walkways#, mapped parkland or an #upland connection# shall be considered designated retail #streets#. Lobbies and entrances shall comply with the provisions for Type 1 lobbies set forth in Section 37-33 (Maximum Width of Certain Uses). The level of the finished ground floor shall be located not higher than two feet above nor lower than two feet below the as-built level of the adjacent public sidewalk or other publicly accessible area.

For #buildings# on Parcels 1 through 6, as shown on Map 1 in the Appendix to this Chapter, that face a #shore public walkway#, mapped parkland or #upland connection#, not less than 20 percent of the ground floor level #floor area# of such portions of #buildings# shall consist of #uses# from Use Groups 6A, 6C, 6F, 8A, 8B and 10A, as set forth in Article III, Chapter 2.

Within the Core and South Subdistricts, as shown on Map 1 in the Appendix to this Chapter, the following shall apply:

(a) Minimum amount of required #ground floor level floor area#

At least 50 percent of the width of the #ground floor level street wall# of a #building# shall be occupied by #floor area#, and on Parcels 1 and 2, as shown on Map 1, the entire width of the #ground floor level street wall# facing a #shore public walkway# or a mapped parkland, shall be occupied by #floor area#. Such #floor area# shall be allocated to any permitted #use#, except #group parking facilities#.

(b) Required non-residential uses# in certain locations

The #ground floor level street wall# within 50 feet of the intersection of two #streets# at locations designated on Map 2, shall be occupied exclusively by non-residential floor area#. In addition, on Parcels 3 and 4, at least 50 feet of additional #ground floor level street wall# facing the #shore public walkway# shall be occupied exclusively by non-residential floor area#, at the locations designated on Map 2. #Group parking facilities#, including entrances and exits thereto, shall not be permitted within such locations.

Non-residential floor area# required pursuant to this paragraph may satisfy #ground floor level floor area# required pursuant to paragraph (a) of this Section.

All #ground floor level floor area# required pursuant to this Section shall extend to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses). For the purposes of applying such provisions, all #streets# shall be considered designated retail streets.

87-412

Transparency requirements in the Core and South Subdistricts

[NOTE: Existing provisions, moved from 87-13 (b)]

Any #building# wall containing #ground floor level commercial# or #community facility uses# that faces a #shore public walkway#, mapped parkland or #upland connection#, shall be glazed in accordance with the transparency requirements set forth in Section 37-34 (Minimum Transparency Requirements). For the purposes of applying such provisions, #shore public walkways#, mapped parkland or an #upland connection# shall be considered designated retail streets.

In the Core and South Subdistricts, for non-residential uses# located at the #ground floor level# shall be subject to the following requirements, any portion of a #ground floor level street wall# that is

subject to the #floor area# requirements of paragraph (b) of Section 87-411 (Ground floor uses), shall be glazed in accordance with the transparency requirements for designated retail streets set forth in Section 37-34 (Minimum Transparency Requirements), except that:

- (a) in the South Subdistrict, where the #ground floor level street wall# is occupied by #uses# in Use Groups 16, 17 or 18, up to 50 percent of the length of such #ground floor level street wall# may be exempt from such transparency requirements, provided that any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide planting or screening in accordance with the provisions of paragraphs (a) or (e) of Section 87-415 (Special streetscape provisions for certain blank walls) for at least 75 percent of such blank wall; and
- (b) in #flood zones#, for #buildings# utilizing the provisions of paragraph (a) of Section 64-21 (Ground Floor Use), where no transparent materials or #building# entrances or exits are provided on the #ground floor level street wall# below a height of four feet above the level of the adjoining sidewalk for a continuous width of at least 25 feet, visual mitigation elements shall be provided in accordance with Section 87-415 for such blank wall.

For the purposes of applying the provisions of Section 37-34, locations subject to the provisions of paragraph (b) of Section 87-411 shall be considered designated retail streets.

87-413
Parking wrap and screening requirements in the Core and South Subdistricts

The following provisions shall apply to any #group parking facility# in the Core and South Subdistricts:

[NOTE: Existing provisions, moved from paragraphs (c) through (e) of 87-50]

(c) Location requirements for parking facilities

No parking facility, open or enclosed, shall front upon or be visible from:

- (1) a #shore public walkway#, except as provided for in paragraph (e) of this Section for Parcel 5;
- (2) any #upland connection# or mapped parkland, or portion thereof, that is located west of the #Parcel 1 building line#.

(d)(a) Design requirements for enclosed off-street #group parking facilities#

All enclosed off-street #group parking facilities# shall be located either entirely below the level of any #street# an adjacent sidewalk or open area accessible to the public upon which such facility fronts any other adjacent pedestrian area required to be accessible to the public or, when located above grade, shall comply with the following: in compliance with the following provisions:

- (1) The provisions of this paragraph, (d)(1), shall apply to facilities facing a #shore public walkway#, an #upland connection#, mapped parkland, or the northern #street line# of 138th Street.

At every level above grade, off-street parking facilities shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). For the purposes of applying such provisions, #shore public walkways#, an #upland connection# or mapped parkland and East 138th Street shall be considered designated retail streets. All such parking facilities shall be exempt from the definition of #floor area#.

On Parcel 6, as shown on Map 1 in the Appendix to this Chapter, the ground floor of a #building# within 60 feet of the intersection of Exterior Street and East 138th Street shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 so that no portion of a parking facility is visible from such portion of Exterior Street or East 138th Street.

- (2) The provisions of this paragraph, (d)(2), shall apply to facilities not facing a #shore public walkway#, or that portion of an #upland connection# or mapped parkland located west of the #Parcel 1 building line#, or the northern #street line# of East 138th Street.

Such facilities shall be screened in accordance with the provisions set forth in paragraphs (b)(1) through (b)(3) of Section 37-35.

- (1) #Group parking facilities# on the #ground floor level# within 30 feet of #street walls# subject to the provisions of Section 87-411 (Ground floor uses) shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening

Requirements. For the purpose of applying such provisions, #street walls# subject to the provisions of Section 87-411 shall be considered designated retail streets.

- (2) #Group parking facilities# along all other frontages shall either be wrapped by #floor area#, or screened in accordance with the provisions of paragraph (e) of Section 87-415. In addition, any continuous stretch of screening that exceeds 25 feet in width shall provide planting in accordance with the provisions of paragraph (a) of Section 87-415 (Special streetscape provisions for certain blank walls) along 50 percent of such screened frontage.

(e)(c) Open parking areas

Open parking areas shall be permitted only in the following locations:

- (1) on Parcel 1, as shown on Map 1 in the Appendix to this Chapter, a parking lot shall be permitted east of the #Parcel 1 building line#;
- (2) on Parcel 5, as shown on Map 1, a parking lot shall be permitted anywhere within the Parcel only if a commercial or public utility vehicle storage #use#, as listed in Use Group 16C, is #developed# or #enlarged# as the primary #use# on the parcel;
- (3) on Parcel 6, a parking lot shall be permitted within 130 feet of the southern boundary of the parcel with East 138th Street; and
- (4) on all parcels, open, unscreened, in tandem (one behind the other), #accessory# off-street parking spaces shall be permitted on private roads, including fire apparatus access roads provided pursuant to the provisions of Section 87-62 (Fire Apparatus Access Roads), provided that all parking spaces comply with the Department of Transportation standards for on-street parking.

For such open parking lots, the provisions of Section 28-43 (Location of Accessory Parking) shall not apply. In addition, on Parcel 1, for parking lots located east of the #Parcel 1 building line#, or on Parcel 5, for parking lots used solely as a commercial or public utility vehicle storage #use# as listed in Use Group 16C, the provisions of Sections 37-90 (PARKING LOTS) and 62-655 (Planting and trees) shall be modified to permit fencing, excluding chain link fencing, in lieu of all planting requirements, provided that the surface area of such fencing is not more than 50 percent opaque and provided that the height does not exceed six feet. The provisions of Sections 37-90 and 62-555 shall not apply to any parking lots provided within private roads, including fire apparatus access roads provided pursuant to the provisions of Section 87-62.

[ORIGINAL PROVISIONS]

The requirements of Section 37-90 (PARKING LOTS) and screening requirements for open parking lots of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), are modified as set forth in this paragraph, (e).

For the purposes of applying the requirements of Section 37-90, a fire apparatus access road shall be considered a #street#.

On Parcel 1, for parking lots or portions thereof located east of the #Parcel 1 building line#, no landscaping shall be required. Such parking lots shall be screened from #streets# and any other publicly accessible areas by ornamental fencing, excluding chain-link fencing, with a surface area at least 50 percent open and not more than four feet in height. However, along that portion of Exterior Street located between East 149th Street and a sewer easement, a seven foot wide strip, densely planted with evergreen shrubs maintained at a height of three feet shall be provided.

On Parcel 5, as shown on Map 1 in the Appendix to this Chapter, if a commercial or public utility vehicle storage #use#, as listed in Use Group 16C, is #developed# or #enlarged# as the primary #use# on the parcel, the screening requirements applicable to open parking lots set forth in Article VI, Chapter 2, shall not apply. In lieu thereof, such open parking lot shall be screened from the adjacent #shore public walkway# and #upland connection# with a wall or fence, other than a chain link fence, not more than 50 percent opaque, and at least five feet in height, but not more than six feet in height.

87-414
Special provisions applicable within the flood zone

In the Core and South Subdistricts, the provisions of Section 64-336 (Alternative height measurement in Commercial and Manufacturing Districts) shall be modified so that where the #flood-resistant construction elevation# is between four feet and 12 feet above #curb level#, #building# height may be measured from a reference plane 12 feet above #curb level#, and any minimum base height requirements may be measured from #curb level#. The requirements of Section 64-

642 (Transparency requirements for buildings utilizing alternative height measurement) shall apply to #buildings# utilizing these alternative height measurement provisions.

87-415

Special streetscape provisions for certain blank walls

The provisions of this Section shall apply to a #ground floor level building# frontage, or any portion thereof, facing a #street#, #shore public walkway#, #upland connection#, or fire apparatus access road provided pursuant to the provisions of Section 87-62 (Fire Apparatus Access Roads), where no transparent materials or entrances or exits are provided on the #ground floor level# below a height of four feet above the level of the adjoining sidewalk, or grade, as applicable, for a continuous width of at least 25 feet. For the purpose of this Section, such a #building# wall, or portion thereof, shall be referred to as a "blank wall" and visual mitigation elements shall be provided in accordance with this Section.

At least 50 percent of the linear footage of any blank wall on a #ground floor level building# frontage shall be treated by one or more of the following visual mitigation elements. Where a #building# wall fronts upon a #street#, such visual mitigation elements shall be provided on the #zoning lot#, except that the depth of an area containing such elements within the #zoning lot# need not be greater than three feet, when measured perpendicular to the #street line#. Where a blank wall exceeds a #street wall# width of 50 feet, at least 25 percent of such #street wall# width shall be planted in accordance with the provisions of paragraph (a) of this Section, and where a blank wall exceeds a height of 10 feet, as measured from the level of the adjoining grade, for a width of more than 25 feet, at least 50 percent of such #street wall# width shall provide wall treatments in accordance with the provisions of paragraph (e) of this Section.

The maximum width of a portion of the #ground floor level# blank wall without visual mitigation elements shall not exceed 10 feet. However, such blank wall limitation shall not include portions of #street walls# occupied by entrances or exits to #accessory# off-street parking facilities and #public parking garages#, where permitted, entryways to required loading berths, where permitted, or doors accessing emergency egress stairwells and passageways.

Visual mitigation elements:

(a) Planting

Any combination of perennials, annuals, decorative grasses or shrubs shall be provided in planting beds, raised planting beds or planter boxes in front of the #street wall#. Each foot in width of a planting bed, raised planting bed or planter box, as measured parallel to the #street wall#, shall satisfy one linear foot of frontage mitigation requirement. Such planting bed shall extend to a depth of at least three feet, inclusive of any structure containing the planted material. Any individual planted area shall have a width of at least five feet, and the height of such planting, inclusive of any structure containing the planted materials, shall be at least three feet.

(b) Benches

Fixed benches with or without seatbacks shall be provided in front of the #street wall#. Unobstructed access shall be provided between such benches and an adjoining sidewalk or required circulation paths. Each linear foot of bench, as measured parallel to the #street wall#, shall satisfy one linear foot of frontage mitigation requirement. Any individual bench shall have a width of at least five feet, and no more than 20 feet of benches may be used to fulfill such requirement per 50 feet of frontage.

(c) Bicycle racks

Bicycle racks, sufficient to accommodate at least two bicycles, shall be provided in front of the #street wall#, and oriented so that the bicycles are placed parallel to the #street wall#. Each bicycle rack so provided shall satisfy five linear feet of frontage mitigation requirement. No more than three bicycle racks may be used to fulfill such requirement per 50 feet of frontage.

(d) Tables and chairs

Fixed tables and chairs shall be provided in front of the #street wall#. Each table shall have a minimum diameter of two feet, and have a minimum of two chairs associated with it. Each table and chair set so provided shall satisfy five linear feet of frontage mitigation requirement.

(e) Wall treatment

Wall treatment, in the form of permitted #signs#, graphic or sculptural art, rustication, decorative screening or latticework, or living plant material, shall be provided along the #street wall#. Each linear foot of wall treatment shall constitute one linear foot of frontage mitigation requirement. Such wall treatment shall extend to a height of at least 10 feet, as measured from the level of the adjoining sidewalk or grade, and have a minimum width of 10 feet, as measured parallel to the #street wall#.

87-50

SPECIAL PARKING REGULATIONS

[NOTE: Existing provisions, moved to 87-51]

The applicable parking and loading regulations of underlying districts or of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall apply, except as modified by the provisions of this Section, inclusive.

87-51

Curb-Cut Restrictions

Special Parking Regulations in the Core Subdistrict

[NOTE: Existing provisions, moved from 87-50; existing 87-51 provisions moved to 87-52]

The following provisions shall apply to all parking facilities in the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter:

(a) Use of parking facilities

All #accessory# off-street parking spaces may be made available for public use; any such space, however, shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request therefore is made to the landlord.

(b)(a) Off-site parking

The off-site parking location provisions of Sections 36-42 and 36-43 shall not apply. In lieu thereof, all permitted or required #accessory# off-street parking spaces may be provided on any #zoning lot# other than the same #zoning lot# to which such spaces are #accessory#, provided the lot to be used for parking is within the #Special Harlem River Waterfront District# Core Subdistrict.

[NOTE: Existing text in paragraphs (c) through (e) of 87-51 moved to Section 87-412]

(f)(b) Roof parking

Any roof, or portion thereof, of a facility containing that covers off-street parking spaces, not otherwise covered by a #building#, that and is larger than 400 square feet in surface area, shall be landscaped. Up to five percent of such roof area may be used for mechanical equipment, provided that such mechanical equipment is screened from view by a fence which is at least 75 percent opaque or by at least three feet of dense planting. Up to 25 percent of such roof area may be accessible solely from an adjacent #dwelling unit# and the remaining roof area shall be accessible for the recreational use of the occupants of the #building# in which it is located. Hard surfaced areas shall not cover more than 60 percent of such roof area.

(e)(c) Open parking lots

Open parking lots shall be permitted only in the following locations:

- (1) on Parcel 1, as shown on Map 1 in the Appendix to this Chapter, a parking lot shall be permitted east of the #Parcel 1 building line#;
- (2) on Parcel 5, as shown on Map 1, a parking lot shall be permitted anywhere within the Parcel only if a commercial or public utility vehicle storage #use#, as listed in Use Group 16C, is #developed# or #enlarged# as the primary #use# on the parcel;
- (3) on Parcel 6, along the southern boundary of the Parcel with East 138th Street, provided that such parking lot is south of any #building# on the Parcel and east of the #shore public walkway#; and
- (4) on all Parcels, open, unscreened, tandem (one behind the other), #accessory# off-street parking spaces shall be permitted on fire apparatus access roads provided pursuant to the provisions of Section 87-62 (Fire Apparatus Access Roads), provided that all parking spaces comply with Department of Transportation standards for on-street parking.

For such open parking lots, the provisions of Section 28-43 (Location of Accessory Parking) shall not apply, and, on Parcels 1 and 5, the provisions of Sections 37-90 (PARKING LOTS) and 62-655 (Planting and trees) shall be modified to permit fencing, excluding chain link fencing, in lieu of all planting requirements, provided that the surface area of such fencing in not more than 50 percent opaque and provided that the height does not exceed six feet. The provisions of Sections 37-90 and 62-655 shall not apply to fire apparatus access roads provided pursuant to the provisions of Section 87-62.

[ORIGINAL PROVISIONS]

The requirements of Section 37-90 (PARKING LOTS) and screening requirements for open parking lots of Article VI,

Chapter 2 (Special Regulations Applying in the Waterfront Area); are modified as set forth in this paragraph, (c):

For the purposes of applying the requirements of Section 37-90, a fire apparatus access road shall be considered a #street#.

On Parcel 1, for parking lots or portions thereof located east of the #Parcel 1 building line#, no landscaping shall be required. Such parking lots shall be screened from #streets# and any other publicly accessible areas by ornamental fencing, excluding chain-link fencing, with a surface area at least 50 percent open and not more than four feet in height. However, along that portion of Exterior Street located between East 149th Street and a sewer easement, a seven-foot wide strip, densely planted with evergreen shrubs maintained at a height of three feet shall be provided.

On Parcel 5, as shown on Map 1 in the Appendix to this Chapter, if a commercial or public utility vehicle storage #use#, as listed in Use Group 16C, is #developed# or #enlarged# as the primary #use# on the parcel, the screening requirements applicable to open parking lots set forth in Article VI, Chapter 2, shall not apply. In lieu thereof, such open parking lot shall be screened from the adjacent #shore public walkway# and #upland connection# with a wall or fence, other than a chain-link fence, not more than 50 percent opaque, and at least five feet in height, but not more than six feet in height.

87-52
Curb Cut Restrictions

[EXISTING PROVISIONS MOVED FROM 87-51]

On Parcels 1, 2, 3 and 4, as shown on Map 1 in the Appendix to this Chapter, no curb cuts shall be provided facing a #shore public walkway#, and further, on Parcels 1 and 2, no curb cuts shall be provided facing a mapped parkland.

87-60
**HARLEM RIVER WATERFRONT ACCESS PLAN
SPECIAL REQUIREMENTS FOR CERTAIN ROADS AND
SIDEWALKS**

The following provisions shall apply in the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter.

87-61
**Special Public Access Provisions
Sidewalks**

[NOTE: Existing 87-61 provisions moved to 87-71]

[NOTE: Existing provisions, moved from 87-42 and modified]

In the event that Parcel 1, as shown on Map 1 in the Appendix to this Chapter, is #developed# with #mixed use buildings#, as defined in Section 123-11, sidewalks shall be provided on Parcel 1, as follows:

- (a) Sidewalks with a depth width of at least 15 feet, measured perpendicular to the curb of a #street#, shall be provided along the entire Exterior Street and East 149th Street frontage of a #zoning lot#. In locations where the width of the sidewalk within the #street# is less than 15 feet, a sidewalk widening shall be provided on the #zoning lot# so such that the combined width of the sidewalk within the #street# and the sidewalk widening equals at least 15 feet. However, existing #buildings# to remain on the #zoning lot# need not be removed in order to comply with this requirement.
- (b) A 22 foot wide walkway shall extend east of and along the #Parcel 1 building line#, linking East 149th Street and mapped parkland, or a fire apparatus access road if such a road is provided adjacent to mapped parkland. In the event that a parking lot is provided east of such walkway, the easternmost seven feet of such walkway shall be densely planted with evergreen shrubs maintained at a maximum height of three feet above the adjoining walkway. Such walkway and planting strip may be interrupted to allow vehicular or pedestrian access.
- (c) Any driveway located east of the #Parcel 1 building line# that extends along a sewer easement and intersects Exterior Street shall have curbs and sidewalks with a minimum width of 13 feet along each curb, which may be interrupted to allow for vehicular access to a parking lot.

All sidewalks and sidewalk widenings shall be constructed or improved to Department of Transportation standards, shall connect at grade to be at the same level as the adjoining public sidewalks, and shall be accessible to the public at all times, except when required to be closed for repairs.

87-62
**Certification to Waive Supplemental Public Access Area
Requirement
Fire Apparatus Access Roads**

[NOTE: Existing provisions, moved from Section 87-41 and modified]

Within the Core and South Subdistricts, for Parcels 1, 2, 3, 4 and 11, where a fire apparatus access road is provided as required by New York City Fire Code Section 503.2 (Fire apparatus access roads), or its successor, the Chairperson of the City Planning Commission shall certify, in conjunction with a certification application filed pursuant to paragraph (c) of Section 62-811, the following:

- (a) the road shall be constructed to minimum Department of Transportation standards for public #streets#, including sidewalks, curbs and curb drops, lighting, signage, materials, and crosswalk, and shall meet the requirements set forth in the New York City Fire Code;
- (b) for Parcels 2, 3, or 4, the contiguity provisions of paragraph (a) of Section 87-64 shall be met, except that where no connection for vehicular travel lanes terminating at the opposite side of a shared #lot line# exist at the time of construction, the provisions of paragraph (b) of such section may be utilized as an interim alternative;
- (c) a restrictive declaration shall be executed in accordance with the provisions of Section 87-66; and
- (d) street trees shall be planted pursuant to the requirements of Section 26-41 along such fire apparatus access road as if it were a #street#.

However, the requirements of this Section shall not apply to: fire apparatus access roads on Parcels 1 and 3 that are provided pursuant to the provisions of paragraph (b)(3) of Section 87-71 (Special Public Access Provisions); and to a fire apparatus access road on Parcel 11 located in the required #upland connection# within the prolongation of East 134th Street.

[ORIGINAL PROVISIONS]

Where a fire apparatus access road is provided as required by the New York City Fire Code, such road shall comply with the following requirements:

- (a) the width of a paved road bed shall be 34 feet, constructed to minimum Department of Transportation standards for public #streets#, including curbs and curb drops;
- (b) curbs shall be provided along each side of the entire length of such road;
- (c) a minimum 13 foot paved sidewalk shall be provided adjacent to and along the entire length of the required curb;
- (d) for the purposes of making the #street# tree requirements of Section 26-41 applicable to fire apparatus access roads, a fire apparatus access road shall be considered a #street#; and
- (e) all such roads shall be constructed with lighting, signage, materials and crosswalks to minimum Department of Transportation standards for public #streets#.

87-63
**Certification to Allow Fire Apparatus Access Road Turnaround
in Shore Public Walkways
Contiguity of Fire Apparatus Access Road with Adjacent
Zoning Lots on Parcels 2, 3 and 4**

[NOTE: Existing provisions, moved to paragraph (b) of this Section]

On Parcels 2, 3 and 4, in addition to the certification provisions of Section 87-62 (Fire Apparatus Access Roads), a fire apparatus access road shall be provided in accordance with the provisions of this Section.

(a) **Bi-Directional Road**

[NOTE: Existing provisions, moved from Section 87-66 (Connection with Adjacent Zoning Lots) and modified]

On each of Parcels 2, 3 and 4, and only among such Parcels, a connection for bi-directional vehicular travel lanes to an adjacent #zoning lot line# shall be provided. When complete, such fire apparatus access road shall provide bi-directional contiguous vehicular access from the northerly #upland connection# of Parcel 2 along the mapped parkland, along the #shore public walkway# of Parcels 2, 3 and 4, and within the southerly #upland connection# of Parcel 4.

Any connection of fire apparatus access roads across a shared #zoning lot line# must meet the grade of, and maintain the street width of, the existing adjacent fire apparatus access road. Such fire apparatus access road shall extend along the entire #shore public walkway# of the #zoning lot#, from #lot line# to #lot line#. A connection need not be opened unless and until such declaration of restrictions, in accordance with Section 87-64, has been recorded against the adjacent #zoning lot#.

(b) **Interim fire apparatus turnaround**

[NOTE: Existing provisions of Section 87-63, modified]

When bi-directional vehicular travel lanes are constructed that terminate at a #lot line# and do not continue on the adjacent

#zoning lot# at the time of their construction, an interim dead-end fire apparatus access road turnaround may be constructed as an alternative to the provisions of paragraph (a) of this Section, in accordance with the following provisions.

An applicant utilizing the provisions of this paragraph shall construct a fire apparatus access road that extends along the entire #upland connection# and #shore public walkway# of the #zoning lot#, from #lot line# to #lot line#, and shall provide an "approved turnaround area," constructed as part of a "dead-end fire apparatus access road," as those terms are defined in the New York City Fire Code, Section 503.2.9 (Dead-end turnarounds), or its successor.

Such turnaround area shall be constructed to dimensions no greater than required under the New York City Fire Code, Section 503.2.9 (Dead-end turnarounds), or its successor, and shall be located at the end of the fire apparatus access road, abutting the adjacent #lot line#. Such turnaround area may extend into the designated #shore public walkway, but at no point may such turnaround area extend into the associated circulation path. Sidewalks shall not be required adjacent to the turnaround area. The portion of the turnaround area that lies within a #shore public walkway# shall remain clear of obstacles, shall be composed of permeable materials to the extent permissible by the Fire Commissioner and shall meet all applicable requirements set forth in the New York City Fire Code Section 503.2 (Fire apparatus access roads), or its successor. In addition, the roadbed material of a fire apparatus access road leading to a turnaround may be extended into the turnaround provided the area of the turnaround paved with such material is not wider than the roadbed leading to the turnaround. The remaining portions of the turnaround shall be paved with distinct materials to facilitate pedestrian usage.

At the time of certification pursuant to Section 87-62, the site plan shall demonstrate a suitable design for the dead-end fire apparatus access road that demonstrates both the approved turnaround area and the repurposed turnaround area outside of the roadbed upon the issuance of a notice of substantial compliance for the adjacent #zoning lot#. In addition, a conceptual site plan shall demonstrate that the proposed site plan and grading plan for required contiguous access pursuant to the provisions of paragraph (a) of this Section is compatible with future #development# on the adjoining #zoning lot#. Such site plans shall be included as an exhibit to the declaration of restrictions recorded pursuant to Section 87-64.

Repurposing a turnaround area and providing contiguous access in accordance with an approved conceptual site plan shall not necessitate a certification pursuant to Section 62-811, provided that there are no further modifications to an approved #waterfront public access area#.

[BELOW: Original provisions of Section 87-66 (Connection with Adjacent Zoning Lots)]

The following provisions apply to #developments#, #enlargements#, alterations or changes of #use#, pursuing certification, pursuant to either Section 87-62 (Certification to Waive Supplemental Public Access Area Requirement) or 87-63 (Certification to Allow Fire Apparatus Access Road Turnaround in Shore Public Walkways):

On each of Parcels 2, 3 and 4, and only among Parcels 2, 3 and 4, a #development#, #enlargement#, alteration or change of #use#, shall provide a connection for bi-directional vehicular travel at an adjacent #zoning lot line# if such adjacent #zoning lot# has previously constructed a connection that terminates at the shared #lot line#. Any connection of fire apparatus access roads across a shared #zoning lot line# must meet the grade of, and maintain the street width of, the existing adjacent private street. In addition to such physical shared #lot line# connection, a #private road# declaration shall be provided pursuant to the provisions of Section 87-64. A connection need not be opened unless and until such declaration of restrictions, in accordance with Section 87-64, has been recorded against the adjacent #zoning lot#.

When no connection for vehicular travel terminating at the opposite side of a shared #lot line# exists, a dead-end fire apparatus access road turnaround may be constructed, pursuant to Section 87-63, which may extend into the designated #shore public walkway#. Such certification is also contingent upon providing a declaration of restrictions, in accordance with Section 87-64.

[BELOW: Original provisions of Section 87-63 (Certification to Allow Fire Apparatus Access Road Turnaround in Shore Public Walkways)]

On Parcels 2, 3 and 4, a dead-end fire apparatus access road turnaround, as defined in the New York City Fire Code, Section 503.2.5 (Dead-ends) may, by certification, extend into the designated #shore public walkway#, provided that:

- (a) a declaration of restrictions has been provided, pursuant to Section 87-64;
- (b) a fire apparatus access road abutting the shared #zoning lot line# between the #development#, #enlargement#, alteration or change of #use# seeking certification under this Section and Parcels 2, 3 or 4 does not exist; and
- (c) the fire apparatus access road serves as a segment of a bi-directional loop road along the #shore public walkway#, providing a connection to Exterior Street at the northeast corner of Parcel 2 and a connection to Exterior Street at the southeast corner of Parcel 4.

Such turnaround shall have a diameter of 70 feet and be located at the end of the fire apparatus access road, abutting the adjacent #lot line#. At no point may the turnaround extend into the #shore public walkway# for a distance greater than 23 feet. Sidewalks shall not be required adjacent to the turnaround. The portion of the turnaround that lies within a #shore public walkway# shall remain clear of obstacles, shall be composed of permeable materials, and shall meet all applicable requirements set forth in the New York City Fire Code Section 503.1.1 (Fire apparatus access roads), or its successor. In addition, the roadbed material of a fire apparatus access road leading to a vehicular turnaround may be extended into the turnaround provided the area of the turnaround paved with such material is not wider than the roadbed leading to the turnaround. The remaining portions of the turnaround shall be paved with distinct materials to facilitate pedestrian usage. In addition, the level of the area within the turnaround shall be raised to be flush with the level of adjoining sidewalks.

87-64

Declaration of Restrictions

[NOTE: Existing provisions, modified]

For any fire apparatus access road proposed for certification pursuant to Sections 87-62 (Fire Apparatus Access Roads), a declaration of restrictions shall be provided to guarantee the construction, improvement, operation, maintenance and repair of such road, and any sidewalk adjacent to such road, to guarantee that such road, and any sidewalk adjacent to such road, remains open, unobstructed and accessible to all members of the public, except as necessary to avoid public dedication, and to ensure compliance with all applicable provisions. Such declaration of restrictions shall be prepared in a form acceptable to the Department of City Planning, shall be filed and duly recorded in the Borough Office of the Register of the City of New York and indexed against the property. Filing and recording of the declaration of restrictions shall be a precondition for the Chairperson's certification under Sections 87-62 and 87-63, where applicable.

For certifications proposed pursuant to Section 87-63 on Parcels 2, 3 or 4, where #developments# or #enlargements# on such parcels utilize the allowance for interim fire access turnaround, in accordance with paragraph (b) of Section 87-63 (Cross Access Connection with Adjacent Zoning Lots on Parcels 2, 3 and 4), any declaration of restrictions shall include that, at the time of the issuance of the notice of substantial compliance for the adjacent #development#, or #enlargement# pursuant to this Section, thereby permitting vehicular connection between #zoning lots#, the #zoning lot# containing a previously-constructed fire apparatus access road turnaround area shall be responsible for the following actions on the portion of the connection on such #zoning lot#:

- (a) repurposing the fire apparatus access road turnaround area pursuant to the requirements set forth in paragraph (b) of Section 87-63;
- (b) extending all required sidewalks that had remained short of the #lot line# to the shared #lot line# to connect to the required adjacent sidewalks and enable unobstructed pedestrian movement across parcels;
- (c) complying with all applicable waterfront rules, #street# regulations and the New York City Fire Code; and
- (d) providing a connection with the adjacent #zoning lot# pursuant to Section 87-63.

[BELOW: Original provisions of Section 87-64 (Declaration of Restrictions)]

For any fire apparatus access road proposed for certification pursuant to Sections 87-62 or 87-63, a declaration of restrictions shall be provided to guarantee the construction, improvement, operation, maintenance and repair of such road, to guarantee that such road remains open, unobstructed and accessible to all members of the public, except as necessary to avoid public dedication, and to ensure compliance with all applicable provisions. Such declaration of restrictions shall be prepared in a form acceptable to the Department of City Planning, shall be filed and duly recorded in the Borough Office of the Register of the City of New York and indexed against the property. Filing and recording of the declaration of restrictions shall be a precondition for the Chairperson's certification under Sections 87-62 and 87-63, where applicable.

For certifications proposed pursuant to Section 87-63, at the time a declaration of restrictions has been provided by the adjacent #development#, #enlargement#, alteration or change of #use#, pursuant to this Section, permitting vehicular connection between #zoning lots#, the #zoning lot# containing a previously-constructed fire apparatus access turnaround shall be responsible for the following actions on the portion of the connection on such #zoning lot#:

- (a) deconstructing the fire apparatus access road turnaround;
- (b) re-landscaping the area that had extended into the #shore public walkway#, so as to create the conditions of the immediately surrounding #shore public walkway#, which may include any combination of tree planting, laying sod, removing pavers, or any other required landscaping action;
- (c) extending all required sidewalks that had remained short of the #lot line# to the shared #lot line# to connect to the required adjacent sidewalks and enable pedestrian movement across parcels; and
- (d) complying with all applicable waterfront rules, #street# regulations and the New York City Fire Code.

87-70

HARLEM RIVER WATERFRONT ACCESS PLAN

[NOTE: Existing waterfront access plan provisions, moved from Section 87-60]

Map 23 (Waterfront Access Plan: Public Access Elements) in the Appendix to this Chapter shows the boundaries of the area comprising the Harlem River Waterfront Access Plan and the location of where certain features are mandated or permitted by the Plan.

87-71

Special Public Access Provisions

[NOTE: Existing provisions, moved from 87-61]

The provisions of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) shall apply to #developments#, #enlargements#, alterations or changes of #use#, as follows modified in this Section: For the purpose of applying the provisions of this Section, "development" shall be as defined in Section 62-11, that require #waterfront public access areas#. To "develop" shall mean to create such #development#.

- (a) #Shore public walkways#
 - (1) The #shore public walkway# shall be provided in the location designated on Map 3 (Waterfront Access Plan: Public Access Elements) and constructed at an elevation of two feet above not lower than the highest level of the train track bed of the Oak Point Rail Link, except that:
 - (i) on Parcels 6 and 7, no such elevation requirement shall apply;
 - (ii) on Parcel 5, if commercial or public utility vehicle storage, as listed in Use Group 16C, is #developed# or #enlarged# as the primary #use# on the #zoning lots#, such the elevation requirement shall not apply. However, for any other #use#, such the elevation requirement shall only apply along the westernmost section of the #shore public walkway# to a depth of 40 feet.
 - (iii) on all #zoning lots#, a #shore public walkway# shall be required to meet the grade of an existing adjacent #street#, which may include deviating from such

elevation requirement where necessary.

- (2) An approved turnaround area in a dead-end fire apparatus access road turnaround area, as defined in the New York City Fire Code, Section 503.2.95 (Dead-end turnarounds), or its successor, may, by certification extend into a designated #shore public walkway# pursuant to paragraph (b) of Section 87-63 (Certification to Allow Fire Apparatus Access Road Turnaround Area in Shore Public Walkways Contiguity of Fire Apparatus Access Road with Adjacent Zoning Lots on Parcels 2, 3 and 4).
- (3) In the event that a portion of a #waterfront zoning lot# is within 40 feet of the #shoreline# yet does not abut the #shoreline# because of an intervening #zoning lot#, a #shore public walkway# shall be provided on such upland portion. The width of the #shore public walkway# on such portion shall be 40 feet measured from the #shoreline# of the intervening #zoning lot# and shall include the width of the intervening #zoning lot#. The portion of such #shore public walkway# located upland of the intervening #zoning lot# shall be improved with a circulation path at least ten feet wide, and any required planted screening buffer shall have a width of at least four feet.
- (4) On Parcel 5, if a commercial or public utility vehicle storage #use# is #developed# or #enlarged# as the primary #use# on the parcel, the #shore public walkway# requirements set forth in Section 62-62 shall apply, except that:
 - (i) the required width of the #shore public walkway# may be reduced to a minimum of 20 feet along the northern edge of the inlet and may be reduced to a minimum of 30 feet along the eastern edge of the inlet;
 - (ii) the circulation path required in paragraph (a)(1) of Section 62-62 shall be modified to a minimum width of 10 feet along the northern and eastern edge of the inlet; and
 - (iii) the screening provisions of paragraph (c)(2) of Section 62-62 shall not apply. In lieu thereof, a planted screening buffer with a width of four feet shall be provided. Such planted buffer shall consist of densely planted shrubs or multi-stemmed screening plants, with at least 50 percent being evergreen species. Shrubs shall have a height of at least four feet at the time of planting; and,
 - (iv) in the event that the #upland connection# on Parcel 6 has not been provided, a ten foot wide pedestrian walkway between the #shore public walkway# and Exterior Street shall be provided on Parcel 5 adjacent to such #upland connection# location.
- (b) #Upland connections#

#Upland connections# shall be located on Parcels 1, 3, 4, 5 and 6 and 11, as designated on Map 23 in the Appendix to this Chapter. The applicable provisions of Sections 62-50, inclusive, are modified, as follows:

 - (1) On Parcel 1, for an #upland connection# required along the northern boundary of a mapped park, the additional open area requirement of paragraph (a)(2) of Section 62-561 (Types of upland connections) shall not apply;
 - (2) Parcel 3 may provide the #upland connection# at either of the two optional locations indicated on Map 2. Parcel 3 shall provide an #upland connection# at the designated location shown on Map 3. In addition, such #upland connection# shall be provided as specified below:
 - (i) On Parcel 3, an #upland connection# is required at the designated location as shown on Map 3. The additional area requirements of paragraph (a)(2) of Section 62-561 shall not apply;
 - (ii) In the event that Parcel 3 is developed with Parcels 2 or 4, an #upland connection# shall be provided within the flexible location zone shown on Map 3. The additional area requirements of paragraph (a)(2) of Section 62-561 shall apply.

- (3) On Parcels 1 and 3, if a Type 1 #upland connection# is provided, and a fire apparatus access road is required pursuant to the New York City Fire Code Section 503.2 (Fire apparatus access roads), or its successor, the design requirements of 62-64 shall be modified as follows:
 - (i) the required circulation path may be used to allow such fire apparatus access road, and it's minimum width shall be in accordance with all applicable requirements of the Fire Code;
 - (ii) such circulation path shall be paved with distinct materials, not including asphalt, to facilitate pedestrian usage; and
 - (ii) the minimum planting area requirements shall be reduced to 15 percent;
- (4) The required width for an #upland connection# on Parcel 6 is reduced to 12 feet. Such #upland connection# shall be subject only to the applicable pedestrian path provisions.
- (c) #Supplemental public access areas#
#Supplemental public access areas#, pursuant to this Plan, shall be provided on Parcels 1, and 2 and 11, as indicated on Map 23 in the Appendix to this Chapter, except that: However, the requirement may be waived by certification by the Chairperson of the City Planning Commission as set forth in Section 87-62 (Certification to Waive Supplemental Public Access Area Requirement).
 - (1) such requirement may be waived for Parcels 1 and 2 by the Chairperson of the City Planning Commission, in conjunction with a certification pursuant to paragraph (c) of Section 62-811 (Waterfront public access and visual corridors), where the site plan includes a vehicular connection through the #zoning lot#, provided that:
 - (i) such vehicular connection complies with the requirements of Section 87- 62 (Fire Apparatus Access Roads) and, for Parcel 2, the requirements of Section 87-63 (Contiguity of Fire Apparatus Access Road With Adjacent Zoning Lots on Parcels 2, 3 and 4); and
 - (ii) such vehicular connection, either:
 - (a) on Parcel 1, provides access between East 149th Street and Exterior Street, serving all #buildings# along the #shore public walkway# and mapped parkland; or
 - (b) on Parcel 2, provides a bi-directional connection between Exterior Street at its intersection with East 144th Street and the southernmost #lot line# of Parcel 2.
 - (2) for Parcel 11, at the location designated as "Supplemental Public Access Area (Shore Public Walkway Location)" on Map 3, a #supplemental public access area# shall be provided at a minimum width of 40 feet as indicated on Map 3, and the design and dimensional requirements for #shore public walkway# as set forth in Sections 62-50, inclusive, and 62-60, inclusive, shall apply.
- (d) #Visual Corridors#
#Visual corridors# shall be located within Parcels 1 and 4, 9, 11, 12 and 13, and mapped parkland, as indicated on Map 24 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter. For all required #visual corridors#, the provisions of Section 62-512 (Dimension of visual corridors) shall be modified to allow the lowest level of a #visual corridor#, at its seaward points, to be measure to a height two feet above #base flood elevation# or a height equal to the Oak Point Rail Link train track bed elevation, whichever is higher.
The Oak Point Rail Link shall be a permitted obstruction for #visual corridors#.

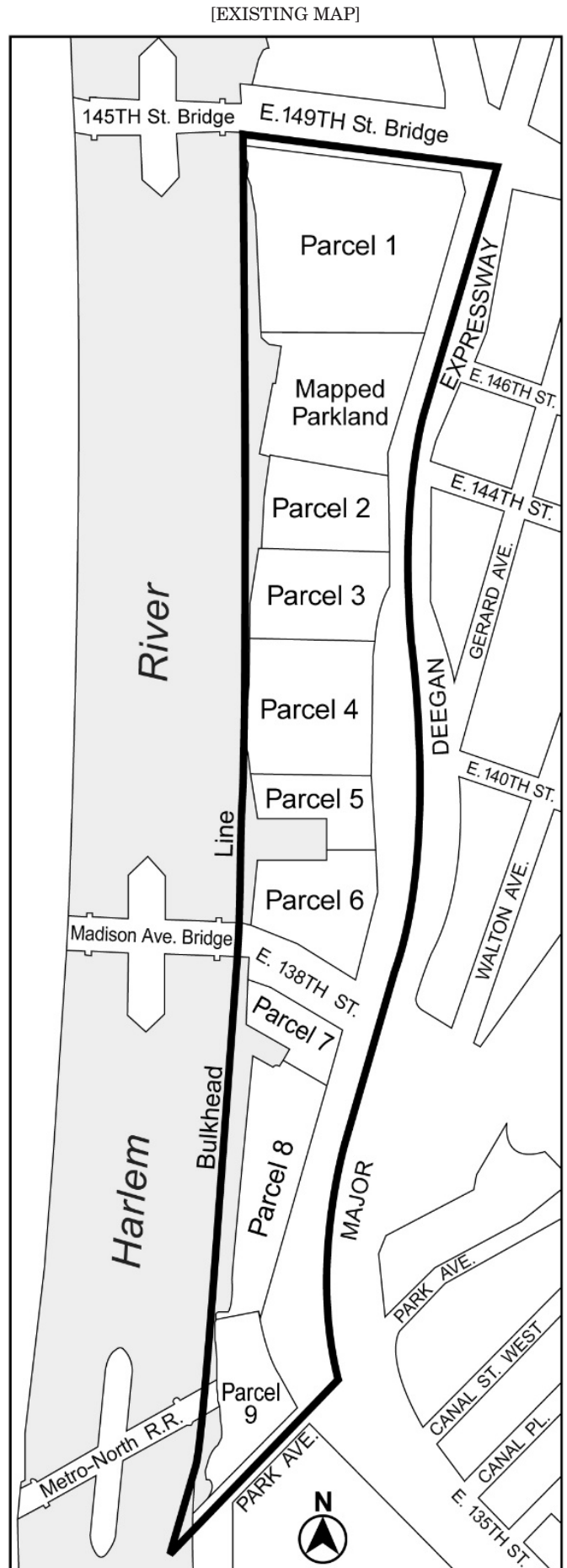
**87-72
 Applicability of Waterfront Regulations**

[NOTE: Existing provisions, moved from Section 87-65]

In the event that #streets# are mapped within a #zoning lot# on Parcels 1, 2, 3 and or 4 after June 30, 2009, or on Parcel 11 after [date of adoption], the area within such #streets# may continue to be considered part of the #zoning lot# for the purposes of applying all waterfront regulations of the Zoning Resolution.

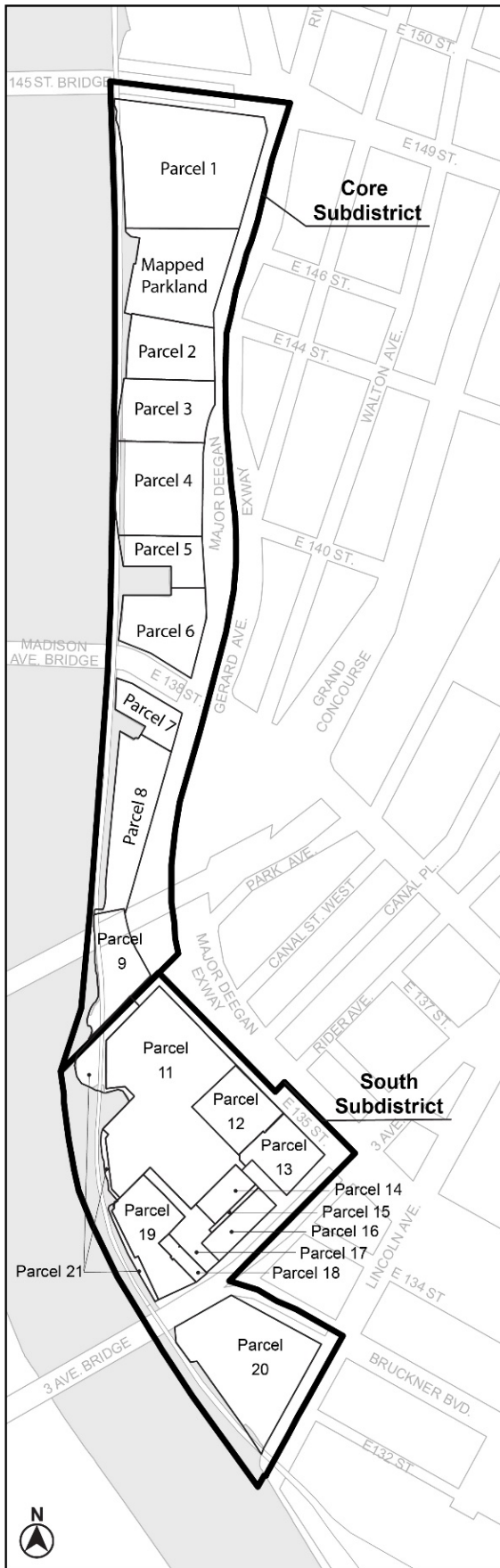
Appendix
 Special Harlem River Waterfront District Plan

Map 1. Special Harlem River Waterfront District, Subdistricts and Parcels



Special Harlem River Waterfront District

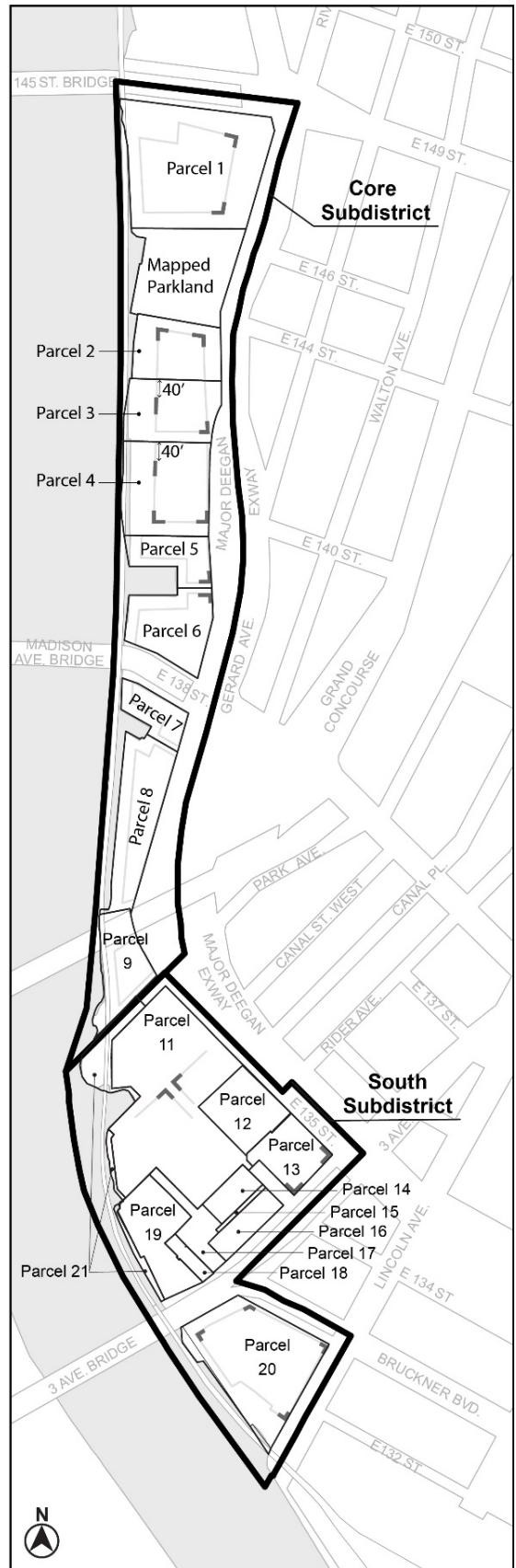
[PROPOSED MAP]



- Special Harlem River Waterfront District
- Parcel Line

Map 2. Designated Non-residential Use Locations

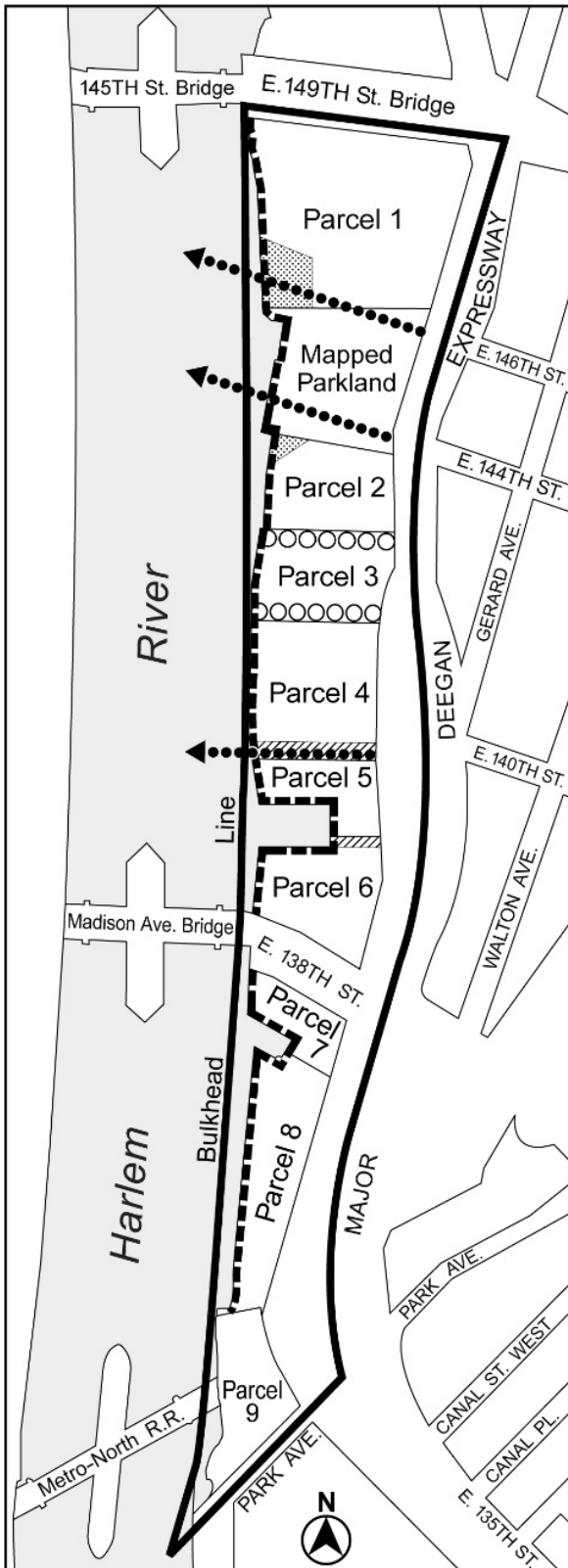
[PROPOSED MAP]



- Special Harlem River Waterfront District
- Parcel Line
- J** Active Use Required

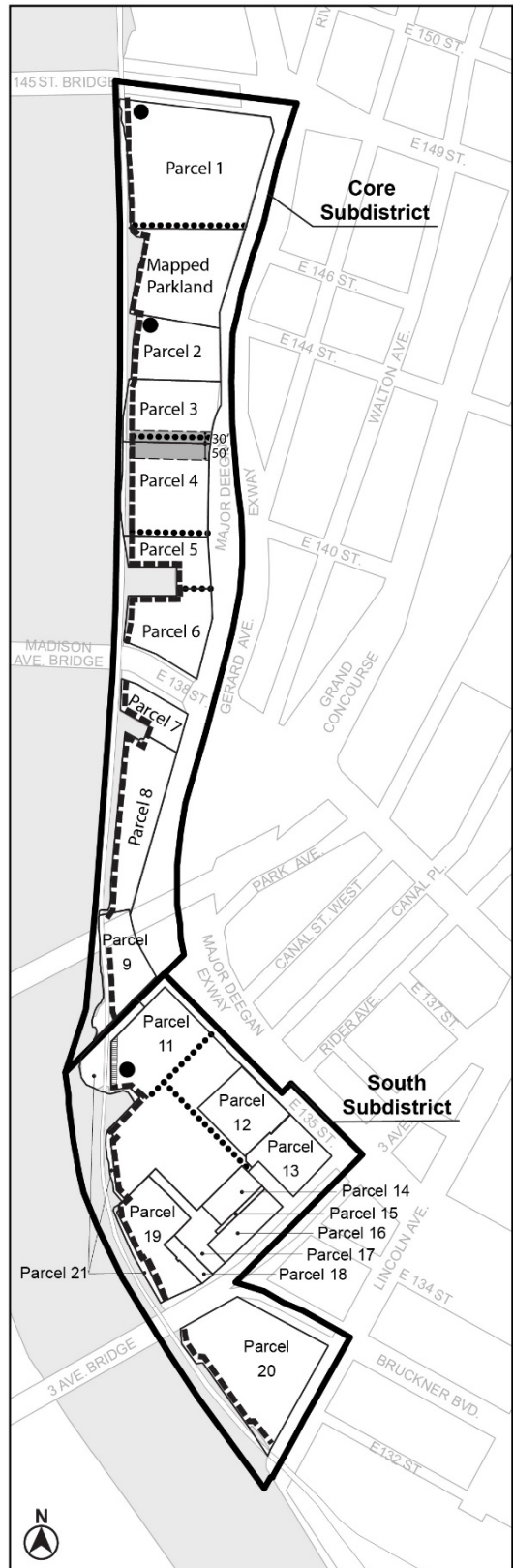
Map 3. Waterfront Access Plan: Public Access Elements

[EXISTING MAP]



- Special Harlem River Waterfront District
- - - Shore Public Walkway/ Waterfront Yard
- ◀●●●● Visual Corridor (Designated Location)
- ○ ○ ○ ○ Upland Connection (Variable Location)
- ▨ Upland Connection (Designated Location)
- ▩ Supplemental Public Access Area (Designated Location)

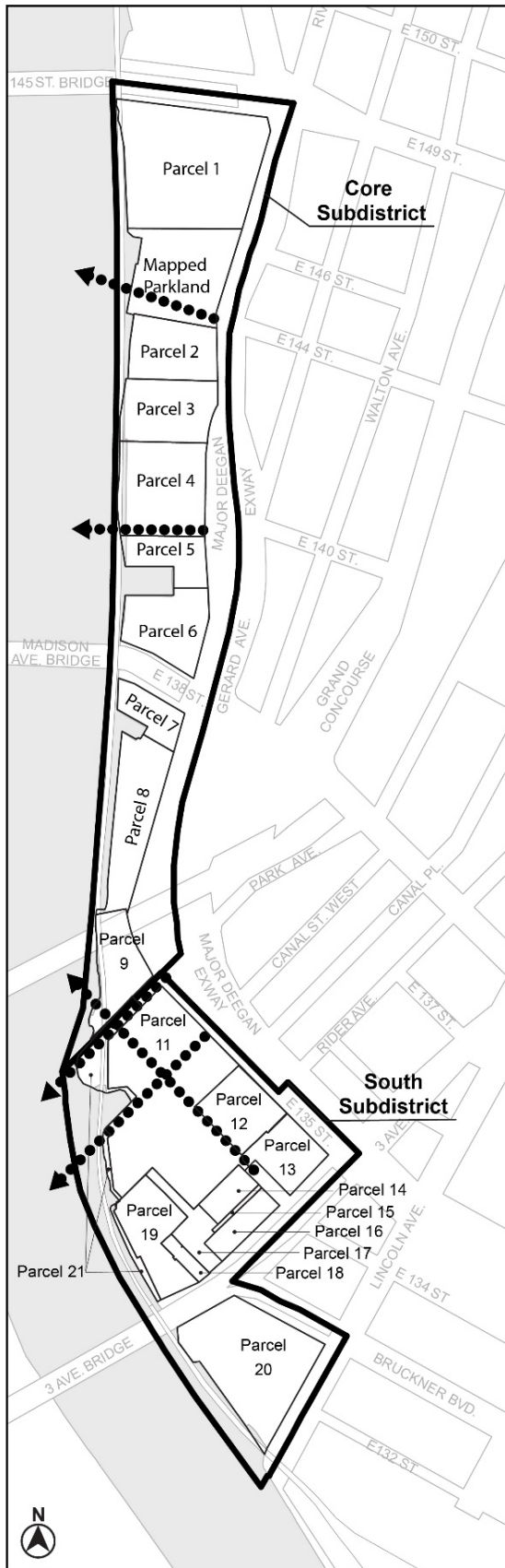
[PROPOSED MAP]



- Special Harlem River Waterfront District
- Parcel Line
- - - Shore Public Walkway
- ▩ Supplemental Public Access Area (SPW Location)
- Supplemental Public Access Area (Designated Location)
- ▨ Upland Connection (Within Flexible Location Zone)
- ◀●●●● Upland Connection (Designated Location)

Map 4. Waterfront Access Plan: Visual Corridors

[PROPOSED MAP]



- Special Harlem River Waterfront District
- Parcel Line
- ◀●●●** Visual Corridor (Designated Location)

* * *

BOROUGH OF BROOKLYN

No. 4

ALBANY NEIGHBORHOOD SENIOR CENTER

CD 8 **C 150382 PQQ**

IN THE MATTER OF an application submitted by the Department for Aging and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 196 Albany Avenue (Block 1230, Lot 44) for continued use as a senior citizen center.

No. 5

930 FLUSHING AVENUE

CD 4 **C 170352 PQQ**

IN THE MATTER OF an application submitted by the Office of Emergency Management and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the acquisition of property, located at 930 Flushing Avenue (Block 3140, Lot 1) for use as a warehouse.

BOROUGH OF QUEENS

No. 6

ALL MY CHILDREN DAY CARE CENTER

CD 12 **C 150395 PQQ**

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property, located at 117-16 Sutphin Boulevard (Block 12022, Lot 20) for continued use as a child care center.

Nos. 7 & 8

NORTHEASTERN TOWERS ANNEX REZONING

No. 7

CD 12 **C 170336 ZMQ**

IN THE MATTER OF an application submitted by Northeastern Towers Annex LP pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 18c and 19a, by changing from an R3X District to an R6 District property, bounded by a line perpendicular to the southwesterly street line of Guy R. Brewer Boulevard distant 350 feet northwesterly (as measured along the Street line) from the point of intersection of the northwesterly street line of 132nd Avenue and the southwesterly street line of Guy R. Brewer Boulevard, Guy R. Brewer Boulevard, 132nd Avenue, 161st Street, a line 295 feet northwesterly of 132nd Avenue, a line 135 feet northeasterly of 161st Street, and a line 355 feet northwesterly of 132nd Avenue, Borough of Queens, Community District 12, as shown on a diagram (for illustrative purposes only) dated May 22, 2017, and subject to the conditions of CEQR Declaration E-426.

No. 8

CD 12 **N 170337 ZRQ**

IN THE MATTER OF an application submitted by Northeastern Towers Annex LP 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

* * *

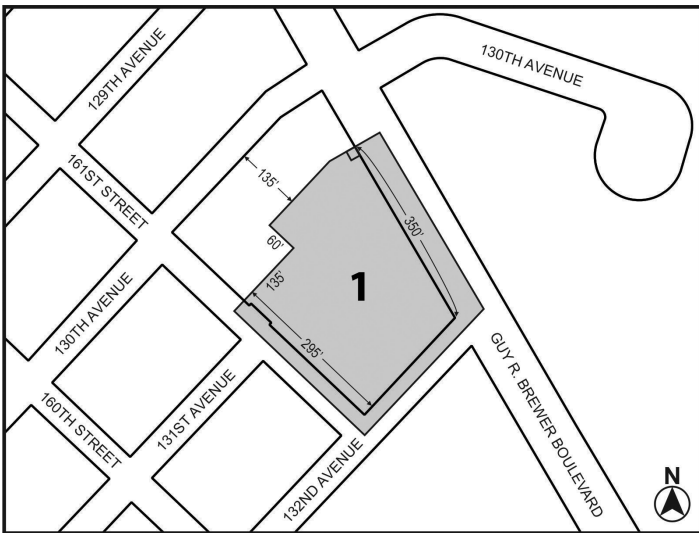
Queens Community District 12


* * *

In the R6 District within the area shown on the following Map 2:

Map 2 – (date of adoption)

[PROPOSED MAP]



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

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

Portion of Community District 12, Queens

* * *

BOROUGH OF MANHATTAN

No. 9

EAST RIVER FIFTIES-SUTTON PLACE TEXT AMENDMENT

CD 6 N 170282 ZRM

IN THE MATTER OF an application submitted by the East River Fifties Alliance, 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 II, Chapter 3 (Residential Bulk Regulations in Residence Districts), Article II, Chapter 4 (Bulk Regulations for Community Facilities in Residence Districts), Article III, Chapter 5 (Bulk Regulations for Mixed Buildings in Commercial Districts), and establishing a new Inclusionary Housing Designated Area in Appendix F, within an area generally bounded by East 58th Street and East 59th Street to the north, the East River and Franklin D. Roosevelt Drive to the east, midblock between East 51st Street and East 52nd Street to the south, and 100 feet east of First Avenue to the west.

Matter underlined is new, to be added;
 Matter ~~struck out~~ is old, to be deleted;
 Matter within # # is defined in Sections 12-10 and/or 23-911;
 * * * indicates where unchanged text appears in the Zoning Resolution

ARTICLE II - RESIDENCE DISTRICT REGULATIONS

Chapter 3 - Residential Bulk Regulations in Residence Districts

* * *

**23-15
 Open Space and Floor Area Regulations in R6 Through R10 Districts**

* * *

**23-154
 Inclusionary Housing**

For #developments# or #enlargements# providing #affordable housing# pursuant to the Inclusionary Housing Program, as set forth in Section 23-90, inclusive, the maximum #floor area ratio# permitted in R10 Districts outside of #Inclusionary Housing designated areas# shall be as set forth in paragraph (a) of this Section, and the maximum #floor area ratio# in the #Inclusionary Housing designated areas# existing on March 22, 2016, shall be as set forth in paragraph (b) of this Section. Special provisions for specified #Inclusionary Housing designated areas# are set forth in paragraph (c) of this Section. Special #floor area# provisions for #zoning lots# in #Mandatory Inclusionary Housing areas# are set forth in paragraph (d) of this Section. The maximum #lot coverage# shall be as set forth in Section 23-153 (For Quality Housing buildings) for the applicable zoning district. For the purpose of this Section, defined terms include those set forth in Sections 12-10 and 23-911.

* * *

(c) Special provisions for specified #Inclusionary Housing designated areas#

* * *

(4) Provisions for specified R10 Districts within Community District 6 in the Borough of Manhattan

In Community District 6 in the Borough of Manhattan, the area bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street shall be an #Inclusionary Housing designated area#. For all R10 Districts within such #Inclusionary Housing designated area#, the provisions of paragraph (b) of this Section shall not apply. In lieu thereof, the base #residential floor area ratio# shall be 10.0. Such base #floor area# may be increased on a #compensated zoning lot# by 1.25 square feet for each square foot of #low income floor area# provided, up to a maximum #residential floor area ratio# of 12.0.

* * *

**23-60
 HEIGHT AND SETBACK REGULATIONS**

**23-61
 Applicability**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, height and setback regulations for a #building or other structure# shall be as set forth in Section 23-60, inclusive.

* * *

Special height and setback provisions are set forth in Sections 23-67 (Special Height and Setback Provisions for Certain Areas) for #zoning lots# adjoining a #public park#, as well as for certain areas in Community Districts 4, 6, 7 and 9 in the Borough of Manhattan. Additional provisions are set forth in Sections 23-68 (Special Provisions for Zoning Lots Divided by District Boundaries) and 23-69 (Special Height Limitations).

* * *

**23-67
 Special Height and Setback Provisions for Certain Areas**

* * *

**23-675
 Provisions for Specified R10 Districts within Community District 6 in the Borough of Manhattan**

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing designated area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street, all #buildings# containing #residences# shall be #developed# or #enlarged# pursuant to the #bulk# regulations for #Quality Housing buildings#, and the following height and setback modifications shall apply:

- (a) The maximum #building# height shall be 235 feet for #zoning lots# or portions thereof within 100 feet of a #wide street# and 210 feet for #zoning lots# or portions thereof on a #narrow street# beyond 100 feet of a #wide street# and, for #zoning lots# with only #wide street# frontage, portions of such #zoning lot# beyond 100 feet of the #street line#.
- (b) However, for #zoning lots# that provide at least 1.0 #floor area ratio# of #affordable housing# pursuant to paragraph (c)(4) of Section 23-154 (Inclusionary Housing) or #affordable independent residences for seniors# pursuant to Section 23-155 (Affordable independent residences for seniors), the maximum #building# height shall be increased to 260 feet.
- (c) For #buildings# on lots that are equal to or greater than 80 feet in width, facade articulation of no less than three feet in depth, measured from the #street wall#, by five feet in width shall be required for each #building segment# at no more than thirty-foot intervals.

* * *

**23-90
 INCLUSIONARY HOUSING**

* * *

**23-932
 R10 Districts**

The Inclusionary Housing Program shall apply in all R10 Districts located in #Inclusionary Housing designated areas#, subject to the provisions of paragraph (b) of Section 23-154 (Inclusionary Housing) and in all R10 Districts located in #Mandatory Inclusionary Housing areas#, pursuant to the provisions of paragraph (d) of such Section. Special rules for certain R10 Districts in Community District 6 in the Borough of Manhattan are set forth in paragraph (c) of Section 23-154. The Inclusionary Housing Program shall apply in all other R10 Districts, subject to the provisions of paragraph (a) of Section 23-154, as applicable.

* * *

Chapter 4 - Bulk Regulations for Community Facilities in Residence Districts

* * *

24-10 FLOOR AREA AND LOT COVERAGE REGULATIONS

* * *

24-16 Special Provisions for Zoning Lots Containing Both Community Facility and Residential Uses R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In R1 through R5 Districts, and in R6 through R10 Districts without a letter suffix, the provisions of this Section shall apply to any #zoning lot# containing #community facility# and #residential uses#.

24-161 Maximum floor area ratio for zoning lots containing community facility and residential uses R1 R2 R3-1 R3A R3X R4-1 R4A R4B R5D R6 R7-2 R8 R9 R10

In the districts indicated, for #zoning lots# containing #community facility# and #residential uses#, the maximum #floor area ratio# permitted for a #community facility use# shall be as set forth in Section 24-11, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

In #Inclusionary Housing designated areas#, except within Waterfront Access Plan BK-1, and in R6 Districts without a letter suffix in Community District 1, Brooklyn, and certain areas in Community District 6 in the Borough of Manhattan, the maximum #floor area ratio# permitted for #zoning lots# containing #community facility# and #residential uses# shall be the base #floor area ratio# set forth in Section 23-154 (Inclusionary Housing) for the applicable district. Such base #floor area ratio# may be increased to the maximum #floor area ratio# set forth in such Section only through the provision of #affordable income housing# pursuant to Section 23-90 (INCLUSIONARY HOUSING).

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing designated area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street, the maximum #floor area ratio# permitted for a #community facility use# shall be as set forth in Section 24-11, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3. However, for #zoning lots# that provide at least 1.0 #floor area ratio# of #affordable housing# pursuant to paragraph (c)(4) of Section 23-154 (Inclusionary Housing) or #affordable independent residences for seniors# pursuant to Section 23-155 (Affordable independent residences for seniors), the total of all such #floor area ratios# on the #zoning lot# shall not exceed 13.0.

* * *

24-56 Special Height and Setback Provisions for Certain Areas R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

(a) For Zoning Lots Directly Adjoining Public Parks In all districts, as indicated, a #public park# with an area of between one and fifteen acres shall be considered a #wide street# for the purpose of applying the regulations set forth in Section 24-52 (Maximum Height of Walls and Required Setbacks) to any #building or other structure# on a #zoning lot# adjoining such #public park#. However, the provisions of this Section shall not apply to a #public park# more than 75 percent of which is paved.

(b) Community District 7, Manhattan Within the boundaries of Community District 7 in the Borough of Manhattan, all #buildings or other structures# located in R10 Districts, shall comply with the requirements of Section 23-672 (Special height and setback regulations in R10 Districts within Community District 7, in the Borough of Manhattan).

(c) Community District 9, Manhattan Within the boundaries of Community District 9 in the Borough of Manhattan, all #buildings# located in R8 Districts north of West 125th Street shall be #developed# or #enlarged# pursuant to the #residential bulk# regulations of Section 23-674 (Special height and setback regulations for certain sites in Community District 9, in the Borough of Manhattan).

(d) Community District 6, Manhattan In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing designated area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin

D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street, #developments# or #enlargements# shall be subject to the height and setback regulations of Section 23-675 (Provisions for Specified R10 Districts within Community District 6 in the Borough of Manhattan).

* * *

ARTICLE III: COMMERCIAL DISTRICT REGULATIONS

Chapter 5 - Bulk Regulations for Mixed Buildings in Commercial Districts

* * *

35-31 Maximum Floor Area Ratio C1 C2 C3 C4 C5 C6

In the districts indicated, except as set forth in Section 35-311, the provisions of this Section shall apply to any #zoning lot# subject to the provisions of this Chapter.

The maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Article III, Chapter 3, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

Notwithstanding the provisions for R10 Districts in Community District 7 in the Borough of Manhattan set forth in Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas), in C4-7 Districts within Community District 7 in the Borough of Manhattan, the maximum #residential floor area ratio# may be increased pursuant to the provisions of Sections 23-154 and 23-90 (INCLUSIONARY HOUSING).

In #Inclusionary Housing designated areas#, except within Waterfront Access Plan BK-1 and R6 Districts without a letter suffix in Community District 1, Brooklyn, and except within certain areas in Community District 6 in the Borough of Manhattan, the maximum #floor area ratio# permitted for #zoning lots# containing #residential# and #commercial# or #community facility uses# shall be the base #floor area ratio# set forth in Section 23-154 for the applicable district. However, in #Inclusionary Housing designated areas# mapped within C4-7, C5-4, C6-3D and C6-4 Districts, the maximum base #floor area ratio# for #zoning lots# containing #residential# and #commercial# or #community facility uses# shall be either the base #floor area ratio# set forth in Section 23-154 plus an amount equal to 0.25 times the non-#residential floor area ratio# provided on the #zoning lot#, or the maximum #floor area ratio# for #commercial uses# in such district, whichever is lesser.

The maximum base #floor area ratio# in #Inclusionary Housing designated areas# may be increased to the maximum #floor area ratio# set forth in Section 23-154 only through the provision of #affordable housing# pursuant to Section 23-90, inclusive.

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing designated area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin Delano Roosevelt Drive, midblock between East 52nd Street and East 51st Street, the maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Section 33-12, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3. However, for #zoning lots# that provide at least 1.0 #floor area ratio# of #affordable housing# pursuant to paragraph (c)(4) of Section 23-154 (Inclusionary Housing) or #affordable independent residences for seniors# pursuant to Section 23-155 (Affordable independent residences for seniors), the total of all such #floor area ratios# on the #zoning lot# shall not exceed 13.0.

Where #floor area# in a #building# is shared by multiple #uses#, the #floor area# for such shared portion shall be attributed to each #use# proportionately, based on the percentage each #use# occupies of the total #floor area# of the #zoning lot# less any shared #floor area#.

A non-#residential use# occupying a portion of a #building# that was in existence on December 15, 1961, may be changed to a #residential use# and the regulations on maximum #floor area ratio# shall not apply to such change of #use#.

* * *

**35-65
Height and Setback Requirements for Quality Housing Buildings**

C1 C2 C4 C5 C6

In the districts indicated, the #street wall# location provisions of Sections 35-651 and the height and setback provisions of Section 35-652, shall apply to #Quality Housing buildings#. In certain districts, the heights set forth in Section 35-652 may be increased pursuant to either the provisions of Section 35-653 (Tower regulations) or 35-654 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable. Additional provisions are set forth in Section 35-655. The height of all #buildings or other structures# shall be measured from the #base plane#.

In all such districts, the permitted obstructions provisions of Section 33-42 shall apply to any #building or other structure#. In addition, a dormer may be allowed as a permitted obstruction pursuant to paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts).

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing Designated Area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street, the height and setback regulations of Section 23-675 (Provisions for Specified R10 Districts within Community District 6 in the Borough of Manhattan) shall apply.

* * *

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

* * *

Zoning Map	Community District	Maps of Inclusionary Housing Designated Areas	Maps of Mandatory Inclusionary Housing Areas
1d	Bronx CD 7	Map 1	
3b	Bronx CD 4	Map 1	
3c	Bronx CD 6	Maps 1 - 3	
3c	Bronx CD 7	Map 1	
3d	Bronx CD 3	Map 1	
3d	Bronx CD 6	Maps 2 - 5	
5d	Manhattan CD 7	Map 1	
6a	Manhattan CD 9	Map 1, Map 2	
6a	Manhattan CD 10	Map 1	
6a	Manhattan CD 11	Map 1	
6a	Bronx CD 1	Map 1	Map 2
6a	Bronx CD 4	Map 1	
6b	Manhattan CD 10	Map 1	
6b	Manhattan CD 11	Map 1	
6b	Manhattan CD 4	Map 1	
6c	Manhattan CD 4	Map 2	
6c	Manhattan CD 7	Map 2	
6d	Manhattan CD 4	Map 3, Map 4	
6d	Manhattan CD 5	Map 1	
6d	Manhattan CD 6	Map 1, Map 2	
6d	Queens CD 2	Map 3	
5a	Queens CD 1	Map 1	
5b	Queens CD 1	Map 2	
5b	Queens CD 2	Map 1	
5d	Queens CD 2	Map 1, Map 2	
10c	Queens CD 7		Map 1
12a	Manhattan CD 1	Map 1	
12a	Manhattan CD 2	Map 1	
12c	Manhattan CD 3	Map 1	
12c	Brooklyn CD 1	Map 1, Map 2	
12d	Brooklyn CD 1	Map 2, Map 3	
12d	Brooklyn CD 2	Map 1, Map 4	
12d	Brooklyn CD 3	Map 5	
13a	Brooklyn CD 1	Map 1, Map 2	
13b	Brooklyn CD 1	Map 2, Map 4	
13b	Brooklyn CD 3	Maps 3 - 5	
13b	Brooklyn CD 4	Map 1	
14d	Queens CD 8	Map 1	
14d	Queens CD 12	Map 1	
16a	Brooklyn CD 7	Map 2	
16c	Brooklyn CD 2	Maps 1 - 3	
16c	Brooklyn CD 3	Map 1	
16c	Brooklyn CD 6	Map 1	
16c	Brooklyn CD 8	Map 1	
16d	Brooklyn CD 7	Map 1	

* * *

MANHATTAN

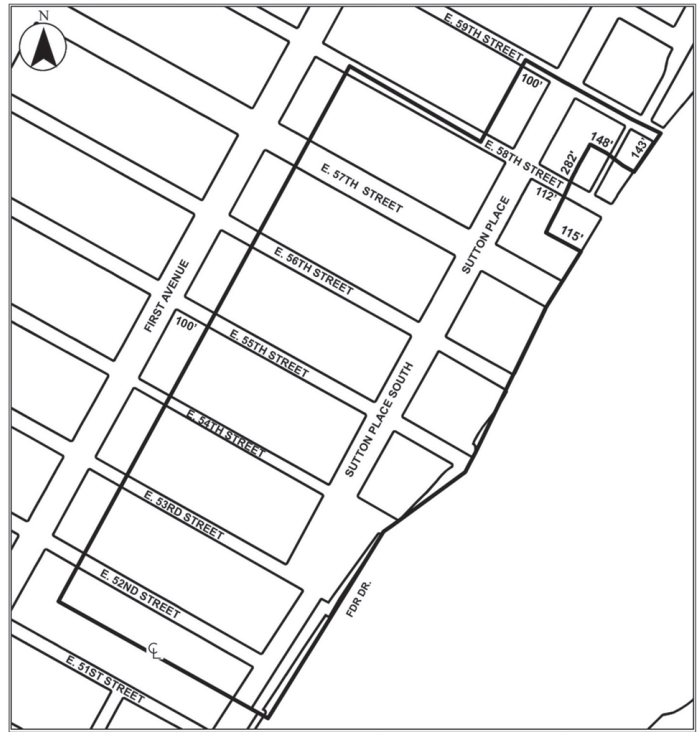
* * *

Manhattan Community District 6

* * *

In the R10 District within the area shown on the following Map 2:

Map 2 - [date of adoption]



Portion of Community District 6, Manhattan

* * *

**BOROUGH OF BROOKLYN
No. 10**

CD 2 **N 180016 PXX**
IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at, 1 Pierrepont Plaza (Block 239, Lot 1) (Fire Department of New York offices).

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.

**BOROUGH OF THE BRONX
No. 11**

CD 10 **N 180015 PXX**
IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at, 2500 Halsey Street (Block 3852, Lot 1) (Taxi & Limousine Commission offices)

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.

YVETTE V. GRUEL, Calendar Officer
City Planning Commission
120 Broadway, 31st Floor, New York, NY 10271
Telephone (212) 720-3370



jy26-a9

COMMUNITY BOARDS

■ PUBLIC HEARINGS

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

BOROUGH OF MANHATTAN

COMMUNITY BOARD NO. 11 - Wednesday, August 9, 2017, 6:30 P.M., National Black Theatre, 2031 5th Avenue, New York, NY.

#C170442 ZMM
IN THE MATTER OF an application submitted by NBT Victory Development LLC, pursuant to Sections 197c and 20 I of the New York City Charter for an amendment of the Zoning Map, Section No. 6a,

changing from a C4-4A District to a C4-7 District property bounded by Fifth Avenue, East 126th Street, a line 85 feet easterly of Fifth Avenue, and East 125th Street/Dr. Martin Luther King Jr. Boulevard, Borough of Manhattan, Community District 11, as shown on a diagram (for illustrative purposes only) dated June 5, 2017, and subject to the conditions of CEQR Declaration E-435.

#C170444 ZSM

IN THE MATTER OF an application submitted by NBT Victory Development LLC, pursuant to Sections 197c and 20 I of the New York City Charter for the grant of a special permit, pursuant to Section 74-533 of the Zoning Resolution to waive 72 required accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income restricted housing units, in connection with a proposed mixed-use development, on property located at 2031-2033 Fifth Avenue (Block 1750, Lot I), in a C4-7 District Borough of Manhattan Community District 11.

a3-9

DESIGN AND CONSTRUCTION

■ PUBLIC HEARINGS

PLEASE TAKE NOTICE, that in accordance with Section 201-204 (inclusive) of the New York State Eminent Domain Procedure Law ("EDPL"), a public hearing will be held by the New York City Department of Design and Construction, on behalf of the City of New York, in connection with the acquisition of certain properties for infrastructure improvements, at 162nd Avenue between 95th Street, and the Shellbank Basin (Capital Project SEQ200490) in the Borough of Queens.

The time and place of the hearing are as follows:

DATE: August 23, 2017
TIME: 10:00 A.M.
LOCATION: Community Board No. 10
115-01 Lefferts Boulevard
South Ozone Park, NY 11420

The purpose of this hearing is to inform the public of the proposed roadway acquisition, the impact on adjacent properties and to review the public use to be served by the project, and the impact on the environment and residents. The scope of this Capital Project within the acquisition area will include the construction of the storm sewer extensions and a storm sewer's outfall at the Shellbank Basin to alleviate flooding and ponding conditions.

The properties proposed to be acquired are located in the Borough of Queens as follows:

- The bed of 162nd Avenue between 95th Street, and the Shellbank Basin, as shown on Damage and Acquisition Maps No. 5870 dated 4/16/2013.

The properties affected include the following areas as shown on the Tax Map of the City of New York for the Borough of Queens:

- Block 14189, part of Lot 57;
- Block 14195, part of Lot 22; and
- The bed of 162nd Avenue from 95th Street to the Shellbank Basin.

There are no proposed alternate locations.

Any person in attendance at this meeting shall be given a reasonable opportunity to present oral or written statements, and to submit other documents concerning the proposed acquisition. Each speaker shall be allotted a maximum of five (5) minutes. In addition, written statements may be submitted to the General Counsel, at the address stated below, provided the comments are received by 5:00 P.M., on August 30, 2017, (Five (5) working days from public hearing date).

NYC Department of Design and Construction
Office of General Counsel, 4th Floor
30 – 30 Thomson Avenue
Long Island City, NY 11101

Please note: Those property owners who may subsequently wish to challenge condemnation of their property, via judicial review may do so only on the basis of issues, facts and objections raised at the public hearing.

jy31-a4

FRANCHISE AND CONCESSION REVIEW COMMITTEE

■ MEETING

PUBLIC NOTICE IS HEREBY GIVEN that the Franchise and Concession Review Committee, will hold a public meeting on Wednesday, August 9, 2017, at 2:30 P.M., at 2 Lafayette Street, 14th Floor Conference Room, Borough of Manhattan.

NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contract Services, 253 Broadway, 9th Floor, New York, NY 10007, (212) 788-0010, no later than **SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC MEETING.**

jy31-a9

LANDMARKS PRESERVATION COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, August 15, 2017, 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. 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.

34-15 83rd Street - Jackson Heights Historic District

LPC-19-10107 - Block 1444 - Lot 61 - **Zoning:** R5
CERTIFICATE OF APPROPRIATENESS

An Anglo-American Garden Home style house designed by Pierce L. Kiesewetter and built in 1928-29. Application is to legalize alterations to an areaway and entrance stair, construction of walls and posts, and installation of a fence and security gate without Landmarks Preservation Commission permits.

161-02 Jamaica Avenue - Individual Landmark

LPC-19-09600 - Block - Lot 9 - **Zoning:** C6-3
CERTIFICATE OF APPROPRIATENESS

A Beaux-Arts style bank building designed by Hough & Duell, and built in 1897-98. Application is to modify masonry openings, and install storefront infill and signage.

288 Hicks Street - Brooklyn Heights Historic District

LPC-19-7306 - Block 260 - Lot 43 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS

An eclectic rowhouse built in 1856. Application is to construct a rooftop addition.

54 South Portland Avenue - Fort Greene Historic District

LPC-19-14142 - Block 2099 - Lot 69 - **Zoning:** R6B
CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse built c. 1864. Application is to replace an oriel window.

107 Columbia Heights - Brooklyn Heights Historic District

LPC-19-13474 - Block 224 - Lot 5 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS

An apartment house built in 1959. Application is to construct bulkheads, install rooftop mechanical equipment, screens, railings and trellises; modify and create masonry openings; replace windows, entrance infill, and a canopy; alter the courtyard, and relocate a curb cut.

208-212 Decatur Street - Bedford-Stuyvesant/Expanded

Stuyvesant Heights Historic District
LPC-19-1191 - Block 1679 - Lot 35/135 - **Zoning:** R6B
CERTIFICATE OF APPROPRIATENESS

A flats building with store designed by Alfred S. Beasley and built c. 1897. Application is to construct a garage and create a curb cut.

38 Decatur Street - Bedford-Stuyvesant/Expanded Stuyvesant Heights Historic District

LPC-19-11860 - Block 1857 - Lot 49 - **Zoning:** R6A
CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival/Romanesque Revival style rowhouse designed by Louis Berger & Co. Architects and built in 1907. Application is to construct a rooftop addition.

207 MacDonough Street - Stuyvesant Heights Historic District
LPC-16-8705 - Block 1853 - Lot 46 - **Zoning:** R6B
CERTIFICATE OF APPROPRIATENESS
 An Italianate style rowhouse built in 1872- 1873. Application is to legalize the installation of windows without Landmarks Preservation Commission permit(s).

299 Park Place - Prospect Heights Historic District
LPC-19-09296 - Block 1159 - Lot 76 - **Zoning:** R6B
CERTIFICATE OF APPROPRIATENESS
 A Renaissance Revival style rowhouse with Romanesque Revival style elements, designed by William H. Reynolds and built c. 1894. Application is to enlarge the existing rooftop addition.

63-63A Reade Street, aka 79-81 Chambers Street - Tribeca South Historic District
LPC-19-6977 - Block 149 - Lot 3 - **Zoning:** C6-4A/C6-3A
CERTIFICATE OF APPROPRIATENESS
 A Moderne style commercial building designed by Frederick J. Harwig and built in 1935-36. Application is to legalize alterations to a storefront without Landmarks Preservation Commission permits and to install new storefront infill.

293 Church Street - Tribeca East Historic District
LPC-19-09439 - Block 193 - Lot 20 - **Zoning:** C6-2A
CERTIFICATE OF APPROPRIATENESS
 A Second Empire style store and loft building built in 1867-68. Application is to install rooftop bulkheads and to modify the entrance to provide barrier-free access.

400 West Broadway - SoHo-Cast Iron Historic District Extension
LPC-19-12883 - Block 488 - Lot 22 - **Zoning:** M1-5A
CERTIFICATE OF APPROPRIATENESS
 An Italianate style store building designed by William Jose and built in 1870-71, and altered in the late 20th century. Application is to legalize the installation of storefront infill in non-compliance with Certificate of Appropriateness 17-2488.

83 Wooster Street - SoHo-Cast Iron Historic District
LPC-19-14041 - Block 487 - Lot 30 - **Zoning:** M1-5A
CERTIFICATE OF APPROPRIATENESS
 A Neo-Grec style store and loft building designed by J.B. Snook and built in 1876. Application is to install a painted wall sign.

74 East 4th Street - East Village/Lower East Side Historic District
LPC-19-8690 - Block 459 - Lot 23 - **Zoning:** R8B
CERTIFICATE OF APPROPRIATENESS
 A professional association hall designed by August H. Blankenstein and built in 1873, altered in the German Renaissance Revival and Neo-Grec styles by Frederick William Kurtzer & Richard O.L. Rohl in 1892. Application is to construct rooftop additions and install storefront infill.

601 West 26th Street - West Chelsea Historic District
LPC-19-14085 - Block 672 - Lot 1 - **Zoning:** M2-3
CERTIFICATE OF APPROPRIATENESS
 An International style warehouse building with Art Deco style details, designed by Russell G. and Walter M. Cory with Yasuo Matsui and Purdy & Henderson and built in 1930-1931. Application is to install ground floor infill, marquees, signage, decorative louver panels, and flood barriers; and to establish a master plan governing the future installation of storefront infill.

413 West 14th Street - Gansevoort Market Historic District
LPC-19-14271 - Block 712 - Lot 21 - **Zoning:** M1-5
CERTIFICATE OF APPROPRIATENESS
 An Arts and Crafts style market building designed by James S. Maher and built in 1914, and altered by William P. Seaver in 1922. Application is to install signage.

23 West 69th Street - Upper West Side/Central Park West Historic District
LPC-19-09902 - Block 1122 - Lot 21 - **Zoning:** R8B
CERTIFICATE OF APPROPRIATENESS
 A Renaissance Revival style rowhouse designed by Gilbert A. Schellenger and built in 1892. Application is to replace windows, construct rooftop and rear yard additions, and alter the rear façade.

103 East 91st Street - Carnegie Hill Historic District
LPC-19-10205 - Block 1520 - Lot 104 - **Zoning:** R10
CERTIFICATE OF APPROPRIATENESS
 A rowhouse originally built in 1884-84 and altered in the Neo-Georgian style by C. Dale Bradgeley in 1950-51. Application is to construct a rooftop addition.

55 East 92nd Street - Carnegie Hill Historic District
LPC-19-7466 - Block 1504 - Lot 26 **Zoning:** R8B
CERTIFICATE OF APPROPRIATENESS
 Two Romanesque Revival style rowhouses designed by Louis Entzer, Jr. and built in 1893-94 and altered in 1946-47 by James E. Casale. Application is to construct rooftop and rear yard additions, excavate the cellar and rear yard, and alter the front façade.

272 West 139th Street - St. Nicholas Historic District
LPC-19-14679 - Block 2024 - Lot 64 - **Zoning:** R7-2
CERTIFICATE OF APPROPRIATENESS
 An apartment house designed by Bruce Price and Clarence S. Luce and built in 1891-1892. Application is to install storefront infill.

273 West 138th Street - St. Nicholas Historic District
LPC-19-14680 - Block 2024 - Lot 1 - **Zoning:** R7-2
CERTIFICATE OF APPROPRIATENESS
 An apartment house designed by Bruce Price and Clarence S. Luce and built in 1891-1892. Application is to install storefront infill.

a2-15

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, August 8, 2017, 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. 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.

37-42 79th Street - Jackson Heights Historic District
LPC-19-2345 - Block 1289 - Lot 27 - **Zoning:** R5
CERTIFICATE OF APPROPRIATENESS
 An Anglo-American style Garden Home, designed by Benjamin Dreisler Jr. and built in 1926-27. Application is to install a fence.

309 St. Paul's Avenue - St. Paul's Avenue-Stapleton Heights Historic District
LPC-19-12768 - Block 517 - Lot 30 - **Zoning:** R3X
CERTIFICATE OF APPROPRIATENESS
 A school building that is part of the Trinity Lutheran Church complex designed by Charles A. Duncker, built c. 196. Application is to construct a barrier-free access ramp with railing.

1100 Grand Concourse - Grand Concourse Historic District
LPC-19-6401 - Block 2462 - Lot 33 - **Zoning:** R8
CERTIFICATE OF APPROPRIATENESS
 A Renaissance Revival style apartment building, designed by Gronenberg and Leuchtag and built in 1927-28. Application is to reconstruct walls and planters and install lighting.

4637 Grosvenor Avenue - Fieldston Historic District
LPC-19-4624 - Block 5822 - Lot 2750 - **Zoning:** R1-2
CERTIFICATE OF APPROPRIATENESS
 A Dutch Colonial Revival style house built in 1920, designed by Edgar & Verna Cook Salomonsky. Application is to add an attic story to an existing one-story wing; and alter an existing opening on the front façade.

107 Columbia Heights - Brooklyn Heights Historic District
LPC-19-13474 - Block 224 - Lot 5 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS
 An apartment house built in 1959. Application is to construct bulkheads, install rooftop mechanical equipment, screens, railings and trellises; modify and create masonry openings; modify and replace windows, entrance infill, and a canopy; modify the courtyard design; and relocate a curb cut.

124 Columbia Heights - Brooklyn Heights Historic District
LPC-19-10368 - Block 208 - Lot 106 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS
 A Neo-Federal style building built c. 1930; a Moderne style building built in 1949; and a remnant of a late-19th/early-20th century building. Application is to construct rooftop and rear additions; modify masonry openings; install windows, doors, louvers, a canopy, mechanical equipment, and rooftop railings; and create a curb cut.

119 Congress Street - Cobble Hill Historic District
LPC-19-6410 - Block 295 - Lot 35 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS
 An Italianate style rowhouse, designed by Thomas Wheeler and built in 1852-55. Application is to enlarge an existing rear yard addition.

536 1st Street - Park Slope Historic District
LPC-19-10514 - Block 1077 - Lot 13 - **Zoning:** 16D
CERTIFICATE OF APPROPRIATENESS
 A Neo-Renaissance style rowhouse built in 1909. Application is to construct a rooftop addition.

575 Vanderbilt Avenue - Prospect Heights Historic District
LPC-19-13327 - Block 1130 - Lot 5 - **Zoning:** R7A
CERTIFICATE OF APPROPRIATENESS
 A Colonial Revival style store and flats building built c. 1912-1922, with an alteration to the ground floor by John J. Tricario in 1948. Application is to install a barrier-free access ramp.

120 Stratford Road - Prospect Park South Historic District
LPC-19-11341 - Block 5112 - Lot 19 - **Zoning:** R1-2

CERTIFICATE OF APPROPRIATENESS

A Colonial Revival style house built c. 1910, altered in 1929 and 1952. Application is to alter the façades and roofs, construct a porch, and install solar paneled roof shingles.

271 Church Street - Tribeca East Historic District
LPC-19-11483 - Block 175 - Lot 7504 - **Zoning:** C6-2A

CERTIFICATE OF APPROPRIATENESS

An Art Deco style office building designed by Cross and Cross and built in 1930-1931. Application is to install ground floor infill and signage.

45 Bond Street - NoHo Historic District Extension
LPC-19-4257 - Block 529 - Lot 31 - **Zoning:** M1-5B

CERTIFICATE OF APPROPRIATENESS

A store and loft building designed by Adolph Giobbe and built in 1912-13 and later altered. Application is to replace storefront infill and windows.

41 Greenwich Avenue - Greenwich Village Historic District
LPC-19-12296 - Block 612 - Lot 64 - **Zoning:** C1-6

CERTIFICATE OF APPROPRIATENESS

A late Greek Revival style house built in 1848-49 and later altered. Application is to reconstruct the brick façade and replace the cornice.

379-381 West Broadway - SoHo-Cast Iron Historic District
LPC-19-10616 - Block 487 - Lot 10 - **Zoning:** M1-5A

CERTIFICATE OF APPROPRIATENESS

A Neo-Grec style factory building, designed by J.B. Snook and built in 1867. Application is to install a barrier-free access lift.

1-3 Little West 12th Street - Gansevoort Market Historic District
LPC-19-8887 - Block 628 - Lot 1 - **Zoning:** M1-5

CERTIFICATE OF APPROPRIATENESS

A Neo-Grec style store and loft building, designed by Peter J. Zabriskie and built in 1887 and a vernacular style warehouse designed by John G. Michel and built in 1918-19. Application is to replace storefront infill.

308 West 4th Street - Greenwich Village Historic District
LPC-19-12020 - Block 624 - Lot 51 - **Zoning:** R6

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built in c. 1847. Application is to modify openings at the front and rear facades, replace infill, and excavate the rear yard.

278 West 11th Street - Greenwich Village Historic District
LPC-19-11404 - Block 622 - Lot 38 - **Zoning:** R6

CERTIFICATE OF APPROPRIATENESS

An Italianate style house built in 1853 and later altered. Application is to replace windows; the entry door and ironwork; construct rooftop and rear yard additions; and excavate the rear yard.

104 East 10th Street - St. Mark's Historic District Extension
LPC-18-3643 - Block 465 - Lot 109 - **Zoning:** R8B C6-2A

CERTIFICATE OF APPROPRIATENESS

A Neo-Grec style rowhouse built in 1879. Application is to construct a rooftop addition.

32 2nd Avenue - East Village/Lower East Side Historic District
LPC-18-0720 - Block 443 - Lot 8 - **Zoning:** C6-2A

CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style courthouse designed by Alfred Hopkins and built in 1917-19. Application is to construct rooftop and side yard additions, and install signage.

72 West 69th Street - Upper West Side/Central Park West Historic District
LPC-19-13481 - Block 1121 - Lot 62 - **Zoning:** C1-8A R8B

CERTIFICATE OF APPROPRIATENESS

A Renaissance/Romanesque Revival style flats building designed by Gilbert A. Schellenger and built in 1892-93. Application is to install a barrier-free access lift.

124 West 88th Street - Upper West Side/Central Park West Historic District
LPC-19-13281 - Block 1218 - Lot 41 - **Zoning:** R7-2

CERTIFICATE OF APPROPRIATENESS

A rowhouse originally built in 1886-87 and altered in 1962 by Ifill and Johnson. Application is to modify masonry openings at the front and rear facades, replace infill, and alter the areaway.

jy26-a8

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on **Tuesday, August 8, 2017, 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.

ITEMS FOR PUBLIC HEARING

Item No. 1
LP-2593

OLD SAINT JAMES EPISCOPAL CHURCH (OLD SAINT JAMES PARISH HALL)

86-02 Broadway, Elmhurst, Queens

Landmark Site: Borough of Queens Tax Map Block 1549, Lot 1 in part.

jy26-a8



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 by appointment at: Kenben Industries Ltd., 1908 Shore Parkway, Brooklyn, NY 11214. Phone: (718) 802-0022

o11-m29

OFFICE OF CITYWIDE PROCUREMENT

■ NOTICE

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

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

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

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

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

j3-d29

POLICE

■ NOTICE

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

The following listed property is in the custody of the Property Clerk Division without claimants: Motor vehicles, boats, bicycles, business machines, cameras, calculating machines, electrical and optical property, furniture, furs, handbags, hardware, jewelry, photographic equipment, radios, robes, sound systems, surgical and musical instruments, tools, wearing apparel, communications equipment, computers, and other miscellaneous articles.

Items are recovered, lost, abandoned property obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves.

INQUIRIES

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

FOR MOTOR VEHICLES (All Boroughs):

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

FOR ALL OTHER PROPERTY

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

j3-d29

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

AGING**CONTRACT PROCUREMENT AND SUPPORT SERVICES****■ AWARD***Human Services/Client Services*

HOME DELIVERED MEALS - Negotiated Acquisition - Available only from a single source - PIN# 12508P0036CNVN003
 The Department for the Aging has negotiated a one year contract extension, from 7/1/2017 to 6/30/2018, with the following six (6) organizations to continue providing Home Delivered Meal services to the elderly in NYC. The organizations are:

Catholic Charities Neighborhood Services Inc.
 191 Joralemon Street, 14th Floor, Brooklyn, NY 11201
 EPIN: 12508P0036CNVN003 \$2,023,582 ID# 46E
 Catholic Charities Neighborhood Services Inc.
 191 Joralemon Street, 14th Floor, Brooklyn, NY 11201
 EPIN: 12511X0007CNVN003 \$1,143,152 ID# 46N
 Catholic Charities Neighborhood Services Inc.
 191 Joralemon Street, 14th Floor, Brooklyn, NY 11201
 EPIN: 12509N0054CNVN002 \$1,144,217 ID# 46H
 Peter Cardella Senior Citizen Center Inc.
 68-52 Fresh Pond Road, Ridgewood, NY 11385
 EPIN: 12511X0006CNVN003 \$879,368 ID# 46P
 Services Now for Adult Persons Inc.
 80-45 Winchester Boulevard/Building 4/CBU 29, Queens Village, NY 11427
 EPIN: 12512X0006CNVN002 \$697,024 ID# 46J
 Stanley M Isaacs Neighborhood Center Inc.
 415 East 93rd Street, New York, NY 10128
 EPIN: 12508P0051CNVN003 \$2,100,988 ID# 36H

● **CAREGIVER SERVICES** - Negotiated Acquisition - Available only from a single source - PIN# 12510P0016CNVN001

The Department for the Aging has negotiated a one year contract extension, from 7/1/2017 to 6/30/2018, with the following four (4) organizations to continue providing Caregiver services to the elderly in NYC. The organizations are:

Hamilton Madison House Inc
 253 South Street, 2nd Floor, New York, NY 10002
 EPIN: 12510P0016CNVN001 \$399,830.00 ID# 6K1
 Presbyterian Senior Services,
 2095 Broadway, Suite 409, New York, NY 10023
 EPIN: 12510P0002001N001 \$398,155.00 ID# 1K1
 Presbyterian Senior Services,
 2095 Broadway Suite 409, New York, NY 10023
 EPIN: 12515X0005CNVN001 \$398,030.00 ID# 1K4
 Services Now for Older Adult Persons Inc
 80-45 Winchester Boulevard, Building 4/CBU 29, Queens Village, NY 11427
 EPIN: 12510P0004001N002 \$397,321.00 ID# 4K3

● **HOME CARE SERVICES** - Renewal - PIN# 12514N0001005R001 - AMT: \$2,323,146.00 - TO: Richmond Home Need Services, Inc., 3155 Amboy Road, Staten Island, NY 10306.

The Department for the Aging has exercised its three year renewal option, beginning July 1, 2017, with the following home care service agency:

Richmond Home Need Services, Inc.
 3155 Amboy Road, Staten Island, NY 10306
 EPIN: 12514N0001005R001 \$2,323,146.00

● **INNOVATIVE SENIOR CENTER** - Renewal - PIN# 12514N0002001R001

The Department for the Aging has exercised its 3 year renewal option for the period starting 7/1/2017 with the following two (2) Innovative Senior Centers:

The Carter Burden Center for the Aging, Inc.
 1484 First Avenue, New York, NY 10075
 EPIN: 12514N0002002R001 \$3,767,178

The Educational Alliance, Inc.
 197 East Broadway, New York, NY 10002
 EPIN: 12514N0002001R001 \$3,206,331
 ● **NORC RENEWALS** - Renewal - PIN# 12513P0001016R001
 The Department for the Aging has exercised its three year renewal option, beginning July 1, 2017, with the following six (6) Naturally Occurring Retirement Communities (NORCs):
 Bronx Jewish Community Council, Inc.
 2930 Wallace Avenue, Bronx, NY 10467
 EPIN: 12513P0001016R001 \$614,682
 Hamilton Madison House, Inc.
 253 South Street, 2nd Floor, New York, NY 10002
 EPIN: 12513P0001017R001 \$793,872
 Hamilton Madison House, Inc.
 253 South Street, 2nd Floor, New York, NY 10002
 EPIN: 12513P0001018R001 \$772,344
 Samuel Field YM and YWHA, Inc.
 58-20 Little Neck Parkway, Little Neck, NY 11362
 EPIN: 12513P0001024R001 \$615,924
 Samuel Field YM and YWHA, Inc.
 58-20 Little Neck Parkway, Little Neck, NY 11362
 EPIN: 12513P0001023R001 \$617,835
 The Educational Alliance, Inc.
 197 East Broadway, New York, NY 10002
 EPIN: 12513P0001005R001 \$842,814

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CITYWIDE ADMINISTRATIVE SERVICES

OFFICE OF CITYWIDE PROCUREMENT

■ SOLICITATION

Goods

ASPHALT, LIQUID - RC 70 - Competitive Sealed Bids - PIN# 8571700242 - Due 9-11-17 at 10:30 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.

Citywide Administrative Services, 1 Centre Street, 18th Floor South, New York, NY 10007. Alvin Pettway (212) 386-0478; Fax: (212) 313-3385; apettway@dcas.nyc.gov

Accessibility questions: DCAS Diversity and EEO Office (212) 386-0297, by: Tuesday, September 5, 2017, 10:30 A.M.



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■ AWARD

Goods

CANINE FOOD FOR NYPD - Competitive Sealed Bids - PIN# 8571700098 - AMT: \$210,636.33 - TO: Legend and White Animal Health Corp., 105 Schelster Road, Suite 204, Lincolnshire, IL 60069.

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COMPTROLLER

ASSET MANAGEMENT

■ AWARD

Services (other than human services)

BANK LOAN INVESTMENT MANAGEMENT AGREEMENT - Request for Proposals - PIN# 015-16817403 FI - AMT: \$6,210,000.00 - TO: Fidelity Institutional Asset Management Trust Company, 82 Devonshire Street, F3B, Boston, MA 02109.

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DESIGN AND CONSTRUCTION

AGENCY CHIEF CONTRACTING OFFICER

■ SOLICITATION

Construction/Construction Services

RECONSTRUCTION OF KENT AVENUE SOUTH SECTION OF THE BROOKLYN WATERFRONT GREENWAY, ETC.-BOROUGH

OF BROOKLYN - Competitive Sealed Bids - PIN# 850017B0112 - Due 8-29-17 at 11:00 A.M.

PROJECT NO.: HWK1048C/PIN:8502016HW0065C

Bid document deposit-\$35.00 per set-company check or money order only-no cash accepted-late bids will not be accepted. Special experience requirements. Apprenticeship participation requirements apply to this contract. Bid documents are available at: <http://ddcbiddocuments.nyc.gov/inet/html/contrbid.asp>.

There will be an Optional Pre-Bid Walk-Thru on: August 18, 2017, at 10:00 A.M., located at Department of Design and Construction, 30-30 Thomson Avenue, 1st Floor Bid Room, Long Island City, NY 11101.

This project is Federally aided and is subject to the provision of Title 23, U.S. code, as amended, and applicable New York State Statutes. In compliance with these provisions, the minimum wages to be paid laborers and mechanics are included in wage schedules that are set forth in the bid documents.

Disadvantaged Business Enterprises (DBE) will be afforded full opportunity to submit bids and the City of New York hereby notifies all bidders that it will affirmatively insure that any contract entered into, pursuant to this advertisement will be awarded to the lowest responsible bidder without discrimination on the basis of race, color, sex, sexual orientation, national origin, age or place of residence. Prospective bidder's attention is directed to the TIGER/FHWA Funding requirements, which are located in Volume 3, pages TF-1 thru TF-K2 of the contract. DBE goals can be found in Volume 3, page SA-2 of the Schedule A. The DBE Schedule of Utilization and the Debarment History Certification forms are to be submitted with the bid as per Volume 1, Page 2 of the bid documents "Special Notice to Bidders."

DBE Goals: 12 percent.

Agency Contact Person – Lorraine Holley (718) 391-2601

NOTE: Bid Documents are available for downloading at: <http://ddcbiddocuments.nyc.gov/inet/html/contrbid.asp>

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.

Design and Construction, 30-30 Thomson Avenue, Long Island City, NY 11101. Brenda Barreiro (718) 391-1041; csb_projectinquiries@ddc.nyc.gov

Accessibility questions: sability services facilitator, by: Monday, August 28, 2017, 5:00 P.M.



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ENVIRONMENTAL PROTECTION

AGENCY CHIEF CONTRACTING OFFICE

■ AWARD

Construction Related Services

KENS-EAST DES: AUGMENTATION DESIGN SERVICES OF THE KENSICO-EASTVIEW CONNECTION ("KEC") PROJECT - Request for Proposals - PIN# 82617W000161 - AMT: \$47,131,032.00 - TO: Ove Arup and Partners, PC, 77 Water Street, New York, NY 10005.

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BEPA WQDC DCM: DESIGN AND CONSTRUCTION MANAGEMENT - Request for Proposals - PIN# 82615BEPASEQ - AMT: \$11,305,500.00 - TO: Hazen and Sawyer, DPC, 498 7th Avenue, 11th Floor, New York, NY 10018.

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HOUSING AUTHORITY

■ SOLICITATION

Goods

ROLL-OFF COMPACTOR AND DUMPER CARTS - Competitive Sealed Bids - PIN# 65754 - Due 8-14-17 at 10:30 A.M.

This is an RFQ for a 6 month blanket order agreement. The awarded bidder/vendor agrees to have **ROLL-OFF COMPACTOR AND DUMPER CARTS** readily available for delivery within 10 days after receipt of order on an "as needed basis" during the duration of the contract period. The quantities provided are estimates based on current usage and the New York City Housing Authority may order less or more depending on our needs. Samples may be required to be provided within 10 days of request. Failure to do so will result in bid being considered non-responsive. ALL MENTION OF SUPPLY CHAIN OPERATIONS IS

CHANGED TO SUPPLY MANAGEMENT DEPARTMENT, 90 CHURCH STREET-6TH FLOOR, NEW YORK, NY 10008.

ALL DELIVERIES AND INVOICING MUST BE COMPLETED BY 12/29/2017.

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

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007.
Gerard Valerio (212) 306-4724; gerard.valerio@nycha.nyc.gov



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PARKS AND RECREATION

■ VENDOR LIST

Construction/Construction Services

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

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

By establishing contractor's qualification and experience in advance, DPR will have a pool of competent contractors from which it can draw to promptly and effectively reconstruct and construction its parks, playgrounds, beaches, gardens and green-streets. DPR will select contractors from the General Construction PQL for non-complex general construction site work of up to \$3,000,000.00 per contract, through the use of a Competitive Sealed Bid solicited from the PQL generated from this RFQ.

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

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

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

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

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

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

Parks and Recreation, Olmsted Center, Annex, Flushing Meadows-Corona Park, Flushing, NY 11368. Alicia H. Williams (718) 760-6925; Fax: (718) 760-6885; dmwbe.capital@parks.nyc.gov

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CONTRACTS

■ SOLICITATION

Construction/Construction Services

RECONSTRUCTION OF ELECTRICAL SERVICE AND STRUCTURES - Competitive Sealed Bids - PIN#84617B0158 - Due 8-29-17 at 10:30 A.M.

Reconstruction of Electrical Service and Structures damaged due to Hurricane Sandy at Glick Park (Esplanade), located along the East River between East 36th and East 38th Streets, Borough of Manhattan. Contract M289-116M.

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

Bid Security: Bid Deposit in the amount of 5 percent of Bid Amount or Bid Bond in the amount of 10 percent of Bid Amount.

The cost estimate range: \$500,000.00 to \$1,000,000.00.

To request the Plan Holder's List, please call the Blue Print Room at (718) 760-6576.

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

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

Parks and Recreation, Olmsted Center, Room 64, Flushing Meadows-Corona Park, Flushing, NY 11368. Susana Hersh (718) 760-6855; susana.hersh@parks.nyc.gov

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SANITATION

AGENCY CHIEF CONTRACTING OFFICER

■ SOLICITATION

Services (other than human services)

SUPPLEMENTAL SNOW PILING AND HAULING AND/OR INCIDENTAL TOWING OF VEHICLES - Competitive Sealed Bids - PIN#82718SN00001 - Due 9-7-17 at 11:00 A.M.

Pre-Proposal Conference will be held on August 16, 2017, at 11:00 A.M., at 44 Beaver Street, 2nd Floor Conference Room, New York, NY 10004. Last day for questions is 8/22/2017, at 1:00 P.M., please contact Cheryl Schlesinger at hiredequip@dpsny.nyc.gov.

In accordance with Schedule A of the bid document, if your bid is over \$1,000,000, you must submit a certified check or money order equal to 5 percent of the Bid amount or Bid Bond with Penal Sum equal to 10 percent of the Bid amount. "This Procurement is subject to MWBE Local Law 1."

Bid Estimate - \$65,000,000.00. There is a \$40.00 refundable fee for this bid document. Postal Money Order only accepted, please make payable to "Comptroller, City of New York."

VSID# 96872

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.

Sanitation, 44 Beaver Street, Room 203, New York, NY 10004. Cheryl Schlesinger (646) 885-4536; Fax: (212) 514-6808; cshlesinger@dpsny.nyc.gov

Accessibility questions: Cheryl Schlesinger (646) 885-4536, by: Wednesday, August 16, 2017, 11:00 A.M.



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CONTRACT AWARD HEARINGS

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

CITYWIDE ADMINISTRATIVE SERVICES

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, August 17, 2017, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the City of New York Department of Citywide Administrative Services and Sprague Operating Resources LLC., 440 Mamaroneck Avenue, Harrison, NY 10528, for Renewable Diesel Fuel Demonstration Project. The contract amount is \$3,115,000.00. The term of the contract shall be one year from the date of written notice to commence work with no renewal options. E-PIN #: 85717D0001001.

The proposed contractor has been selected by the Demonstration Project Method, pursuant to Section 3-11(b) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Department of Citywide Administrative Services, Office of Contracts, 1 Centre Street, 18th Floor North, New York, NY 10007, from August 4, 2017 to August 17, 2017, Monday to Friday, excluding holidays, from 10:00 A.M. to 3:00 P.M. Contact Ms. Liana Patsuria at (212) 386-0467 or email lpatsuria@dcas.nyc.gov.



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DESIGN AND CONSTRUCTION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, August 17, 2017, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Department of Design and Construction of the City of New York and The Armory Foundation, 216 Fort Washington Avenue, New York, NY 10032, for PWDFORT, Renovation of Fort Washington Armory, Borough of Manhattan. The contract amount shall be \$2,940,000.00. The contract term shall be 1,095 Consecutive Calendar Days from the date of registration. PIN #: 8502017PW0003P, E-PIN #: 85017S0003.

The proposed consultant has been selected as a Sole Source Procurement, pursuant to Section 3-05 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Department of Design and Construction, Professional Contracts Section, 30-30 Thomson Avenue, Fourth Floor, Long Island City, NY 11101, from August 4, 2017 to August 17, 2017, excluding Saturdays, Sundays and holidays, from 9:00 A.M. to 4:00 P.M. Contact Peter Cabrera at (718) 391-1632.

IN THE MATTER OF a proposed contract between the Department of Design and Construction of the City of New York and CB&I E&I Engineering of New York, P.C., 1251 Avenue of the Americas, New York, NY 10020, for Resident Engineering Inspection Services for the installation of H.L.S.S, Storm, Combined Sewers and Water Main Work in Fresh Creek Basin Area – Phase 2B, Borough of Brooklyn. The contract amount shall be \$5,474,774.00. The contract term shall be 1,215 Consecutive Calendar Days from the date set forth in the Notice to Proceed. PIN #: 8502017SE0011P, E-PIN #: 85017P0016001.

The proposed consultant has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Department of Design and Construction, Professional Contracts Section, 30-30 Thomson Avenue, Fourth Floor, Long Island City, NY 11101, from August 4, 2017 to August 17, 2017, excluding Saturdays, Sundays and holidays, from 9:00 A.M. to 4:00 P.M. Contact Nadira Kayharry at (718) 391-3136.

IN THE MATTER OF four (4) proposed contracts between the Department of Design and Construction of the City of New York and the consultants listed below, for RQ_A&E, Landscape Architecture Design Requirements Contracts for Construction Projects for Micro, Small, Medium and Large Projects, Citywide. The contract term shall be 1,095 Consecutive Calendar Days from the date of registration with an option to renew for a term of 365 Consecutive Calendar Days.

Consultants	Address	Contract Amount	Renewal Amount	PIN	E-PIN
1 Joanna Pertz Landscape Architecture PC	68 Jay Street, #411, Brooklyn, NY 11201	\$2,000,000	\$1,000,000	8502017RQ0033P	85017P0017001

Consultants	Address	Contract Amount	Renewal Amount	PIN	E-PIN
1 Nancy Owens Studio Landscape Architecture + Urban Design PLLC	110 Franklin Street, 2W, New York, NY 10013	\$3,000,000	\$1,500,000	8502017RQ0034P	85017P0017002

Consultants	Address	Contract Amount	Renewal Amount	PIN	E-PIN
1 SCAPE Landscape Architecture DPC	277 Broadway, Suite 1606, New York, NY 10007	\$4,000,000	\$2,000,000	8502017RQ0035P	85017P0017003

Consultants	Address	Contract Amount	Renewal Amount	PIN	E-PIN
1 Stantec Consulting Services Inc	475 Fifth Avenue, 12th Floor, New York, NY 10017	\$5,000,000	\$2,500,000	8502017RQ0036P	85017P0017004

The proposed consultants have been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

Draft copies of the proposed contracts are available for public inspection at the Department of Design and Construction, Professional Contracts Section, 30-30 Thomson Avenue, Fourth Floor, Long Island City, NY 11101, from August 4, 2017 to August 17, 2017, excluding Saturdays, Sundays and holidays, from 9:00 A.M. to 4:00 P.M. Contact Jeanette Cheung at (718) 391-1298.

IN THE MATTER OF four (4) proposed contracts between the Department of Design and Construction of the City of New York and the consultants listed below, for RQ_A&E, Structural Engineering Design Requirements Contracts for Construction Projects for Micro, Small, Medium and Large Projects, Citywide. The contract term shall be 1,095 Consecutive Calendar Days from the date of registration with an option to renew for a term of 365 Consecutive Calendar Days.

RQ_A&E, Structural Engineering Design Requirements Contracts for Construction Projects for Micro Projects, Citywide

Consultants/Address	Contract Amount	Renewal Amount	PIN	E-PIN
1 Korley Engineering Consultants LLC 28 Meadow Lane, Old Bridge, NJ 08857	\$2,000,000	\$1,000,000	8502017RQ0037P	85017P0018001

RQ_A&E, Structural Engineering Design Requirements Contracts for Construction Projects for Small Projects, Citywide

Consultants/Address	Contract Amount	Renewal Amount	PIN	E-PIN
1 Dominick R. Pilla Architecture Engineering PC 23 Depew Avenue, Nyack, NY 10960	\$3,000,000	\$1,500,000	8502017RQ0038P	85017P0018002

RQ A&E, Structural Engineering Design Requirements Contracts for Construction Projects for Medium Projects, Citywide

Consultants/Address	Contract Amount	Renewal Amount	PIN	E-PIN
1 Ysrael A. Seinuk, PC 228 East 45th Street, 2nd Floor, New York, NY 10017	\$4,000,000	\$2,000,000	8502017RQ0039P	85017P0018003

RQ A&E, Structural Engineering Design Requirements Contracts for Construction Projects for Large Projects, Citywide

Consultants/Address	Contract Amount	Renewal Amount	PIN	E-PIN
1 Robert Silman Associates Structural Engineers, DPC 32 Old Slip, 10th Floor, New York, NY 10005	\$5,000,000	\$2,500,000	8502017RQ0040P	85017P0018004

The proposed consultants have been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

Draft copies of the proposed contracts are available for public inspection at the Department of Design and Construction, Professional Contracts Section, 30-30 Thomson Avenue, Fourth Floor, Long Island City, NY 11101, from August 4, 2017 to August 17, 2017, excluding Saturdays, Sundays and holidays, from 9:00 A.M. to 4:00 P.M. Contact Jeanette Cheung at (718) 391-1298.

IN THE MATTER OF two (2) proposed contracts between the Department of Design and Construction of the City of New York and the consultants listed below, for Engineering Design Renovation Projects involving HVAC, Fire Protection, Electrical and Plumbing for Large Projects, Citywide. The contract term shall be 1,095 Consecutive Calendar Days from the date of registration with an option to renew for a term of 365 Consecutive Calendar Days.

RQ A&E, Engineering Design Requirements Contracts for Renovation Projects for Large Projects, Citywide

Consultants/Address	Contract Amount	Renewal Amount	PIN	E-PIN
1 Loring Consulting Engineers, Inc. 21 Pennsylvania Plaza, 14 th Floor, New York, NY 10001	\$5,000,000	\$2,500,000	8502017RQ0023P	85017P0010003
2 Goldman Copeland Associates PC 229 West 36 th Street, 7 th Floor, New York, NY 10018	\$5,000,000	\$2,500,000	8502017RQ0024P	85017P0010004

The proposed consultants have been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

Draft copies of the proposed contracts are available for public inspection at the Department of Design and Construction, Professional Contracts Section, 30-30 Thomson Avenue, Fourth Floor, Long Island City, NY 11101, from August 4, 2017 to August 17, 2017, excluding Saturdays, Sundays and holidays, from 9:00 A.M. to 4:00 P.M. Contact Nadira Kayharry at (718) 391-3136.

IN THE MATTER OF a proposed contract between the Department of Design and Construction of the City of New York and Maimonides Medical Center, 4802 10th Avenue, Brooklyn, NY 11219, for Project 850HL82MAIMC, reimbursement of medical equipment purchase for Maimonides Medical Center. The contract amount shall be \$1,669,356.00. The contract term shall be five years from the date of registration. PIN #: 8502017HL1269D, E-PIN #: 85017L0031001.

The proposed contractor is being funded through the City Council's office by means of line appropriation discretionary funding, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

A draft copy of the contract is available for public inspection at the Department of Design and Construction, Legal Division, 30-30 Thomson Avenue, Fourth Floor, Long Island City, NY 11101, from August 4, 2017 to August 17, 2017, excluding Saturdays, Sundays and holidays, from 9:00 A.M. to 4:00 P.M. Contact Bruce Rudolph at (718) 391-1732.

IN THE MATTER OF a proposed contract between the Department of Design and Construction of the City of New York and Maimonides Medical Center, 4802 10th Avenue, Brooklyn, NY 11219, for Project

850HLDNCENTE, reimbursement of medical equipment purchase for Maimonides Medical Center. The contract amount shall be \$748,200.00. The contract term shall be five years from the date of registration. PIN #: 8502017HL1266D, E-PIN #: 85017L0033001.

The proposed contractor is being funded through the City Council's office by means of line appropriation discretionary funding, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

A draft copy of the contract is available for public inspection at the Department of Design and Construction, Legal Division, 30-30 Thomson Avenue, Fourth Floor, Long Island City, NY 11101, from August 4, 2017 to August 17, 2017, excluding Saturdays, Sundays and holidays, from 9:00 A.M. to 4:00 P.M. Contact Bruce Rudolph at (718) 391-1732.

IN THE MATTER OF a proposed contract between the Department of Design and Construction of the City of New York and The New 42nd Street, Inc., 229 West 42nd Street, New York, NY 10038, Project 850 PV467LEED, for the purchase of CCTV Equipment. The contract amount shall be \$125,711.00. The contract term shall be five years from the date of registration. PIN #: 8502017PV1272D, E-PIN #: 85017L0036001.

The proposed consultant is being funded through the City Council's office by means of line appropriation discretionary funding, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

A draft copy of the contract is available for public inspection at the Department of Design and Construction, Legal Division, 30-30 Thomson Avenue, Fourth Floor, Long Island City, NY 11101, from August 4, 2017 to August 17, 2017, excluding Saturdays, Sundays and holidays, from 9:00 A.M. to 4:00 P.M. Contact Bruce Rudolph at (718) 391-1732.

IN THE MATTER OF a proposed contract between the Department of Design and Construction of the City of New York and New York Restoration Project, 254 West 31st Street, 10th Floor, New York, NY 10001, Project 850 P-3CCVE16, for purchase of three vehicles. The contract amount shall be \$158,049.00. The contract term shall be five years from the date of registration. PIN #: 8502017P-1278D, E-PIN #: 85017L0039001.

The proposed consultant is being funded through the Borough President's office by means of line appropriation discretionary funding, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

A draft copy of the contract is available for public inspection at the Department of Design and Construction, Legal Division, 30-30 Thomson Avenue, Fourth Floor, Long Island City, NY 11101, from August 4, 2017 to August 17, 2017, excluding Saturdays, Sundays and holidays, from 9:00 A.M. to 4:00 P.M. Contact Bruce Rudolph at (718) 391-1732.

IN THE MATTER OF a proposed contract between the Department of Design and Construction of the City of New York and West Side Center for Community Life, Inc. d/b/a West Side Campaign Against Hunger, 263 West 86th Street, New York, NY 10024, for Project 850 HRDNWSIDE, for purchase of Mobile Pantry Vehicles. The contract amount shall be \$224,390.00. The contract term shall be five years from the date of registration. PIN #: 8502018HR1282D, E-PIN #: 85018L0003001.

The proposed consultant is being funded through the Borough President's and the City Council's offices by means of line appropriation discretionary funding, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

A draft copy of the contract is available for public inspection at the Department of Design and Construction, Legal Division, 30-30 Thomson Avenue, Fourth Floor, Long Island City, NY 11101, from August 4, 2017 to August 17, 2017, excluding Saturdays, Sundays and holidays, from 9:00 A.M. to 4:00 P.M. Contact Bruce Rudolph at (718) 391-1732.



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FINANCE

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, August 17, 2017, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the New York City Department of Finance and Q-Matic Corporation, located at 2400 Commerce Avenue, Duluth, GA 30096, to provide Q-Matic Care software and Q-Matic Care Plus hardware maintenance and support services. The contract is in an amount not to exceed \$269,248.78. The term will be three years from notice to proceed.

E-PIN #: 83617S0005001.

The proposed contractor has been selected by Sole Source Procurement method, pursuant to Section 3-05 of the Procurement Policy Board Rules.

A draft electronic copy and paper copy of the proposed contract will be available for inspection at the Department of Finance, 1 Centre Street, Room 1040A, New York, NY 10007, on business days, from August 4, 2017 through August 17, 2017, excluding holidays, from 10:00 A.M. to 4:00 P.M.

Anyone who wishes to speak at this public hearing should request to do so in writing. The written request must be received by the Department of Finance within five (5) business days after publication of this notice. Written requests to speak should be sent to Adenike Bamgboye, Agency Chief Contracting Officer, at 1 Centre Street, Room 1040, New York, NY 10007 or via email BamgboyeA@finance.nyc.gov.



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FIRE DEPARTMENT

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, August 17, 2017, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Fire Department of the City of New York and Purvis Systems Incorporated, 88 Silva Lane, Suite 220, Middletown, RI 02842, for the Provision of IT and Communications Maintenance, Upgrade, and Repair Services. The amount of the contract is \$67,536,819.18. The term of contract is five years from the date of the written notice to proceed. PIN #: 057170000514, E-PIN #: 05717P0001001.

The proposed contractor has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

A draft copy of the proposed contract may be inspected at the New York City Fire Department, 9 MetroTech Center, Room 5W-3, Brooklyn, NY 11201, from August 4, 2017 to August 17, 2017, excluding Saturdays, Sundays and holidays, from 10:00 A.M. to 4:00 P.M.



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HOUSING PRESERVATION AND DEVELOPMENT

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, August 17, 2017, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between New York City Department of Housing Preservation and Development ("HPD") and The Sanborn Map Company, Inc., 1935 Jamboree Drive, Suite 100, Colorado Springs, CO 80920, for the acquisition of Sanborn Map Updates. The contract amount shall be \$141,422.38. The contract term shall be from July 1, 2017 to June 30, 2020. E-PIN #: 80617S0003001.

The proposed contractor has been selected by Sole Source Procurement Method, pursuant to Section 3-05 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Department of Housing Preservation and Development, 100 Gold Street, 8th Floor, Room 8B-06, New York, NY 10038, on business days, from August 4, 2017 to August 17, 2017, excluding holidays, from 10:00 A.M. to 4:00 P.M. Contact Mr. Gaurav Channan, Deputy Agency Chief Contracting Officer, Room 8B-06 at (212) 863-6140.



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INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, August 17, 2017, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Department of Information Technology and Telecommunications and FireEye Inc., located at 1440 McCarthy Boulevard, Milpitas, CA 95035, for Citywide Cyber Security Advanced Persistent Threat Monitoring Services. The term of this agreement shall be one year from notice to proceed, with two one-year renewal options. The contract amount is \$3,600,000.00. E-PIN #: 85817N0002. The proposed contractor was selected by Negotiated Acquisition procurement method, pursuant to Section 3-04 (b) (2) (ii) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Department of Information Technology and Telecommunications, 255 Greenwich Street, 9th Floor, New York, NY 10007, from August 4, 2017 to August 17, 2017, Monday to Friday, from 10:00 A.M. to 4:00 P.M., excluding holidays. Should you wish to view the documents, contact Vito Pulito via email at vpulito@doitt.nyc.gov or by phone (212) 788-6285.



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OFFICE OF MANAGEMENT AND BUDGET

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, August 17, 2017, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M.

IN THE MATTER OF a proposed contract between the Office of Management and Budget of the City of New York and the contractor listed below, for Internal Audit Consulting and Similar Services. The term of this contract shall be for three years from notice to proceed with two one-year renewal options.

Contractor/Address	E-PIN #	Amount
PricewaterhouseCoopers LLP 300 Madison Avenue New York, NY 10017	00216P0009001	\$4,000,000.00

The proposed contractor has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Office of Management and Budget, 255 Greenwich Street, 6th Floor, Room 6M-4, New York, NY 10007, between August 4, 2017 and August 17, 2017, excluding Saturdays, Sundays and holidays, from 9:30 A.M. to 4:30 P.M.



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PARKS AND RECREATION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, August 17, 2017, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M., for the following:

IN THE MATTER OF a proposed contract between the City of New York Parks and Recreation and Starr Whitehouse Landscape Architects and Planners, PLLC, located at 80 Maiden Lane, Suite 1901, Borough of Manhattan, 10038, to provide a resiliency planning study for East Harlem, located in the Borough of Manhattan. The contract amount is \$972,000.00. The term of the contract shall be 365 Consecutive Calendar days from the date of the written notice to proceed. E-PIN #: 84616P0015001.

The proposed consultant was selected through the Competitive Sealed Proposal Procurement method, pursuant to Section 3-03 (g) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection between August 4, 2017 and August 17, 2017, excluding Saturdays, Sundays and holidays, during the hours of 9:00 A.M. and 4:00 P.M., at the Consultant Program Management Unit, Olmsted Center Annex, Flushing Meadows-Corona Park, Flushing, NY 11368.

Should you need to schedule an inspection appointment and/or additional information, please contact Alvaro Mora at (718) 760-6897 or alvaro.mora@parks.nyc.gov.



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POLICE

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, August 17, 2017, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Police Department of the City of New York and Walton Isaacson LLC., located at 3630 Eastham Drive, Culver City, CA 90232-2411, for the provision and implementation of a full-service recruitment advertising media strategy for the NYPD. The contract amount shall be \$54,368,110. The contract term shall be for five years from November 1, 2017 through October 31, 2022, with two two-year renewal options from November 1, 2022 through October 31, 2024 and from November 1, 2024 through October 31, 2026. PIN #: 0561600001060; E-PIN #: 05616P0002.

The proposed contractor has been selected by Competitive Sealed Proposal procurement method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

A draft copy of the contract is available for public inspection at the New York City Police Department Contract Administration Unit, 90 Church Street, Suite 1206, New York, NY 10007, on business days, excluding holidays, from August 4, 2017 through August 17, 2017, from 9:30 A.M. to 4:30 P.M. Please contact the Claudia Castro at the Contract Administration Unit at (646) 610-4786 or claudia.castro@nypd.org to arrange a visitation.



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SMALL BUSINESS SERVICES

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, August 17, 2017, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Department of Small Business Services (DSBS) and the contractor listed below, to provide Audit consultant services to DSBS on (45) forty-five contracts identified by DSBS each year. The initial term of the contract shall be for two years from July 1, 2017 to June 30, 2019, with an option to renew for up to an additional two years from July 1, 2019 to June 30, 2020 and from July 1, 2020 to June 30, 2021.

Contractor/Address	Amount	E-PIN #
BCA Watson Rice LLP 5 Penn Plaza New York, NY 10001	\$199,980.00	80116P0008001

The proposed contractor has been selected by Competitive Sealed Proposal from Prequalified Vendor List Method, pursuant to Section 3-03(e) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Department of Small Business Services, 110 William Street, 7th Floor, New York, NY 10038, from August 4, 2017 to August 17, 2017, excluding Weekends and holidays, from 9:00 A.M. to 5:00 P.M.

Anyone who wishes to speak at this public hearing should request to do so in writing. The written request must be received by the Agency within 5 business days after publication of this notice. Written requests to speak should be sent to Mr. Daryl Williams, Agency Chief Contracting Officer, Department of Small Business Services, 110 William Street, 7th Floor, New York, NY 10038, or email to: procurementhelpdesk@sbs.nyc.gov.



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TAXI AND LIMOUSINE COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, August 17, 2017, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the New York City Taxi and Limousine Commission and Mobizent LLC, 345 Plainfield Avenue, Suite 204, Edison, NJ 08817, for upgrade and maintenance of handheld device software for TLC's Electronic Summoning and Adjudications Program (ESAP). The contract shall be in the amount of \$912,659.00. The term of the contract shall be six years from the written Notice to Proceed. PIN #: 15617P00294, E-PIN #: 15617S0001001.

The proposed contract is being awarded by means of the Sole Source Procurement method, pursuant to Section 3-05 of the Procurement Policy Board Rules.

A draft copy of the proposed contract will be available for inspection by members of the public between August 4, 2017 and August 17, 2017, excluding Saturdays, Sundays and legal holidays, between the hours of 9:00 A.M. and 5:00 P.M., at the New York City Taxi and Limousine Commission, Office of Legal Affairs, 33 Beaver Street, 22nd Floor, New York, NY 10004.



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TRANSPORTATION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, August 17, 2017, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Department of Transportation of the City of New York and AECOM USA, Inc., One Penn Plaza, Suite 600, New York, NY 10119, for the provision of Total Design and Construction Support Services for the Rehabilitation of 5th Avenue Bridge over LIRR and Seabeach, Borough of Brooklyn. The contract amount shall be \$5,668,598.98. The contract term shall be 2008 Consecutive Calendar Days from the date of written notice to proceed for the Preliminary Design Phase until the final completion of Construction Contract. E-PIN #: 84116P0033001, PIN #: 84116BKBR997.

The proposed consultant has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Department of Transportation, Office of the Agency Chief Contracting Officer, 55 Water Street, New York, NY 10041, from August 4, 2017 to August 17, 2017, excluding Saturdays, Sundays and legal holidays, from 9:00 A.M. to 5:00 P.M.

IN THE MATTER OF a proposed contract between the Department of Transportation of the City of New York and Jacobs Civil Consultants, Inc., Two Penn Plaza, Suite 603, New York, NY 10121, for the provision of Total Design and Construction Support Services for the Rehabilitation of Belt Cross Interstate Parkway (BICP) over Dutch Broadway - 115th Avenue, Borough of Queens. The contract amount shall be \$2,794,371.20. The contract term shall be 1644 Consecutive Calendar Days from the date of written notice to proceed for the Preliminary Design Phase until final completion of Construction Contract. E-PIN #: 84117P001001, PIN #: 84117QUBR062.

The proposed consultant has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Department of Transportation, Office of the Agency Chief Contracting Officer, 55 Water Street, New York, NY 10041, from August 4, 2017 to August 17, 2017, excluding Saturdays, Sundays and legal holidays, from 9:00 A.M. to 5:00 P.M.



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AGENCY RULES

RENT GUIDELINES BOARD

■ NOTICE

NEW YORK CITY RENT GUIDELINES BOARD 2017 Apartment & Loft Order #49

June 27, 2017

Order Number 49 - Apartments and Lofts, rent levels for leases commencing **October 1, 2017** through **September 30, 2018**.

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, 2017**. These rent adjustments will apply to rent stabilized apartments with leases commencing on or after **October 1, 2017** and through **September 30, 2018**. Rent guidelines for loft units subject to Section 286 subdivision 7 of the Multiple Dwelling Law are also included in this order.

ADJUSTMENT FOR RENEWAL LEASES (APARTMENTS)

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

For a **one**-year renewal lease commencing on or after **October 1, 2017** and on or before **September 30, 2018**: **1.25%**

For a **two**-year renewal lease commencing on or after **October 1, 2017** and on or before **September 30, 2018**: **2%**

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

VACANCY ALLOWANCE FOR APARTMENTS

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

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

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

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

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

For **one**-year increase periods commencing on or after **October 1, 2017** and on or before **September 30, 2018**: **1.25%**

For **two**-year increase periods commencing on or after **October 1, 2017** and on or before **September 30, 2018**: **2%**

VACANT LOFT UNITS

No Vacancy Allowance is permitted under this Order. Therefore, except as otherwise provided in Section 286, subdivision 6, of the Multiple Dwelling Law, the rent charged to any tenant for a vacancy tenancy commencing on or after **October 1, 2017** and on or before **September 30, 2018** may not exceed the "base rent" referenced above plus the level of adjustment permitted above for increase periods.

FRACTIONAL TERMS

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

ESCALATOR CLAUSES

Where a lease for a dwelling unit in effect on May 31, 1968 or where a lease in effect on June 30, 1974 for a dwelling unit which became subject to the Rent Stabilization Law of 1969, by virtue of the Emergency Tenant Protection Act of 1974 and Resolution Number 276 of the New York City Council, contained an escalator clause for the increased costs of operation and such clause is still in effect, the lawful rent on **September 30, 2017** 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, 2017** 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, 2017** 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, 2017**, which become vacant after **September 30, 2017**, the special guideline shall be **33%** above the maximum base rent.

DECONTROLLED UNITS

The permissible increase for decontrolled units as referenced in Order 3a, which become decontrolled after **September 30, 2017**, shall be **33%** 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 27, 2017

Hon. Kathleen A. Roberts (Ret.), Chair
New York City Rent Guidelines Board

EXPLANATORY STATEMENT - APARTMENT ORDER #49

Explanatory Statement and Findings of the Rent Guidelines Board In Relation to 2017-18 Lease Increase Allowances for Apartments and Lofts under the Jurisdiction of the Rent Stabilization Law¹

Summary of Order No. 49

The Rent Guidelines Board (RGB) by Order No. 49 has set the following maximum rent increases for leases subject to renewal on or after October 1, 2017 and on or before September 30, 2018 for apartments under its jurisdiction:

For a one-year renewal lease commencing on or after October 1, 2017 and on or before September 30, 2018: **1.25%**

For a two-year renewal lease commencing on or after October 1, 2017 and on or before September 30, 2018: **2%**

Vacancy Allowance

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

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.

Sublet Allowance

The increase landlords are allowed to charge when a rent stabilized apartment is sublet by the primary tenant to another tenant on or after October 1, 2017 and on or before September 30, 2018 shall be 10%.

Adjustments for Lofts

For Loft units to which these guidelines are applicable in accordance with Article 7-C of the Multiple Dwelling Law, the Board established the following maximum rent increases for increase periods commencing on or after October 1, 2017 and on or before September 30, 2018. No vacancy allowance is included for lofts.

<u>1 Year</u>	<u>2 Years</u>
1.25%	2%

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

Any increase for a renewal lease may be collected no more than once during the guideline period governed by Order No. 49.

Special Guideline

Leases for units subject to rent control on September 30, 2017 that subsequently become vacant and then enter the stabilization system are not subject to the above adjustments. Such newly stabilized rents are subject to review by the New York State Division of Housing and Community Renewal (DHCR). In order to aid DHCR in this review the Rent Guidelines Board has set a special guideline of 33% 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, 2017 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. 49

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

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

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

Material Considered by the Board

Order No. 49 was issued by the Board following **six** public meetings, **five** public hearings, its review of written submissions provided by the public, and a review of research and memoranda prepared by the Board's staff. Approximately **155** written submissions were received at the Board's offices from many individuals and organizations including public officials, tenants and tenant groups, and owners and owner groups. The Board members were provided with copies of public comments received by the **June 22, 2017** deadline. All of the above listed documents were available for public inspection.

Open meetings of the Board were held following public notice on March 30, April 13, April 20, and May 25, 2017. On **April 25, 2017**, the Board adopted proposed rent guidelines for apartments, lofts, and hotels.

Public hearings were held on **June 5, June 8, June 12, June 14, and June 19, 2017** pursuant to Section 1043 of the New York City Charter and Section 26-510(h) of the New York City Administrative Code. Testimony on the proposed rent adjustments for rent-stabilized apartments and lofts was heard on June 5 from **5:40 P.M. to 10:00 P.M.**, June 8 from **5:20 P.M. to 8:00 P.M.**, June 12 from **5:15 P.M. to 10:30 P.M.**, June 14 from **2:15 P.M. to 8:00 P.M.**, and June 19 from **5:20 P.M. to 9:40 P.M.** The hearings ended when all those who were in attendance who registered to testify did so and there were no additional speakers. Testimony from members of the public speaking at these hearings was added to the public record. The Board heard testimony from **approximately 270** apartment tenants and tenant representatives, **16** apartment owners and owner representatives, and

6 public officials. In addition, **7** speakers read into the record written testimony from various public officials. On **June 27, 2017** the guidelines set forth in Order No. 49 were adopted.

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

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

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

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

<u>Meeting Date/Name</u>	<u>Affiliation</u>
March 30, 2017:	<u>Staff presentations</u> <i>2017 Income and Expense Study</i> <i>2017 Mortgage Survey Report</i>
	<u>NYC Dept. of Finance</u> Deputy Commissioner, Property Division
1. Timothy Sheares	
April 13, 2017:	<u>Staff presentations</u> <i>2017 Income and Affordability Study</i> <i>2017 Price Index of Operating Costs</i>
	<u>NYC Dept. of Housing Preservation and Development</u> Chief of Staff
1. Leila Bozorg	
April 20, 2017:	<u>Apartment Tenants group testimony:</u> Association for Neighborhood and Housing Development (ANHD)
1. Barika Williams	
2. Tom Waters	Community Service Society (CSS)
3. Allejandra Nasser	Stabilizing NYC
4. Tim Collins	Collins, Dobkins and Miller LLP
	<u>Apartment Owners group testimony:</u> Rent Stabilization Association (RSA)
1. Jack Freund	
2. Michael Slattery	Real Estate Board of New York (REBNY)
3. Chris Athineos	Small Property Owners of New York (SPONY)
4. Joseph Condon	Community Housing Improvement Program (CHIP)
5. Mary Ann Rothman	New York Council of Cooperatives and Condominiums
	<u>Hotel Tenants group testimony:</u> MFY Legal Services, Inc.
1. Brian J. Sullivan	
2. Dan Evans	Goddard Riverside Law Project
3. Larry Wood	Goddard Riverside Law Project and Family Council
May 25, 2017:	<u>Staff presentations</u> <i>2017 Housing Supply Report</i> <i>Changes to the Rent Stabilized Housing Stock in New York City in 2016</i>
	<u>NYS Division of Housing and Community Renewal (DHCR)</u> Deputy Commissioner for Rent Administration
1. Woody Pascal	
	<u>Community Preservation Corporation (CPC)</u> President & Chief Executive Officer
1. Rafael E. Cestero	

Selected Excerpts from Oral and Written Testimony from Tenants and Tenant Groups²

Comments from tenants and tenant groups included:

"We recommend that the rent guidelines for the coming year be zero for one-year leases and two percent for two-year leases, in order to continue repairing the damage to affordability done during the recession... Given the likelihood that tenants' finances have not fully recovered since the recession, we believe it is prudent to continue to bend toward tenants for another year. Growth in landlords' net operating income has been robust, even growing by 10.8 percent in the year following the one percent guideline in 2014. This strongly suggests that landlords can absorb another year of course correction."

² Sources: Submissions by tenant groups and testimony by tenants.

"I urge the Rent Guidelines Board to limit the rent increases to the lowest possible increase (1% for a 1-year lease, 2% for a 2-year lease). Ideally, the rent freeze should continue. This is integral to keeping stabilized housing affordable for the New Yorkers who live in these units. Landlords may complain that they make less money when renewal increases are kept low, but they have other ways to increase the rent...I'm not arguing that building costs rise, but it seems that vacancy allowances allow landlords to make up any profit that is 'lost' by tenants who stay in stabilized apartments. Meanwhile, for those of us who stay in our units, the rent freeze has been invaluable. Please protect vulnerable New Yorkers and keep the increases as low as possible!"

"Through manipulating the rent stabilization laws, owners believe they can achieve significant rent increases which may or may not immediately lead to displacement. One of these increases is tied to building-wide improvements (i.e. replacing the boiler or the roof); these are called Major Capital Improvement (MCI) increases. A tenant's rent can increase as much as 6% a year for an MCI. Landlords can use the system of MCI's to increase the rent far more than they can under the existing increases set by the RGB."

"The Board's own data indicates that owners are doing well. The *Income and Expense Study* shows that owner net operating incomes are 57.7% higher than they were in 1990. On average, landlords of rent-stabilized buildings retained a monthly average of \$540 per rent stabilized unit as pre-tax profit or for use in financing the building and improvements, equivalent to an estimated annual mean of \$296,000 per building. By contrast the average amount of rent paid by stabilized tenants has increased to 36.4% of household incomes – the highest rent burdens every recorded. Over 1/3rd of all rent stabilized households pay more than 50% of their income toward rent. In comparison, according to the Department of Finance, owners' net operating income increased 10.8% just in one year, 2015. Simply put, tenants need relief. This year, the Board should not adjust rents beyond 1% for two-year renewal leases."

"Looking at the larger picture, we now know that since 1990 the RGB authorized rent increases substantially greater than necessary to keep owners whole – by at least 19%. We also know that owners have experienced very large gains in actual inflation adjusted net operating income – by over 57%. We know further that throughout the City many 'legal' regulated rents are now above market rents. The best evidence of this is the rise in 'preferential rents' (i.e., rents charged below legal maximums) and is strongly indicated by the growing gap between the legal maximum rents and actual collected rents. (See 2017 I&E Study at p. 5 – showing this gap rising from 5.6% in 2001 to 23.6% in 2015)."

"Rents have increased dramatically over the years, while wages have remained stagnant. To borrow a quote from the Furman Center's most recent report on poverty, 'In NYC in recent years, rents have risen much faster than incomes. The pressures of rising housing costs may be greatest on those with the fewest resources – people living in poverty. NYC has a larger number of people living in poverty today than it has since at least 1970.' ...I am here to urge this board to approve a rent roll-back. This is the only meaningful action that would allow the most vulnerable populations in neighborhoods across the city to remain in their homes."

Selected Excerpts from Oral and Written Testimony from Owners and Owner Groups³

Comments from owners and owner groups included:

"The RGB's position over the past three years is unsustainable. The RGB has fundamentally failed to meet its primary legal mandate: to maintain the economic health of the housing industry by authorizing rent increases necessary to meet ever increasing operating costs. As a result, the RGB has not only inflicted financial injury on owners of rent regulated properties but has also harmed the interests of the tenants it claims it is seeking to protect and has punctured a significant economic lifeline of the City's economy. This year, with a PIOC of 6.2%, a predicted increase of another 4.4% in next year's building operating costs, and underlying rate of increase of over 4% in the core PIOC, it is time to reverse course and provide a realistic rate of rent increase. We are proposing modest increases of 4% for a one-year lease and 8% for a two-year lease."

"The RGB's calculation and reliance on NOI in an attempt to keep rent-stabilized rents static has the effect of confiscating building revenue that is generated from free market and commercial tenancies. This occurs because owners are forced to increase the rents of free market tenants or commercial tenants to cover not only their share of increased operational expenses, but the share of increased operational expenses that the rent-stabilized apartments should be paying (but are not). By attempting to hold NOI constant, or even reduce it, the RGB is in effect confiscating revenue from unregulated units to subsidize the operational costs of the rent stabilized units. There is no statutory basis for this."

"This year, property owners have been bombarded with questions about major capital improvements and whether or not they 'take advantage' of them. First and foremost, every MCI rent increase application is reviewed and approved by the State housing agency. Second, these

improvements benefit tenants who live in aging buildings that are in dire need of repairs. Finally, no 'advantage' is gained from MCI rent increases because that income is dedicated to repaying the investment the owner has made to preserve affordable housing."

"Giving tenants a 0% increase makes headlines and certainly gives tenants a reprieve – but at what cost? Is it worth it if an owner has to choose between abating lead paint or paying his gas bill or replacing the roof or fixing the façade? We at SPONY have been losing long time members as they sell their buildings. One long time owner sold his building because he said if he can't maintain the building the way he wanted, he didn't want to become a 'slumlord'... Our long term members are heavily invested in their buildings which are low leveraged, if at all, and well maintained. There is a significant repercussion if we lose these owners."

"We would like to make it clear that the Price Index of Operating Costs has failed to keep pace with the growth in the market basket of goods and services that property owners must provide and therefore the PIOC under-estimates the real increase in costs incurred by property owners on year-over-year basis."

"But if you really want to help tenants and if you have learned anything in this process, you must understand that tenants will be the first to suffer as inadequate rent increase choke off the ability of owners to maintain and repair their buildings and tenants begin to suffer from deteriorating housing conditions. Tenants will suffer further if inadequate rent increases continue and owners eventually throw in the towel, selling their long-held properties to speculators looking for a flip and a quick profit. On behalf of the tenants you believe you are protecting, we ask for an end to unreasonable rent guidelines increases."

Selected Excerpts from Oral and Written Testimony from Public Officials⁴

Comments from public officials included:

"I believe that the one-year renewal rent freezes in the 2015 and 2016 Orders, while welcomed, were simply not sufficient to rectify the imbalance and spiraling rents that resulted in the over-compensation of owners over the last two decades. Those increases consistently tipped the balance of the income-expense ratio in favor of building owners. Two years without increases for one-year renewals could not begin to make up for that imbalance or have any real impact on out of control rent levels. What the data issued by the Board this year reveals is that the owners' overcompensation was so great that, even with an increase in expenses and zero one year increases, profits continue."

"While renters have continued to struggle, according to Rent Guidelines Board data, owners' income has continued to grow. The most recent data, from 2014-2015, shows that Net Operating Income for stabilized building owners increased by 10.8% over the previous year, reflecting the eleventh consecutive yearly increase in a row. This disparity is a striking example of the problem of inequality in our country, and I urge the board to prevent exacerbating it. On behalf of the thousands of rent regulated tenants that I represent, I thank you for your consideration of these views."

"Please keep in mind when considering a rent rollback – even without a rent increase – landlords are allowed to raise rents under numerous circumstances such as when a Major Capital Improvements and Individual Apartment Improvements are undertaken or through a vacancy bonus when apartments turnover. According to the MCI Tenant Coalition, after an MCI, tenants can face rent increases of approximately 10-25%. Tenants who may be on fixed incomes are the most vulnerable. Additionally, the Community Service Society found that the vacancy bonus was responsible for almost half of the total increase in rent in 2014."

"The safety and security that rent stabilized housing provides for thousands of New Yorkers has been under persistent threat, and rent stabilized tenants are in desperate need of continued relief. Although the city continually adds some rent stabilized units, we have lost many more. Since 1994, the first year for which data is available, we have experienced a net loss of over 150,000 rent stabilized units. The result is at least 23 years of a contracting affordable housing market, with the remaining rent stabilized and affordable units becoming less affordable all the while."

"The main purpose of the rent regulation is to protect tenants during an emergency housing shortage from the hardship of rent increases that are well beyond their means...For too long, however, the city failed to grasp who our tenants are and what incomes they have. The result is that more families find it difficult to pay their rent. Once forced out of their apartments, low and middle income New Yorkers have fewer and fewer affordable housing options."

3 Sources: Submissions by owner groups and testimony by owners

4 Sources: Submissions by public officials.

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. *2017 Income and Expense Study*, March 2017, (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. *2017 Mortgage Survey Report*, March 2017, (An evaluation of recent underwriting practices, financial availability and terms, and lending criteria);
3. *2017 Income and Affordability Study*, April 2017, (Includes employment trends, housing court actions, changes in eligibility requirements and public benefit levels in New York City);
4. *2017 Price Index of Operating Costs*, April 2017, (Measures the price change for a market basket of goods and services which are used in the operation and maintenance of stabilized buildings);
5. *2017 Housing Supply Report*, May 2017, (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 2016*, May 2017, (A report quantifying all the events that lead to additions to and subtractions from the rent stabilized housing stock).

The six reports listed above may be found in their entirety on the RGB’s website, nycrgb.org, and are also available at the RGB offices, One Centre Street, Suite 2210, New York, NY 10007 upon request.

2017 Price Index of Operating Costs for Rent Stabilized Apartment Houses in New York City

The 2017 Price Index of Operating Costs for rent stabilized apartment houses in New York City found a 6.2% increase in costs for the period between March 2016 and March 2017.

This year, the PIOC for all rent stabilized apartment buildings increased by 6.2%. Increases occurred in all PIOC components except Utilities, which declined by 0.8%. The largest increase in any component was seen in Fuel (24.6%), followed by Insurance Costs (8.0%) and Taxes (7.8%). More moderate increases occurred in Labor Costs (4.1%), Administrative Costs (3.5%), and Maintenance (2.5%). The growth in the Consumer Price Index (CPI) during this same time period was lower than the PIOC, rising 1.4%.⁵ See Table 1 for changes in costs and prices for all rent stabilized apartment buildings from 2016-17.

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 4.5% this year and was lower than the overall PIOC due to the exclusion of costs in the Fuel component, which rose 24.6%.

Table 1

2016-17 Percentage Changes in Components of the Price Index of Operating Costs for Rent Stabilized Apartment Houses in New York City⁶			
Component	Expenditure Weights	2016-17 Percentage Δ	2016-17 Weighted Percentage Δ
Taxes	28.31%	7.77%	2.20%
Labor Costs	16.51%	4.06%	0.67%
Fuel Oil	8.61%	24.63%	2.12%
Utilities	10.75%	-0.85%	-0.09%
Maintenance	17.55%	2.52%	0.44%

5 The average CPI for All Urban Consumers, New York-Northeastern New Jersey for the year from March 2015 to February 2016 (260.9) compared to the average for the year from March 2016 to February 2017 (264.5) rose by 1.4%. This is the latest available CPI data and is roughly analogous to the ‘PIOC year’, which for the majority of components compare the most recent point-to-point figures from April to March, monthly cost-weighted figures from April to March, or the two most recent PIOC year bills.

6 Totals may not add due to weighting and rounding.

Administrative Costs	13.16%	3.47%	0.46%
Insurance Costs	5.12%	8.00%	0.41%
All Items	100%	-	6.21%

Source: *2017 Price Index of Operating Costs*

Note: The Δ symbol means change.

On April 19, 2017 the staff of the Rent Guidelines Board released a memo to Board members with information relating to the Price Index of Operating Costs (PIOC). The entire memo follows:

Memorandum

To: All Board Members
 From: Andrew McLaughlin
 Date: April 19, 2017
 Re: 2017 Price Index of Operating Costs (PIOC) Follow-up

At the April 13, 2017 *Price Index of Operating Costs* (PIOC) presentation, four questions were asked for which immediate answers could not be provided. Answers to three of these questions are contained in this memo and an answer to the remaining question will be released in the upcoming weeks, as the data becomes available.

Question 1: Can you provide the Heating Degree Days used in the 2017 PIOC to calculate the effect of weather on the Fuel component?

Along with measuring price, the PIOC also factors in the effect of weather on the demand for fuel, especially during the heating season when the large majority of fuel is burned.

To measure the impact of weather on price, RGB staff takes the number of Heating Degree Days over the most recent 12-month period from April-March and compares them to the prior April-March period. A Heating Degree Day (HDD) is defined as, for one day, the number of degrees that the average temperature for that day falls below 65 degrees Fahrenheit as measured in Central Park. These HDDs are then used to calculate cost-weight relatives for natural gas, fuel oil and steam.

The 12-month period from April 2015 to March 2016 measured 3,634 HDDs. The 12-month period from April 2016 to March 2017 measured 4,299 HDDs. By comparing these two measures, the most current April to March period was 18% colder than the prior 12-month period. For a breakdown of the HDDs for each month see the following table. Since the weather in the most current PIOC “year” (April to March) was significantly colder than the last PIOC year, the increase in fuel cost was greater than it would have been if prices alone were considered.

Heating Degree Days (HDD), PIOC Years 2015-2016 and 2016-2017

Month	2015-2016	2016-2017
April	319	355
May	37	161
June	33	7
July	0	0
August	0	0
September	1	17
October	223	217
November	364	453
December	434	819
January	940	829
February	785	648
March	498	793
Total	3,634	4,299

Source: U.S. Department of Commerce, National Oceanic and Atmospheric Administration, National Weather Service Forecast Office as measured in Central Park, NYC.

Question 2: Can you provide the number of buildings that contain rent stabilized units that have union employees?

We are currently trying to gather this data and hopefully it will be made available in the weeks to come.

Question 3: Can you provide a list of bills enacted by the NYC Council that directly impacts the owners of multi-family buildings in NYC? Please provide a summary of each bill listed.

Below is a list of the Local Laws enacted by the NYC Council in 2016 that impact owners of multi-family buildings in the City.

Law Number	Title	Summary
2016/056	A Local Law to amend the administrative code of the city of New York, in relation to permit filing fees for new buildings and alterations	This bill alters permit filing fees for new buildings and alterations.
2016/060	A Local Law to amend the administrative code of the city of New York, in relation to exemption from taxation of alterations and improvements to multiple dwellings	This local law extends the J-51 program through June 30, 2019.
2016/133	A Local Law to amend the administrative code of the city of New York, in relation to expanding the list of buildings required to be benchmarked for energy and water efficiency	Currently, buildings 50,000 gross square feet or larger are required to benchmark annually. This bill expands the City's benchmarking requirement to buildings 25,000 gross square feet or larger and require the Department of Buildings to establish a system to assist such buildings in meeting their benchmarking requirements.
2016/153	A Local Law to amend the administrative code of the city of New York, in relation to requiring owners to provide notice to their tenants regarding procedures that should be followed when a gas leak is suspected	This bill requires owners to instruct their tenants to call 911 and their gas service providers, prior to informing such owners, when a gas leak is suspected.
2016/157	A Local Law to amend the New York city housing maintenance code and the New York city building code, in relation to requiring the installation of natural gas detecting devices, and to repeal sections 27-2045, 27-2046, 27-2046.1 and 27-2046.2 of the administrative code of the city of New York, relating to smoke detecting devices and carbon monoxide detecting devices	This bill requires the Department of Buildings to develop or adopt a standard for natural gas detectors after an industry standard has been developed. The legislation also requires the installation of natural gas detectors that comply with such standards in all multiple dwellings.

Question 4: Can you provide the tax levy shares and tax rates for Class 2 buildings over the past 25 fiscal years (FY)?

The table below outlines the tax levy shares and tax rates for Class 2 buildings for the last 25 fiscal years. The tax levy share has gone from 29.00% in FY1993 to 37.26% in FY2017. Over the same period, the tax rate has increased from 9.910 to 12.89.

Tax Levy Share and Tax Rate for Class 2 Properties from FY1993 to FY2017

	Percent of Class 2 Levy Share	Percentage Points Change of Class 2 Share From Prior FY	Class 2 Tax Rate	Percent Change in Class 2 Tax Rate from Prior FY
FY1993	29.00%	-	9.910	-
FY1994	30.78%	1.8%	10.369	4.63%
FY1995	31.57%	0.8%	10.552	1.76%
FY1996	32.61%	1.0%	10.807	2.42%
FY1997	33.64%	1.0%	11.056	2.30%
FY1998	33.90%	0.3%	11.046	-0.09%
FY1999	32.20%	-1.7%	10.739	-2.78%
FY2000	34.10%	1.9%	10.851	1.04%
FY2001	34.50%	0.4%	10.847	-0.04%
FY2002	34.90%	0.4%	10.792	-0.51%
FY2003*	34.90%	0.0%	11.541	6.94%
FY2004	35.60%	0.7%	12.620	9.35%
FY2005	34.90%	-0.7%	12.216	-3.20%
FY2006	35.40%	0.5%	12.396	1.47%
FY2007	36.50%	1.1%	12.737	2.75%
FY2008	36.72%	0.2%	11.928	-6.35%
FY2009	37.21%	0.5%	12.596	5.60%
FY2010	37.47%	0.3%	13.241	5.12%
FY2011	37.42%	-0.05%	13.353	0.85%
FY2012	37.81%	0.4%	13.433	0.60%
FY2013	36.97%	-0.8%	13.181	-1.88%
FY2014	36.75%	-0.2%	13.145	-0.27%
FY2015	36.18%	-0.6%	12.855	-2.21%
FY2016	36.55%	0.4%	12.883	0.22%
FY2017	37.26%	0.7%	12.892	0.07%

* There was a rate adjustment mid-way through fiscal year 2003 on January 1, 2003. The first half of FY2003 the rate was 10.667 and the second half rate was 12.517. Source: NYC Department of Finance

Local Law 63/Income & Expense Review

The sample size for the Income and Expense (I&E) Study includes 15,315 properties containing 698,546 units. This is the 25th 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 2016 Real Property Income and Expense (RPIE) statements for the year 2015:

Table 2

2017 Income and Expense Study Average Monthly Operating and Maintenance Costs Per Unit			
	Pre '47	Post '46	All Stabilized
Total	\$916	\$1,077	\$960

Source: 2017 Income and Expense Study, from 2016 Real Property Income and Expense filings for 2015, 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 \$882, rather than \$960. As a result, the following relationship between operating costs and residential rental income was suggested by the Local Law 63 data:

Table 2(a)

2015 Operating Cost to Rent/Income Ratio Adjusted to 1992 Audit					
	O&M Costs ⁷	Rent	O&M to Rent Ratio	Income	O&M to Income Ratio
All stabilized	\$882	\$1,323	0.667	\$1,500	0.588

Source: 2017 Income and Expense Study, from 2016 Real Property Income and Expense filings for 2015, NYC Department of Finance.

Forecasts of Operating and Maintenance Price Increases for 2017-18

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 2017-18 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 2016-17 and Projected 2017-18		
	Price Index 2016-17	Projected Price Index 2017-18
Taxes	7.8%	5.7%
Labor Costs	4.1%	3.5%
Fuel Oil	24.6%	5.8%
Utilities	-0.8%	3.5%
Maintenance	2.5%	2.7%
Administrative Costs	3.5%	3.3%
Insurance Costs	8.0%	7.8%
Total (Weighted)	6.2%	4.4%

Source: 2017 Price Index of Operating Costs

Overall the PIOC is expected to grow by 4.4% from 2017 to 2018. Costs are predicted to rise in each component, with the largest growth, of 7.8%, projected to be in Insurance Costs. Taxes, which is the component that carries the most weight in the Index, is projected to increase 5.7%. Other projected increases include Fuel (5.8%), Labor Costs (3.5%), Maintenance (2.7%), Administrative Costs (3.3%) and Utilities (3.5%). The table on the previous page shows projected changes in PIOC components for 2018. The core PIOC is projected to rise 4.3%, 0.1 percentage points less than the overall projected Apartment PIOC.

7 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 0.726. The unadjusted O&M to Income ratio would be 0.640.

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) in rent stabilized buildings to remain constant. The different types of “commensurate” adjustments described below are primarily meant to provide a foundation for discussion concerning prospective guidelines.

In its simplest form, the commensurate rent adjustment is the amount of rent change needed to maintain owners’ current dollar NOI at a constant level. In other words, the 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 “whole.”

The first commensurate method is called the “Net Revenue” approach. While this formula takes into consideration the term of leases actually signed by tenants, it does not adjust owners’ NOI for inflation. The “Net Revenue” formula is presented in two ways: First, adjusting for the mix of lease terms; and Second, adding an assumption for rent stabilized apartment turnover and the impact of revenue from vacancy increases. Under the “Net Revenue” formula, a guideline that would preserve NOI in the face of this year’s 6.2% increase in the PIOC is 5.0% for a one-year lease and 8.0% for a two-year lease. Using this formula, and adding assumptions for the impact of vacancy increases on revenues when apartments experience turnover, result in guidelines of 3.0% for one-year leases and 6.0% for two-year leases.

The second commensurate method considers the mix of lease terms while adjusting NOI upward to reflect general inflation, keeping both operating and maintenance (O&M) costs and NOI constant. This is commonly called the “CPI-Adjusted NOI” formula. A guideline that would preserve NOI in the face of the 1.4% increase in the Consumer Price Index and the 6.2% increase in the PIOC is 6.0% for a one-year lease and 8.5% for a two-year lease. Guidelines using this formula and adding the estimated impact of vacancy increases are 3.75% for one-year leases and 6.75% for two-year leases.⁸

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 4.0% for a one-year lease and 5.5% for a two-year lease. This reflects the increase in operating costs of 6.2% found in the 2017 PIOC and the projection of a 4.4% increase next year.

All of these commensurate methods have limitations. The “Net Revenue” formula does not attempt to adjust NOI based on changes in interest rates or the effect of inflation. The “CPI-Adjusted NOI” formula inflates the debt service portion of NOI, even though interest rates have been historically low over recent years. 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 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.⁹

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

8 The following assumptions were used in the computation of the commensurates: (1) the required change in owner revenue is 64.0% of the 2017 PIOC increase of 6.2%, or 4.0%. The 64.0% figure is the most recent ratio of average operating costs to average income in stabilized buildings; (2) for the “CPI-Adjusted NOI” commensurate, the increase in revenue due to the impact of inflation on NOI is 36.0% times the latest 12-month increase in the CPI ending February 2017 (1.4%), or 0.5%; (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 2014 *Housing and Vacancy Survey*; (5) for the commensurate formulae, including a vacancy assumption, the 10.71% median increase in vacancy leases found in the rent stabilized apartments that reported a vacancy lease in the 2016 apartment registration file from the Division of Housing and Community Renewal was used; and (6) the collectability of these commensurate adjustments are assumed.

9 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.

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 (6.2%). The traditional method differs from the other formulas in that it uses both the PIOC’s actual change in costs as well as the projected change in costs (4.4%).

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

Consideration of Other Factors

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

Effective Rates of Interest

The Board took into account current mortgage interest rates and the availability of financing and refinancing. It reviewed the staff’s 2017 *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

2017 Mortgage Survey ¹⁰ Average Interest Rates and Points for New Financing of Permanent Mortgage Loans 2009-2017									
	2009	2010	2011	2012	2013	2014	2015	2016	2017
Avg. Rates	6.5%	6.3%	5.8%	4.6%	4.4%	4.9%	4.3%	4.0%	4.3%
Avg. Points	0.62	0.79	0.61	0.63	0.59	0.54	0.70	0.42	0.44

On April 12, 2017 the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2017 *Mortgage Survey Report*. The memo follows:

Memorandum

To: All Board Members
 From: Brian Hoberman
 Date: April 12, 2017
 Re: 2017 *Mortgage Survey Report* Follow-up Memo

At the March 30, 2017 meeting of the RGB, board members asked for additional data from the 2017 *Mortgage Survey Report*.

1) The proportion of surveyed lenders reporting they have loans in their rent stabilized portfolios that are currently in foreclosure, and of those that do, the approximate proportion of their portfolios:

	Proportion of Lenders w/ Foreclosures	Proportion in Foreclosure (Of Lenders w/ Foreclosures)
2017	15.0%	0.1%
2016	0.0%	0.0%
2015	0.0%	0.0%
2014	23.0%	1.0%
2013	16.7%	0.5%
2012	16.7%	1.3%
2011	30.0%	0.8%
2010	33.3%	1.0%
2009	33.3%	0.5%
2008	13.3%	0.3%
2007	16.7%	2.2%
2006	10.0%	0.8%
2005	16.0%	0.6%
2004	11.5%	3.0%
2003	8.0%	3.0%
2002	8.7%	1.0%
2001	4.0%	2.0%
2000	19.0%	0.8%
1999	19.2%	2.8%

Source: Annual RGB *Mortgage Survey Reports*

10 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.

2) A compilation of median building sales prices, by building size and borough, from 2003 through 2016:

All Buildings					
	Citywide	Manhattan	Brooklyn	Bronx	Queens
2003	\$725,000	\$1,987,500	\$480,000	\$1,250,000	\$602,500
2004	\$926,000	\$2,650,000	\$550,000	\$1,800,000	\$725,000
2005	\$1,473,466	\$3,263,415	\$689,899	\$1,847,500	\$734,738
2006	\$2,056,000	\$3,975,000	\$1,000,000	\$2,399,033	\$1,040,000
2007	\$2,255,000	\$4,508,653	\$882,500	\$2,400,000	\$1,070,000
2008	\$1,951,000	\$3,850,000	\$977,500	\$2,435,000	\$1,626,304
2009	\$1,350,000	\$3,658,356	\$880,000	\$1,904,253	\$852,500
2010	\$1,579,000	\$3,175,000	\$830,000	\$2,740,000	\$850,000
2011	\$1,800,000	\$3,500,000	\$967,500	\$2,170,000	\$995,250
2012	\$2,380,000	\$4,325,650	\$1,060,000	\$2,410,177	\$1,125,000
2013	\$2,562,500	\$5,712,066	\$1,179,740	\$2,893,750	\$1,649,351
2014	\$3,200,000	\$6,859,361	\$1,595,000	\$3,458,486	\$1,310,000
2015	\$3,800,000	\$7,170,000	\$2,500,000	\$3,253,000	\$1,642,500
2016	\$4,500,000	\$8,000,000	\$2,600,000	\$3,562,500	\$2,150,000

Buildings 6-10 Units					
	Citywide	Manhattan	Brooklyn	Bronx	Queens
2003	\$450,000	\$1,672,500	\$388,020	\$400,000	\$478,000
2004	\$540,000	\$1,617,500	\$480,000	\$475,000	\$582,500
2005	\$640,000	\$2,240,000	\$550,000	\$660,000	\$635,000
2006	\$750,000	\$2,662,041	\$675,000	\$685,000	\$695,000
2007	\$800,000	\$3,500,000	\$700,000	\$700,000	\$834,000
2008	\$828,500	\$3,390,552	\$765,000	\$750,000	\$800,000
2009	\$755,000	\$2,900,000	\$650,000	\$650,000	\$700,000
2010	\$740,000	\$2,500,000	\$650,000	\$670,791	\$700,000
2011	\$825,000	\$2,900,000	\$720,000	\$591,250	\$803,000
2012	\$836,500	\$2,900,000	\$750,000	\$626,500	\$760,000
2013	\$1,000,000	\$4,375,000	\$900,000	\$765,000	\$875,000
2014	\$1,200,000	\$3,775,000	\$1,200,000	\$845,000	\$1,075,000
2015	\$1,600,000	\$5,675,261	\$1,542,500	\$920,000	\$1,387,500
2016	\$1,748,205	\$5,050,000	\$1,800,000	\$1,050,000	\$1,350,000

Buildings 11-19 Units					
	Citywide	Manhattan	Brooklyn	Bronx	Queens
2003	\$1,063,000	\$1,775,000	\$843,693	\$720,000	\$1,150,000
2004	\$1,500,000	\$2,650,000	\$900,000	\$925,000	\$1,385,000
2005	\$1,725,000	\$2,740,665	\$1,316,052	\$1,040,000	\$1,537,500
2006	\$1,914,000	\$3,250,000	\$1,257,095	\$1,425,000	\$1,540,000
2007	\$2,090,000	\$3,942,500	\$1,606,250	\$1,005,000	\$2,030,000
2008	\$1,875,000	\$3,250,000	\$1,350,000	\$1,080,000	\$1,875,000
2009	\$1,674,114	\$3,200,000	\$1,460,000	\$1,025,000	\$1,400,000
2010	\$1,500,000	\$2,550,000	\$1,150,000	\$1,110,000	\$2,050,000
2011	\$1,622,000	\$2,458,732	\$1,325,000	\$1,149,604	\$1,825,000
2012	\$2,850,000	\$4,125,000	\$1,737,500	\$1,180,000	\$1,475,000
2013	\$2,874,290	\$4,711,711	\$1,925,000	\$1,487,500	\$1,950,000
2014	\$3,500,000	\$7,000,000	\$2,400,000	\$1,440,000	\$2,767,500
2015	\$3,511,235	\$6,500,000	\$2,840,700	\$1,830,000	\$2,735,000
2016	\$3,831,250	\$6,270,000	\$3,500,000	\$2,152,274	\$4,300,000

Buildings 20-99 Units					
	Citywide	Manhattan	Brooklyn	Bronx	Queens
2003	\$2,175,000	\$2,357,000	\$1,945,000	\$2,050,000	\$2,320,000
2004	\$3,000,000	\$3,500,000	\$2,175,000	\$2,558,791	\$3,300,000
2005	\$3,500,000	\$4,050,000	\$3,550,000	\$2,775,000	\$3,362,500
2006	\$4,000,000	\$5,087,500	\$3,999,580	\$3,075,300	\$6,128,313
2007	\$4,200,000	\$5,733,793	\$4,215,000	\$3,456,424	\$5,010,000
2008	\$3,825,094	\$4,511,925	\$3,500,000	\$3,444,000	\$5,062,500
2009	\$2,800,000	\$4,550,000	\$2,537,500	\$2,473,750	\$1,825,000
2010	\$3,560,000	\$4,000,000	\$2,875,000	\$3,340,441	\$5,650,000
2011	\$3,687,500	\$4,500,000	\$3,215,240	\$3,400,000	\$3,687,500
2012	\$4,000,000	\$4,584,061	\$4,202,500	\$3,067,105	\$4,501,102
2013	\$5,000,000	\$7,192,076	\$4,500,000	\$3,700,000	\$5,606,515
2014	\$5,900,000	\$7,800,000	\$5,787,500	\$4,800,000	\$9,400,000
2015	\$7,075,000	\$9,075,000	\$9,000,000	\$4,907,500	\$8,400,000
2016	\$8,250,000	\$9,850,000	\$8,400,000	\$5,497,559	\$11,813,642

Buildings 100+ Units	
	Citywide
2003	\$6,700,000
2004	\$11,235,000
2005	\$23,000,000
2006	\$22,000,000
2007	\$16,100,000
2008	\$13,004,847
2009	\$9,075,000
2010	\$11,198,791
2011	\$14,919,431
2012	\$20,346,000
2013	\$22,000,000
2014	\$22,500,000
2015	\$32,650,562
2016	\$41,862,500

Source: NYC Dept. of Finance
 Note: Too few rent stabilized buildings of all sizes in Staten Island, and containing 100+ units in individual boroughs, were sold each year to accurately report sales prices. Citywide prices exclude Staten Island.

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 ¹¹ Accepted for Filing, 2008-2016									
	2008	2009	2010	2011	2012*	2013*	2014*	2015*	2016
New Construction	454	335	235	185	111	151	211	219	210
Conversion Non-Eviction	50	29	20	20	24	16	20	28	27
Conversion Eviction	18	13	4	9	3	0	0	1	0
Rehabilitation	4	1	0	2	8	21	37	43	45
Total	526	378	259	216	146	188	268	291	282
Subtotal:									
HPD Sponsored Plans	18	13	4	9	3	1	0	1	0

Source: New York State Attorney General's Office, Real Estate Financing.
 *Note: Figures corrected and differ from those found in previous Explanatory Statements.

On June 1, 2017 the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2017 Housing Supply Report. The memo follows:

Memorandum

To: All Board Members
 From: Danielle Burger
 Date: June 1, 2017
 Re: 2017 Housing Supply Report Follow-up

At the May 25, 2017 *Housing and Supply Report* presentation, two questions were asked for which an immediate answer could not be provided. Answers to these questions follow.

Question 1: Can newly accepted co-op and condo conversion plans be provided by zip code?

Information about co-op and condo plans comes from the NYS Attorney General's Office, who need to accept each co-op and condo plan. These plans include new construction, conversions, and rehabilitation projects. Those projects with non-eviction conversions (virtually all conversion plans) allow those renters who choose not to buy their apartments to remain in place as renters for as long as they choose. With information provided about individual plans accepted by the Attorney General in 2016, conversion plans were individually checked to see if the buildings contained rent stabilized units. All but three of the 27 buildings which converted in 2016 contained rent stabilized apartments. We were not provided information on how many of these units are currently rent stabilized (i.e. a count of those households who chose to purchase their units versus those who chose to remain renters). A summary of the plans and units counts in rent stabilized buildings, by zip code, is provided below.

11 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.

Rent Stabilized Buildings Converting to Co-op/Condo Status in 2016

Borough/Zip Code	Community District	Plans	Units*
Manhattan			
10012	CD 2: Greenwich Village / Soho	1	28
10013	CD 1/2: Financial District/Greenwich Village / Soho	2	30
10014	CD 2: Greenwich Village / Soho	1	12
10024	CD 7: Upper West Side	1	47
10029	CD 11: East Harlem	1	12
10031	CD 9: Morningside Heights/Hamilton Heights	1	92
10032	CD 9: Morningside Heights/Hamilton Heights	1	9
10033	CD 12: Washington Heights/Inwood	1	75
10036	CD 4: Hell's Kitchen/Chelsea	1	151
Total		10	456

Borough/Zip Code	Community District	Plans	Units*
Brooklyn			
11201	CD 2: Fort Greene/Brooklyn Heights	1	91
11215	CD 7: Sunset Park	2	22
11223	CD 12: Borough Park	1	81
11225	CD 9: South Crown Heights/Lefferts Gardens	1	55
11235	CD 13/15: Coney Island/Sheepshead Bay	5	55
11249	CD 1: Greenpoint/Williamsburg	1	403
Total		11	707
Queens			
11361	CD 11: Bayside/Little Neck	1	16
11372	CD 3: Jackson Heights	1	190
11375	CD 6: Rego Park/Forest Hills	1	75
Total		3	281
Citywide Total		24	1,444

Source: NYS Attorney General's Office

* Count of all units in the building, regardless of regulation status.

Question 2: Can newly certified 421-A rental buildings be provided by zip code?

Information about 421-a certifications comes from the NYC Department of Housing Preservation and Development. A summary of the newly certified 421-a rental buildings and units counts, by zip code, is provided below.

Newly Certified 421-A Rental Buildings in 2016

Borough/Zip Code	Community District	Buildings	Units
Manhattan			
10003	CD 3: Lower East Side/Chinatown	1	85
10012	CD 2: Greenwich Village / Soho	1	39
10016	CD 6: Stuyvesant Town/Turtle Bay	1	91
10027	CD 10: Central Harlem	1	11
10029	CD 11: East Harlem	2	59
Total		6	285
Bronx			
10451	CD 1: Mott Haven/Melrose	1	6
10453	CD 5: Fordham/University Heights	1	31
10455	CD 1: Mott Haven/Melrose	1	126
10460	CD 6: Belmont/East Tremont	1	8
10461	CD 10: Throgs Neck/Co-op City	1	14
10467	CD 11: Morris Park/Bronxdale	3	12
10473	CD 9: Parkchester/Soundview	1	4
Total		9	201

Borough/Zip Code	Community District	Buildings	Units
Queens			
11101	CD 1/2: Astoria/Long Island City/Woodside/Sunnyside	3	253
11102	CD 1: Astoria/Long Island City	2	39
11103	CD 1: Astoria/Long Island City	5	50
11104	CD 2: Woodside/Sunnyside	1	16
11106	CD 1: Astoria/Long Island City	1	10
11368	CD 3/4: Jackson Heights/Elmhurst/Corona	3	21
11370	CD 1: Astoria/Long Island City	1	3
11377	CD 1/4: Astoria/Long Island City/Elmhurst/Corona	2	38
11379	CD 5: Ridgewood/Maspeth	1	5
11385	CD 5: Ridgewood/Maspeth	1	17
11417	CD 10: South Ozone Park/Howard Beach	1	5
11435	CD 8: Hillcrest/Fresh Meadows	1	10
11691	CD 14: Rockaway/Broad Channel	2	6
11694	CD 14: Rockaway/Broad Channel	1	32
Total		25	505

Brooklyn			
11201	CD 2: Fort Greene/Brooklyn Heights	1	321
11203	CD 9: South Crown Heights/Lefferts Gardens	2	6
11205	CD 2/3: Fort Greene/Brooklyn Heights/Bed Stuy	4	133
11206	CD 4: Bushwick	1	7
11211	CD 1: Greenpoint/Williamsburg	7	603
11212	CD 16: Brownsville	1	3
11213	CD 8: Crown Heights/Prospect Heights	2	20
11216	CD 3: Bedford Stuyvesant	1	7
11218	CD 7/14: Sunset Park/Flatbush/Midwood	2	22
11220	CD 10: Bay Ridge/Dyker Heights	2	6
11221	CD 3/4: Bedford Stuyvesant/Bushwick	7	198
11222	CD 1: Greenpoint/Williamsburg	3	144
11223	CD 11: Bensonhurst	1	12
11225	CD 9: South Crown Heights/Lefferts Gardens	4	14
11231	CD 6: Park Slope/Carroll Gardens	1	3
11232	CD 7: Sunset Park	1	8
11233	CD 16: Brownsville	3	51
11235	CD 13: Coney Island	1	24
11237	CD 4: Bushwick	3	22
11238	CD 2/8: Ft. Greene/Brooklyn, Crown, & Prospect Heights	2	19
11249	CD 1: Greenpoint/Williamsburg	1	509
Total		50	2,132
Citywide Total		90	3,123

Source: NYC Department of Housing Preservation and Development

Consumer Price Index

The Board reviewed the Consumer Price Index. Table 6 shows the percentage change for the NY-Northeastern NJ Metropolitan area since 2010.

Table 6

	Percentage Changes in the Consumer Price Index for the New York City - Northeastern New Jersey Metropolitan Area, 2010-2017 (For "All Urban Consumers")							
	2010	2011	2012	2013	2014	2015	2016	2017
1st Quarter Avg. ¹²	2.1%	2.3%	2.6%	1.9%	1.3%	-0.1%	0.7%	2.3%
Yearly Avg.	1.7%	2.8%	2.0%	1.7%	1.3%	0.1%	1.1%	--

Source: U.S. Bureau of Labor Statistics.

Calculating of the Current Operating and Maintenance Expense to Rent Ratio

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

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

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

12 1st Quarter Average refers to the change of the CPI average of the first three months of one year to the average of the first three months of the following year. Some numbers revised from prior years.

Table 7

Revised Calculation of Operating and Maintenance Cost Ratio for Rent Stabilized Buildings from 1989 to 2018			
Year ¹³	Average Monthly O & M Per d.u. ¹⁴	Average Monthly Income Per d.u.	Average O & M to Income Ratio
1989	\$370 (\$340)	\$567	.65 (.60)
1990	\$382 (\$351)	\$564	.68 (.62)
1991	\$382 (\$351)	\$559	.68 (.63)
1992	\$395 (\$363)	\$576	.69 (.63)
1993	\$409 (\$376)	\$601	.68 (.63)
1994	\$415 (\$381)	\$628	.66 (.61)
1995	\$425 (\$391)	\$657	.65 (.59)
1996	\$444 (\$408)	\$679	.65 (.60)
1997	\$458 (\$421)	\$724	.63 (.58)
1998	\$459 (\$422)	\$755	.61 (.56)
1999	\$464 (\$426)	\$778	.60 (.55)
2000	\$503 (\$462)	\$822	.61 (.56)
2001	\$531 (\$488)	\$868	.61 (.56)
2002	\$570 (\$524)	\$912	.63 (.57)
2003	\$618 (\$567)	\$912	.68 (.62)
2004	\$654 (\$601)	\$969	.67 (.62)
2005	\$679 (\$624)	\$961	.71 (.65)
2006	\$695 (\$638)	\$1,009	.69 (.63)
2007	\$738 (\$678)	\$1,088	.68 (.62)
2008	\$790 (\$726)	\$1,129	.70 (.64)
2009	\$781 (\$717)	\$1,142	.68 (.63)
2010	\$790 (\$726)	\$1,171	.67 (.62)
2011	\$812 (\$746)	\$1,208	.68 (.63)
2012	\$841 (\$772)	\$1,277	.66 (.60)
2013	\$884 (\$812)	\$1,337	.66 (.61)
2014	\$946 (\$869)	\$1,434	.66 (.61)
2015	\$960 (\$882)	\$1,487	.64 (.59)
2016 ¹⁵	\$948 (\$871)	\$1,531	.62 (.57)
2017 ¹⁶	\$1,007 (\$925)	\$1,555	.65 (.59)
2018 ¹⁷	\$1,052 (\$966)	\$1,586	.66 (.61)

Source: RGB Income and Expense Studies, 1989-2017, Price Index of

- 13 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.
- 14 Operating and expense data listed is based upon unaudited filings with the Department of Finance. Audits of 46 buildings conducted in 1992 suggest that expenses may be overstated by 8% on average. See *Rent Stabilized Housing in New York City, A Summary of Rent Guidelines Board Research 1992*, pages 40-44. Figures in parentheses are adjusted to reflect these findings.
- 15 Estimated expense figure includes 2016 expense updated by the PIOC for the period from 3/1/15 through 2/28/16 (-1.2%). Income includes the income for 2016 updated by staff estimate based upon renewal guidelines and choice of lease terms for a period from 3/1/15 through 2/28/16 (2.04% - i.e., the 10/1/14 to 9/30/15 rent projection (2.39%) times (.583), plus the 10/1/15 to 9/30/16 rent projection (1.55%) times (.417) [The rent projection of 1.55% was previously reported as 1.60%, based on an outdated estimate of rent stabilized units.]
- 16 Estimated expense figure includes 2017 expense estimate updated by the PIOC for the period from 3/1/16 through 2/28/17 (6.2%). Income includes the income estimate for 2017 updated by staff estimate based upon renewal guidelines and choice of lease terms for a period from 3/1/16 through 2/28/17 (1.62% - i.e., the 10/1/15 to 9/30/16 rent projection (1.55%) times (.583), plus the 10/1/16 to 9/30/17 rent projection (1.72%) times (.417)). [The rent projections of 1.55% and 1.72% were previously reported as 1.60% and 1.78% respectively based on an outdated estimate of rent stabilized units.]
- 17 Estimated expense figure includes 2018 expense estimate updated by the staff 2018 PIOC projection for the period from 3/1/17 through 2/28/18 (4.4%). Income includes the income estimate for 2017 updated by staff estimate based upon renewal guidelines and choice of lease terms for a period from

Operating Costs, 2016 - 2017, RGB Rent Index for 2014 - 2017.

On April 12, 2017 the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2017 Income & Expense Study. The memo follows:

Memorandum

To: All Board Members
 From: Brian Hoberman
 Date: April 12, 2017
 Re: 2017 Income and Expense Study Follow-up Memo

At the March 30, 2017 meeting of the RGB, board members asked for additional data from the 2017 Income and Expense Study:

1) From 2010 to 2015, after adjusting for inflation, Average Monthly Rent rose 21.1%; Income rose 22.2%; Costs rose 15.4% and NOI rose 36.4%.

2) The following are the total number of units located in buildings that are registered as rent stabilized, broken down by categories of building size and age. Note that the number of units listed represents all units in buildings that contain at least one rent stabilized unit. According to the 2015 DHCR Apartment Registration file, a total of 868,109 units were registered as rent stabilized in 2015, meaning approximately 75% of units in these buildings (with a total of 1,164,854 units Citywide) are registered as rent stabilized.

Number of units in RS Bldgs				Proportion of units in RS Bldgs			
	All	Pre-47	Post-46		All	Pre-47	Post-46
1-5 units	8,002	4,962	3,040	1-5 units	0.7%	0.6%	0.8%
6-10 units	104,995	98,119	6,876	6-10 units	9.0%	12.5%	1.8%
11-19 units	84,038	79,508	4,530	11-19 units	7.2%	10.1%	1.2%
20-99 units	609,528	497,782	111,746	20-99 units	52.3%	63.5%	29.4%
100+ units	358,291	103,979	254,312	100+ units	30.8%	13.3%	66.8%
Total	1,164,854	784,350	380,504	Total	100%	100%	100%

Source: NYC Department of Finance
 Note: An additional 69 buildings did not specify the number of units.

On June 21, 2017 the staff of the Rent Guidelines Board released a second memo to Board members with additional information concerning the 2017 Income & Expense Study. The memo follows:

Memorandum

To: All Board Members
 From: Brian Hoberman
 Date: June 21, 2017
 Re: 2017 Income and Expense Study Follow-up Memo #2

In an email dated June 15, 2017, a board member asked for additional data relating to the April 12, 2017 memo concerning a breakdown of stabilized units by building size and age. While the original memo provided the number of units, the following table provides the number of rent stabilized buildings in each category instead.

Note that the number of buildings listed represents buildings that contain a minimum of one rent stabilized unit, and that building groupings are based on the number of residential units in each building, as reported by the NYC Department of Finance.

Number of RS Buildings				Proportion of RS Bldgs			
	All	Pre-47	Post-46		All	Pre-47	Post-46
1-5 units	2,246	1,312	934	1-5 units	5.8%	3.9%	17.5%
6-10 units	14,643	13,739	904	6-10 units	37.7%	41.0%	16.9%
11-19 units	5,612	5,301	311	11-19 units	14.4%	15.8%	5.8%
20-99 units	14,497	12,528	1,969	20-99 units	37.7%	37.4%	36.9%
100+ units	1,806	591	1,215	100+ units	4.6%	1.8%	22.8%
Unknown	70	66	4	Unknown	0.2%	0.2%	0.1%
Total	38,874	33,537	5,337	Total	100%	100%	100%

Source: NYC Department of Finance

Changes in Housing Affordability

Looking at NYC's economy during 2016, it showed many strengths as compared with the preceding year. Positive indicators include growing

3/1/17 through 2/28/18 (1.98% - i.e., the 10/1/16 to 9/30/17 rent projection (1.72%) times (.583), plus the 10/1/17 to 9/30/18 rent projection (2.35%) times (.417)) [The rent projection of 1.72% was previously reported as 1.78%, based on an outdated estimate of rent stabilized units.]

employment levels, which rose for the seventh consecutive year, increasing 2.0% in 2016. The unemployment rate also fell, declining by 0.5 percentage points, to 5.2%. Gross City Product (GCP) also increased for the seventh consecutive year, rising in real terms by 2.9% in 2016. The number of non-payment filings in Housing Court fell by 0.4%, and the number of cases heard in Housing Court fell 5.4%. Supplemental Nutrition Assistance Program (SNAP) caseloads also fell, for the third consecutive year, by 0.7%.

Negative indicators include the eighth consecutive year of increase in homeless levels, which rose to an average of almost 59,000 persons a night, an increase of 2.8% over 2015 levels. Cash assistance caseloads also rose, by 2.4% over 2015 levels. Inflation is also on the rise, with a 1.1% increase during 2016, compared to just 0.1% during 2015. Evictions also rose during 2016, increasing by 0.5%.

In addition, inflation-adjusted wages remained flat during the most recent 12-month period for which data is available (the fourth quarter of 2015 through the third quarter of 2016), rising just 0.1%.

The most recent numbers, from the fourth quarter of 2016 (as compared to the fourth quarter of 2015), show that homeless levels were up 4.6%; cash assistance levels were up 0.7%; SNAP recipients were up 0.4%; and the number of cases heard in Housing Court were up 7.9%.¹⁸ However, many fourth quarter indicators were positive, with employment levels up 1.2%, the unemployment rate down 0.5 percentage points, the number of non-payment filings in Housing Court down 2.2%, and fourth quarter GCP rising, by 1.8% in real terms.

On April 19, 2017 the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2017 Income & Affordability Study. The memo follows:

Memorandum

To: All Board Members
 From: Danielle Burger
 Date: April 19, 2017
 Re: 2017 Income & Affordability Study Follow-up

At the April 13, 2017 *Income & Affordability Study* (I&A) presentation, seven questions were asked for which an immediate answer could not be provided. Answers to three of these outstanding questions follow and answers to the remaining questions will be released in the upcoming weeks, as data becomes available.

Question 1: Can poverty rates be provided by neighborhood, correlated to the number of rent stabilized units in each neighborhood?

The following table provides the proportion of rent stabilized units in each sub-boro from the 2014 NYC *Housing and Vacancy Survey*. The corresponding poverty rates, from the two most recent American Community Surveys, are provided for comparison.

Borough/Sub-borough	Poverty Rate (2014)	Poverty Rate (2015)	% of Rent Stabilized Units (2014)
Bronx			
Mott Haven/Hunts Point	45.0%	40.4%	39.4%
Morrisania/East Tremont	44.2%	42.1%	43.1%
Highbridge/ S. Concourse	37.3%	36.1%	76.4%
University Heights/ Fordham	45.4%	38.3%	75.6%
Kingsbridge Heights/Mosholu	31.5%	33.3%	85.7%
Riverdale/Kingsbridge	22.5%	17.5%	44.5%
Soundview/Parkchester	29.8%	30.4%	35.1%
Throgs Neck/Co-op City	11.0%	11.8%	13.7%
Pelham Parkway	20.2%	23.7%	39.8%
Williamsbridge/Baychester	18.9%	19.7%	27.7%
Boroughwide	31.6%	30.4%	47.4%

Borough/Sub-borough	Poverty Rate (2014)	Poverty Rate (2015)	% of Rent Stabilized Units (2014)
Brooklyn			
Williamsburg/Greenpoint	23.1%	22.8%	37.7%
Brooklyn Heights/Fort Greene	19.4%	16.1%	18.5%
Bedford Stuyvesant	30.3%	33.7%	38.0%
Bushwick	27.1%	29.1%	30.2%
East New York/Starrett City	28.7%	28.4%	11.9%
Park Slope/Carroll Gardens	9.1%	8.5%	19.7%
Sunset Park	27.6%	31.6%	34.6%
North Crown Heights/Prospect Heights	24.6%	23.8%	43.8%
South Crown Heights	21.9%	20.2%	69.8%
Bay Ridge	21.8%	13.9%	34.4%
Bensonhurst	19.6%	20.1%	28.1%
Borough Park	32.7%	30.1%	33.9%
Coney Island	32.6%	21.0%	23.4%
Flatbush	20.8%	22.1%	56.4%
Sheepshead Bay/Gravesend	17.9%	16.4%	26.0%
Brownsville/Ocean Hill	38.6%	35.0%	35.4%
East Flatbush	19.2%	17.0%	38.1%
Flatlands/Canarsie	12.9%	12.4%	6.4%
Boroughwide	23.4%	22.3%	31.7%
Manhattan			
Greenwich Village/Financial District	8.0%	7.4%	22.4%
Lower East Side/Chinatown	21.8%	29.4%	40.4%
Chelsea/Clinton/Midtown	13.0%	13.2%	32.4%
Stuyvesant Town/Turtle-Bay	10.2%	10.0%	30.9%
Upper West Side	8.4%	11.7%	30.3%
Upper East Side	8.1%	4.5%	31.3%
Morningside Heights/Hamilton Heights	25.9%	25.6%	48.9%
Central Harlem	29.2%	24.1%	45.0%
East Harlem	36.3%	37.5%	33.1%
Washington Heights/Inwood	24.3%	21.7%	75.1%
Boroughwide	17.6%	17.6%	37.3%

Borough/Sub-borough	Poverty Rate (2014)	Poverty Rate (2015)	% of Rent Stabilized Units (2014)
Queens			
Astoria	17.1%	16.7%	41.1%
Sunnyside/Woodside	15.8%	11.6%	39.9%
Jackson Heights	17.1%	16.8%	35.8%
Elmhurst/Corona	20.6%	20.8%	39.6%
Middle Village/Ridgewood	13.4%	12.3%	23.8%
Rego Park/Forest Hills	11.2%	14.1%	36.2%
Flushing/Whitestone	18.8%	15.4%	25.3%
Hillcrest/Fresh Meadows	14.4%	11.3%	24.1%
Kew Gardens/Woodhaven	14.5%	15.2%	17.6%
South Ozone Park/Howard Beach	15.8%	11.8%	0.5%
Bayside/Little Neck	8.0%	8.7%	6.9%
Jamaica	15.1%	13.2%	13.8%
Bellerose/Rosedale	8.7%	6.6%	3.1%
Rockaways	19.7%	19.9%	17.4%
Boroughwide	15.2%	13.8%	24.1%
Staten Island			
North Shore	22.5%	21.8%	11.9%
Mid-Island	9.1%	14.0%	2.7%
South Shore	10.3%	7.3%	3.9%
Boroughwide	14.5%	14.4%	6.6%
Citywide	20.9%	20.0%	32.3%

Source: 2014 NYC Housing and Vacancy Survey and 2014 and 2015 American Community Survey

Question 2: Can the number of evictions ordered be provided, in comparison to the number of evictions actually carried out?

Evictions are executed under the jurisdiction of the NYC Department of Investigation, specifically through marshals supervised by that agency. Reported annually by the RGB are the number of evictions actually carried out by the marshals. To execute an eviction, first a judgement is issued by Housing Court, after which time marshals can file with Housing Court to obtain a warrant for eviction. As such, Housing Court is able to provide the number of warrants that are issued to marshals. However, more than one warrant may be issued for a single Housing Court case (such as when a tenant is given additional time by the judge to pay back rent). Housing Court is not able to provide an estimate of how many cases may involve multiple warrants. In 2016, 113,654 warrants were issued by Housing Court, and 22,089 evictions were actually executed by marshals, a proportion of 19.4%. In 2015, this proportion was 19.7%, and in 2014 it was 23.1%.

18 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.

On May 19, 2017 the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2017 Income & Affordability Study. The memo follows:

Memorandum

To: All Board Members
 From: Danielle Burger
 Date: May 19, 2017
 Re: 2017 Income & Affordability Study Follow-up

At the April 13, 2017 Income & Affordability Study (I&A) presentation, questions were asked for which an immediate answer could not be provided. Three questions were answered in a memo dated April 19, 2017. Answers to the remaining of these outstanding questions follow.

Question 1: Can evictions be provided by zip code?

Eviction data comes from the NYC Department of Investigation (DOI), specifically through marshals supervised by that agency. DOI releases summary data, by borough. They are unable to directly run this data by zip code, but referred the RGB to a relatively new online portal of eviction data. Marshals began uploading this data to the website in late 2015. Note that the total number of evictions provided by the website is somewhat lower than what is released directly from DOI (22,089 evictions reported by DOI directly and 20,751 evictions reported via the DOI website at the time of the publication of this memo). Records are 9.7% lower in Brooklyn, 3.0% lower in the Bronx, 6.4% lower in Manhattan, 4.1% lower in Queens, 6.4% lower in Staten Island, and 6.1% lower for the City as a whole. Note that while records are incomplete, a pattern by zip code can still be seen.

In addition, when viewing individual listings of evictions, staff became aware that the summary data released by DOI is data of the number of warrants executed by marshals, including multiple warrants for the same unit, at the same address, executed on the same day. Multiple warrants are issued when warrants are obtained in the names of multiple people living at the same address. The only way to get a better estimate of the number of households actually evicted is to manually look through the individual records for duplicates, an inexact science. The RGB estimates that Citywide there are approximately 14% more warrants issued for eviction than there are households evicted (20,751 warrants versus 18,161 households, per the somewhat incomplete DOI website). By borough, the disparity ranges from a difference of 7% in Manhattan to 25% in Queens. The table below provides the number of residential evictions by zip code in 2016, including both the unedited data provided by the DOI website (referred to as "unedited number of evictions" in the table) and the manually edited data by the RGB (referred to as "edited number of evictions" in the table) to remove duplicates. A more in-depth definition of "edited" versus "unedited" can be found at the end of the table. As noted above, the records are somewhat incomplete as compared to the summary data that comes directly from DOI, but are complete enough to show a pattern by zip code.

Borough/Zip Code	Edited Number of Evictions	Unedited Number of Evictions
Bronx		
10451	257	277
10452	325	348
10453	488	535
10454	147	161
10455	186	196
10456	440	488
10457	462	514
10458	575	620
10459	206	229
10460	420	459
10461	117	127
10462	325	355
10463	181	200
10464	7	9
10465	55	60
10466	283	312
10467	591	643
10468	418	452
10469	159	184
10470	83	91
10471	32	32
10472	256	277
10473	171	183
10474	91	101
10475	71	73
Total	6,346	6,926
Brooklyn		
11201	47	49
11203	254	304
11204	55	60
11205	48	54
11206	144	182
11207	358	426
11208	363	468
11209	100	117
11210	191	239
11211	50	58
11212	433	531
11213	279	321
11214	92	106
11215	27	29
11216	168	192
11217	40	44
11218	76	86

Borough/Zip Code	Edited Number of Evictions	Unedited Number of Evictions
Brooklyn (continued)		
11219	61	68
11220	84	96
11221	262	303
11222	33	37
11223	88	96
11224	113	130
11225	223	262
11226	449	525
11228	25	29
11229	83	92
11230	125	153
11231	26	31
11232	28	36
11233	331	402
11234	122	149
11235	104	118
11236	197	231
11237	78	90
11238	71	82
11239	49	54
11249	26	30
11255	1	1
Total	5,304	6,281
Manhattan		
10001	44	46
10002	74	80
10003	53	55
10004	3	3
10005	17	16
10006	8	8
10007	2	2
10009	100	101
10010	30	30
10011	42	47
10012	29	30
10013	26	28
10014	23	23
10016	47	49
10017	12	14
10018	26	28
10019	78	82
10020	0	0
10021	31	33
10022	30	31
10023	42	42

Borough/Zip Code	Edited Number of Evictions	Unedited Number of Evictions
Manhattan (continued)		
10024	35	35
10025	94	97
10026	82	84
10027	140	154
10028	41	43
10029	173	186
10030	118	124
10031	159	174
10032	140	152
10033	138	153
10034	104	116
10035	89	95
10036	68	75
10037	89	96
10038	18	20
10039	112	120
10040	123	135
10044	11	12
10065	29	30
10069	4	4
10075	9	9
10101	1	1
10128	41	44
10162	1	1
10280	11	11
10282	3	3
Total	2,550	2,722
Queens		
11004	3	3
11101	50	66
11102	45	52
11103	39	50
11104	28	32
11105	36	49
11106	60	69
11109	10	10
11354	65	68
11355	86	105
11356	26	33
11357	13	18
11358	16	20
11360	16	18
11361	17	20
11362	7	8
11363	4	4

Borough/Zip Code	Edited Number of Evictions	Unedited Number of Evictions
Queens (continued)		
11364	10	15
11365	51	61
11366	9	9
11367	61	71
11368	198	238
11369	29	36
11370	29	38
11372	96	114
11373	88	113
11374	61	67
11375	61	70
11377	95	118
11378	30	36
11379	23	31
11385	140	185
11411	30	38
11412	71	89
11413	86	112
11414	21	31
11415	49	53
11416	46	52
11417	41	57
11418	65	82
11419	66	91
11420	62	91
11421	57	73
11422	56	79
11423	70	79
11426	12	16
11427	24	30
11428	17	19
11429	50	64
11430	2	2
11432	116	154
11433	103	134
11434	154	200
11435	135	168
11436	39	53
11691	258	311
11692	74	93
11693	39	48
11694	55	66
Total	3,300	4,112

On June 1, 2017 the staff of the Rent Guidelines Board released a memo to Board members with additional data from the NYS Division of Housing and Community Renewal (DHCR). The memo follows:

Memorandum

To: All Board Members
 From: Andrew McLaughlin
 Date: June 1, 2017
 Re: Additional DHCR Data

At the request of the Board, the NYS Division of Housing and Community Renewal (DHCR) was asked to run detailed data on the prevalence of preferential rents and the amount of allowed Major Capital Improvements (MCIs) by zip code for calendar year 2016. To further put this data in context, RGB staff used an earlier version of the 2016 DHCR registration file to assess the number of occupied rent stabilized units in each borough. As noted at the bottom of the table, there were approximately 1,474 fewer records in the file used by the RGB than in the most recent file available to DHCR. Note that the analysis of units with preferential rents and allowed MCI costs are not correlated. MCI costs are for all apartments, regardless of rent levels.

2016 DHCR Data (Units with Preferential Rents and Allowed MCI costs)

Borough / Zip Code	Units with Preferential Rents*	Number of Occupied Rent Stabilized Units**	% of Occupied Units with Preferential Rents	Borough / Zip Code	2016 MCI Allowed Cost
Manhattan				Manhattan	
10001	2,921	4,955	59.0%	10001	\$1,268,867
10002	2,086	6,626	31.5%	10002	\$676,850
10003	1,413	6,654	21.2%	10003	\$3,211,888
10005	224	645	34.7%	10005	--
10006	4	59	6.8%	10006	--
10007	81	802	10.1%	10007	\$7,055
10009	5,450	13,594	40.1%	10009	\$1,643,942
10010	2,328	5,603	41.5%	10010	\$1,771,435
10011	1,840	7,034	26.2%	10011	\$12,888,116
10012	292	2,612	11.2%	10012	\$226,198
10013	1,270	3,361	37.8%	10013	\$837,468
10014	739	4,406	16.8%	10014	\$4,852,026
10016	1,313	6,246	21.0%	10016	\$13,319,966

Borough/Zip Code	Edited Number of Evictions	Unedited Number of Evictions
Staten Island		
10301	123	133
10302	45	50
10303	70	77
10304	132	137
10305	49	53
10306	50	52
10307	14	16
10308	15	15
10309	18	18
10310	60	66
10312	29	32
10314	56	61
Total	661	710
Citywide	18,161	20,751

Source: NYC Department of Investigation, NYC Marshals Office, Citywide Performance Reporting website

Definitions:

"Edited Number of Evictions:" Eviction data that was manually edited by staff of the NYC Rent Guidelines Board to remove multiple warrants issued for the same units, on the same day, in the names of different tenants, in order to estimate the number of households evicted, rather than the number of warrants for eviction issued. Note that the edited data is only an approximation of the number of households evicted.

"Unedited Number of Evictions:" Eviction data derived directly from the Citywide Performance Reporting section of the DOI website, including multiple warrants issued for single households, on the same day, but in different names.

Question 2: Can evictions in NYCHA housing be provided?

The New York City Housing Authority provided the number of evictions for 2010-2016. They also specified which evictions were for non-payment of rent and which were for other (unspecified) reasons. The table below details the evictions, by year.

Year	Evictions (Non-Payment of Rent)	Evictions (Other)	Evictions (Total)
2010	531	393	924
2011	610	322	932
2012	538	376	914
2013	633	430	1,063
2014	458	338	796
2015	281	336	617
2016	317	331	648

Source: NYC Housing Authority

Question 3: Does the NYC Department of Homeless Services track the type of housing that those seeking shelter left before shelter intake, specifically for rent stabilized housing?

The agency does not specifically ask those seeking shelter for this type of information. The agency does ask those seeking shelter for their most recent address. As detailed in the 2015 *Income and Affordability (I&A) Study*, in 2014 the NYC Independent Budget Office used this information (from 2002-2012) to geocode the address and determine whether the most recent address was in a building containing rent stabilized units (they cannot determine if the unit was rent stabilized). For in-depth results of that report, see the 2015 *I&A Study* or read the report, here: <http://www.ibo.nyc.ny.us/liboreports/2014dhs.pdf>.

Borough / Zip Code	Units with Preferential Rents*	Number of Occupied Rent Stabilized Units**	% of Occupied Units with Preferential Rents	Borough / Zip Code	2016 MCI Allowed Cost
10017	367	1,466	25.0%	10017	\$154,075
10018	1,848	3,293	56.1%	10018	\$29,716
10019	3,976	8,921	44.6%	10019	\$6,427,870
10021	546	3,450	15.8%	10021	\$2,526,986
10022	322	2,570	12.5%	10022	\$2,700,086
10023	2,652	8,447	31.4%	10023	\$2,597,902
10024	955	6,960	13.7%	10024	\$6,989,018
10025	2,776	13,143	21.1%	10025	\$8,286,248
10026	1,595	5,447	29.3%	10026	\$642,470
10027	1,799	7,908	22.7%	10027	\$666,989
10028	1,021	5,052	20.2%	10028	\$3,255,484
10029	3,382	7,585	44.6%	10029	\$1,010,654
10030	1,454	4,960	29.3%	10030	\$815,911
10031	2,503	9,940	25.2%	10031	\$3,116,797
10032	2,800	12,595	22.2%	10032	\$6,547,221
10033	2,823	12,578	22.4%	10033	\$8,961,033
10034	3,033	10,425	29.1%	10034	\$4,895,832
10035	1,406	4,261	33.0%	10035	\$360,833
10036	5,068	9,787	51.8%	10036	\$1,102,714
10037	1,572	4,768	33.0%	10037	\$439,519
10038	2,166	2,655	81.6%	10038	--
10039	988	3,398	29.1%	10039	--
10040	3,266	10,850	30.1%	10040	\$5,949,606
10065	321	3,141	10.2%	10065	\$1,502,814
10069	968	1,163	83.2%	10069	--
10075	297	3,193	9.3%	10075	\$897,987
10128	1,180	5,201	22.7%	10128	\$2,441,972
10280	349	410	85.1%	10280	--
10282	1,590	1,880	84.6%	10282	--
Total	72,984	238,044	30.7%	Total	\$113,023,547

Staten Island			Staten Island		
10301	1,420	2,599	54.6%	10301	\$667,296
10302	161	435	37.0%	10302	--
10304	88	620	14.2%	10304	--
10305	184	392	46.9%	10305	--
10306	858	1,332	64.4%	10306	--
10307	15	25	60.0%	10307	--

Borough/ Zip Code	Units with Preferential Rents*	Number of Occupied Rent Stabilized Units**	% of Occupied Units with Preferential Rents	Borough/ Zip Code	2016 MCI Allowed Cost
10310	224	414	54.1%	10310	--
10314	139	476	29.2%	10314	\$107,650
Total	3,089	6,293	49.1%	Total	\$774,946

Bronx				Bronx	
10451	1,746	6,885	25.4%	10451	\$915,593
10452	4,562	17,925	25.5%	10452	\$5,735,717
10453	4,232	15,832	26.7%	10453	\$3,026,062
10454	1,839	4,250	43.3%	10454	\$240,860
10455	1,726	5,667	30.5%	10455	\$252,787
10456	3,986	13,932	28.6%	10456	\$2,324,476
10457	3,624	12,869	28.2%	10457	\$2,592,167
10458	5,423	18,371	29.5%	10458	\$5,770,569
10459	1,921	7,473	25.7%	10459	--
10460	2,164	8,120	26.7%	10460	\$2,657,956
10461	1,943	5,884	33.0%	10461	\$2,331,317
10462	2,488	9,104	27.3%	10462	\$2,936,791
10463	2,917	10,418	28.0%	10463	\$1,720,948
10464	12	125	9.6%	10464	--
10465	95	303	31.4%	10465	--
10466	1,228	4,541	27.0%	10466	\$3,286,850
10467	5,276	19,815	26.6%	10467	\$4,893,578
10468	4,718	18,335	25.7%	10468	\$6,852,506
10469	1,199	2,149	55.8%	10469	\$12,223,171
10470	690	1,717	40.2%	10470	\$193,790
10471	652	2,079	31.4%	10471	\$144,052
10472	1,922	6,601	29.1%	10472	\$1,961,895
10473	376	2,763	13.6%	10473	\$3,058,544
10474	504	2,075	24.3%	10474	--
10475	180	350	51.4%	10475	\$1,289,575
Total	55,423	197,583	28.1%	Total	\$64,409,206

Queens				Queens	
11004	2	261	0.8%	11004	--
11101	1,655	5,728	28.9%	11101	\$123,384
11102	2,376	5,093	46.7%	11102	\$356,639
11103	2,362	5,970	39.6%	11103	\$249,995
11104	2,054	5,963	34.4%	11104	\$1,436,712

Borough/ Zip Code	Units with Preferential Rents*	Number of Occupied Rent Stabilized Units**	% of Occupied Units with Preferential Rents	Borough/ Zip Code	2016 MCI Allowed Cost
11105	1,736	3,826	45.4%	11105	\$52,272
11106	2,935	7,071	41.5%	11106	\$1,758,597
11354	2,113	4,682	45.1%	11354	--
11355	3,909	9,024	43.3%	11355	\$5,009,182
11356	38	126	30.2%	11356	\$17,533
11357	54	256	21.1%	11357	--
11358	537	1,324	40.6%	11358	--
11360	246	398	61.8%	11360	\$1,052,372
11361	485	1,069	45.4%	11361	\$444,963
11362	108	144	75.0%	11362	--
11363	19	103	18.4%	11363	--
11364	452	1,059	42.7%	11364	\$1,429,689
11365	1,742	3,268	53.3%	11365	--
11366	147	232	63.4%	11366	--
11367	1,121	2,728	41.1%	11367	\$3,232,967
11368	3,102	7,724	40.2%	11368	\$8,533,216
11369	165	528	31.3%	11369	\$365,478
11370	95	306	31.0%	11370	\$23,813
11372	2,853	9,177	31.1%	11372	\$2,940,471
11373	3,287	9,807	33.5%	11373	\$3,919,203
11374	2,114	6,357	33.3%	11374	\$8,091,123
11375	2,056	6,144	33.5%	11375	\$3,061,437
11377	3,398	8,721	39.0%	11377	\$1,792,262
11378	176	274	64.2%	11378	--
11379	421	903	46.6%	11379	--
11385	2,201	7,056	31.2%	11385	\$927,020
11411	13	58	22.4%	11411	--
11412	54	119	45.4%	11412	--
11413	54	98	55.1%	11413	--
11414	12	146	8.2%	11414	--
11415	1,280	2,699	47.4%	11415	\$866,910
11416	58	160	36.3%	11416	--
11417	75	262	28.6%	11417	--
11418	743	1,689	44.0%	11418	\$19,174
11419	151	382	39.5%	11419	\$157,302
11420	50	112	44.6%	11420	--
11421	515	1,011	50.9%	11421	\$406,404
11422	11	14	78.6%	11422	--

Borough/ Zip Code	Units with Preferential Rents*	Number of Occupied Rent Stabilized Units**	% of Occupied Units with Preferential Rents	Borough/ Zip Code	2016 MCI Allowed Cost
11423	490	1,560	31.4%	11423	\$402,855
11426	100	244	41.0%	11426	--
11427	842	1,646	51.2%	11427	\$14,630
11428	95	364	26.1%	11428	\$1,155,372
11429	10	198	5.1%	11429	--
11432	3,309	6,297	52.5%	11432	\$2,718,942
11433	267	504	53.0%	11433	--
11434	231	475	48.6%	11434	--
11435	2,643	5,491	48.1%	11435	\$1,736,913
11436	1	4	25.0%	11436	--
11691	2,425	5,048	48.0%	11691	\$1,558,472
11692	54	80	67.5%	11692	--
11693	140	202	69.3%	11693	--
11694	693	1,129	61.4%	11694	--
Total	58,275	145,314	40.1%	Total	\$53,855,301

Brooklyn				Brooklyn	
11201	3,667	7,193	51.0%	11201	\$1,070,384
11203	1,298	6,038	21.5%	11203	\$550,021
11204	1,335	5,351	24.9%	11204	\$486,286
11205	1,030	2,869	35.9%	11205	\$150,228
11206	1,618	4,429	36.5%	11206	\$94,250
11207	1,405	3,835	36.6%	11207	\$113,659
11208	970	3,034	32.0%	11208	\$120,199
11209	3,496	9,393	37.2%	11209	\$1,865,627
11210	1,139	7,045	16.2%	11210	\$376,246
11211	1,984	7,371	26.9%	11211	\$231,367
11212	1,670	6,589	25.3%	11212	\$190,505
11213	1,718	9,156	18.8%	11213	\$1,932,295
11214	3,181	7,942	40.1%	11214	\$1,309,195
11215	1,545	4,566	33.8%	11215	\$1,369,230
11216	1,747	5,819	30.0%	11216	\$529,249
11217	1,355	3,023	44.8%	11217	\$1,055,346
11218	1,842	7,819	23.6%	11218	\$1,620,633
11219	1,302	6,231	20.9%	11219	\$558,521
11220	1,770	5,762	30.7%	11220	\$149,362
11221	1,689	5,703	29.6%	11221	\$170,414
11222	1,055	4,704	22.4%	11222	\$309,701

Borough/ Zip Code	Units with Preferential Rents*	Number of Occupied Rent Stabilized Units**	% of Occupied Units with Preferential Rents	Borough/ Zip Code	2016 MCI Allowed Cost
11223	1,999	5,869	34.1%	11223	\$298,866
11224	488	1,115	43.8%	11224	--
11225	2,551	12,703	20.1%	11225	\$2,960,629
11226	4,889	21,950	22.3%	11226	\$5,879,799
11228	404	839	48.2%	11228	\$27,253
11229	1,875	7,237	25.9%	11229	\$1,236,813
11230	3,017	11,901	25.4%	11230	\$1,797,690
11231	394	1,263	31.2%	11231	\$60,669
11232	643	2,192	29.3%	11232	\$78,828
11233	1,104	5,084	21.7%	11233	\$324,715
11234	403	1,168	34.5%	11234	\$64,315
11235	2,843	9,700	29.3%	11235	\$3,443,413
11236	198	801	24.7%	11236	--
11237	1,482	5,161	28.7%	11237	\$220,313
11238	1,850	6,295	29.4%	11238	\$184,339
11249	647	1,826	35.4%	11249	\$16,650
Total	61,603	218,976	28.1%	Total	\$30,847,009

Citywide Total **251,374** **806,210** **31.2%** **Citywide Total** **\$262,910,009**

Source: NYS Division of Housing and Community Renewal

* Units with preferential rents by zip code data was received by DHCR on May 24, 2017 from their most recent registration file.

** The number of occupied rent stabilized units by zip code was run by the RGB from a DHCR registration file sent to the RGB in March of 2017. There are approximately 1,474 fewer units in the file used to run this figure than the file used to run the number of units with a preferential rent. This figure includes only those units registered as being occupied at the time of registration. It excludes 33,850 vacant units and exempt units.

On May 24, 2017 the staff of the Rent Guidelines Board released a memo to Board members with additional information about the April 2017 submission to the Board prepared by Tim Collins. The memo follows:

Memorandum

To: All Board Members
 From: Andrew McLaughlin
 Date: 5/24/17
 Re: April 2017 Submission to the Board Prepared by Tim Collins

At the Rent Guideline Board's (RGB) Invited Group Testimony on April 20th, former RGB Executive Director Tim Collins presented testimony regarding calculations made by him showing the amount that rents should have increased over time to keep owners whole (what the RGB is terming "necessary" increases), and the amount that rents actually increased under RGB guidelines (what the RGB is terming "authorized" increases). His calculations rely on summary data reported to the RGB from the NYC Department of Finance's annual Real Property Income and Expense (RPIE) filings. His data starts in 1991 (the first year that detailed RPIE data is available for) and extends to 2017.

RGB staff replicated his methodology in order to ensure accuracy. Staff, to the extent possible, used figures that were not rounded, to ensure maximum accuracy (which had only a minor effect). We also corrected some numbers that were incorrect, such as the cost-to-income ratio in 2014, inflation figures from 2014-2016 (earlier data is annual and data from 2014 forward is point-to-point), and the rent index in 2016. We opted not to include 2017 data, as Mr. Collins did, as no data is available and any estimates would be speculative. As Mr. Collins did, we estimated cost increases and the cost-to-income ratio for 2016, but most likely used different assumptions (as we had no information regarding his methodology in making these assumptions). For 2016 estimates of cost increases and the cost-to-income ratio, the RGB opted to use a weighted Price Index to estimate costs, and a 3-year average to estimate RPIE-reported cost-to-income ratios. As longitudinal data was not available in 2004, estimates were also made for that year (with both the RGB and Mr. Collins using the same estimated figure). Also note that the "authorized" rent increases are based entirely on the RGB Rent Index, which is in itself only an estimate, relying on assumptions about the proportion of tenants who take one-year leases versus two-year leases, and the prevalence of vacancies (which are not authorized by the RGB and are estimated from registration data supplied by the NYS Division of Housing and Community Renewal).

Note that had Mr. Collins' spreadsheet ended with the year 2016, the difference between his calculated "necessary" increases and "authorized" increases would have been 45.7 percentage points. Per RGB calculations, this difference is estimated to be 36.4 percentage points (using the assumptions outlined above). This is because our estimate of operating costs changes for the year 2016 is 4.4% (a weighted average of the two PIOC that cover that year), versus -1.2% in Mr. Collins' spreadsheet (the PIOC decrease that covers only one quarter of calendar year 2016). We also found the rent index to be lower than that reported by Mr. Collins, at 1.6% (not an estimate) versus his figure of 2.1%.

Year-by-year figures as calculated by the RGB follow in the table on the next page. For comparison, Mr. Collins' table that was contained with his submission from April 20th is also included. While some of the column labels are different, the RGB table and Mr. Collins' table follow the same order. Per Mr. Collins' calculations, through 2016 rent increases authorized by the RGB rose a cumulative 189%, but only needed to increase 143% to keep owners whole. Per RGB calculations, using the same methodology, rents rose 187%, and needed to rise 151%. Also note that Mr. Collins opts to use an audited cost-to-income ratio (approximately 8% lower than figures reported annually by the Department of Finance). Had unaudited figures been used, per RGB calculations using Mr. Collins' methodology, rent would have risen 187%, and rents would have needed to rise 157%.

Table from Mr. Collins' April 20th Submission

TABLE OF CALCULATIONS: ANNUALIZED COMMENSURATE ADJUSTMENTS 1991-2017

A	B	C	D	E	F	G	H	I	J	K
YEAR	COST	O&M RAT	COST*O&M	CPI/APRIL*	NOI	NOI*CPI	Col. D plus G	RENT INDX	100	100
1991	0.034	0.63	0.02142	4.55%	0.37	0.016830325	0.038250325	0.041	103.83	104.1
1992	0.042	0.63	0.02646	3.59%	0.37	0.013287293	0.039747293	0.037	107.95	107.9517
1993	0.021	0.63	0.01323	3.00%	0.37	0.0111	0.02433	0.031	110.58	111.298203
1994	0.025	0.61	0.01525	2.39%	0.39	0.009339806	0.024589806	0.029	113.30	114.525851
1995	0.025	0.59	0.01475	2.53%	0.41	0.010366625	0.025116625	0.031	116.14	118.076152
1996	0.054	0.6	0.0324	2.90%	0.4	0.011590629	0.043990629	0.045	121.25	123.389579
1997	0.019	0.58	0.01102	2.34%	0.42	0.00981426	0.02083426	0.052	123.78	129.805837
1998	0.015	0.56	0.0084	1.64%	0.44	0.007213115	0.015613115	0.037	125.71	134.608653
1999	0.035	0.55	0.01925	1.96%	0.45	0.008813364	0.028063364	0.038	129.24	139.732782
2000	0.084	0.56	0.04704	3.11%	0.46	0.014293785	0.061333785	0.042	137.17	145.59218
2001	0.048	0.56	0.02688	2.52%	0.44	0.011090411	0.037970411	0.05	142.37	152.87179
2002	0.069	0.57	0.03933	2.57%	0.43	0.011031534	0.050361534	0.045	149.54	159.75102
2003	0.125	0.62	0.0775	3.07%	0.38	0.011683168	0.089183168	0.041	162.88	166.300812
2004	0.073	0.62	0.04526	3.54%	0.38	0.013447927	0.058707927	0.055	172.44	175.447357
2005	0.06	0.65	0.039	3.86%	0.35	0.013500977	0.052500977	0.046	181.50	183.517935
2006	0.041	0.63	0.02583	3.76%	0.37	0.013916314	0.039746314	0.043	188.71	191.409206
2007	0.052	0.62	0.03224	2.83%	0.38	0.010743996	0.042983996	0.042	196.82	199.448393
2008	0.064	0.64	0.04096	3.90%	0.36	0.014026262	0.054986262	0.047	207.64	208.822467
2009	0.001	0.63	0.00063	0.44%	0.37	0.001636724	0.00226724	0.075	208.12	224.484152
2010	0.009	0.62	0.00558	1.71%	0.38	0.006480819	0.012060819	0.052	210.63	236.157328
2011	0.041	0.63	0.02583	2.85%	0.37	0.01052868	0.03635868	0.037	218.28	244.895149
2012	0.032	0.6	0.0192	1.97%	0.4	0.007863781	0.027063781	0.044	224.19	255.670536
2013	0.05	0.61	0.0305	1.68%	0.39	0.006554349	0.037054349	0.041	232.10	266.153028
2014	0.057	0.62	0.03534	2.00%	0.38	0.0076	0.04294	0.041	242.48	277.065302
2015	0.011	0.588	0.006468	0.00%	0.412	0	0.006468	0.022	244.05	283.160739
2016	-0.012	0.57	-0.00684	1.00%	0.43	0.0043	-0.00254	0.021	243.43	289.107114
2017	0.062	0.59	0.03658	2.30%	0.41	0.00943	0.04601	0.016	254.63	293.732828

RGB Adjustments to "Table of Calculations: Annualized Commensurate Adjustments 1991-2017," by Tim Collins (as released to RGB on April 20, 2017)

Year	% Increase in Cost	Audited Cost-to-income Ratio	COST*O&M Ratio	CPI Increase	NOI Ratio	NOI*CPI	(Cost*O&M Ratio) + (NOI*CPI)	RGB Rent Index	"Necessary" Rent Increases, Cumulative (starts at 100)	"RGB Authorized" Rent Increases, Cumulative (starts at 100)
1991	3.4%	0.63	0.02138	4.55%	0.37	0.01689	0.03827	4.10%	103.83	104.10
1992	4.2%	0.63	0.02650	3.59%	0.37	0.01325	0.03975	3.73%	107.95	107.97
1993	2.1%	0.62	0.01312	3.00%	0.38	0.01126	0.02438	3.07%	110.59	111.28
1994	2.5%	0.61	0.01517	2.39%	0.39	0.00941	0.02459	2.88%	113.30	114.49
1995	2.5%	0.59	0.01487	2.53%	0.41	0.01025	0.02512	3.07%	116.15	118.00
1996	5.4%	0.60	0.03251	2.90%	0.40	0.01155	0.04407	4.51%	121.27	123.32
1997	1.9%	0.58	0.01113	2.34%	0.42	0.00978	0.02091	5.21%	123.80	129.74
1998	1.5%	0.56	0.00863	1.64%	0.44	0.00723	0.01586	3.68%	125.77	134.51
1999	3.5%	0.55	0.01905	1.96%	0.45	0.00885	0.02790	3.76%	129.28	139.57
2000	8.4%	0.56	0.04750	3.11%	0.44	0.01360	0.06111	4.19%	137.18	145.42
2001	4.8%	0.56	0.02688	2.52%	0.44	0.01103	0.03791	4.97%	142.38	152.65
2002	6.9%	0.57	0.03959	2.57%	0.43	0.01094	0.05053	4.48%	149.57	159.49
2003	12.5%	0.62	0.07766	3.07%	0.38	0.01162	0.08929	4.13%	162.93	166.08
2004	7.3%*	0.62	0.04527	3.54%	0.38	0.01344	0.05872	5.47%	172.49	175.18
2005	6.0%	0.65	0.03928	3.86%	0.35	0.01353	0.05280	4.61%	181.60	183.26
2006	4.1%	0.63	0.02588	3.76%	0.37	0.01380	0.03969	4.26%	188.81	191.06
2007	5.2%	0.62	0.03215	2.83%	0.38	0.01065	0.04280	4.18%	196.89	199.05
2008	6.4%	0.64	0.04129	3.90%	0.36	0.01392	0.05521	4.68%	207.76	208.36
2009	0.1%	0.63	0.00051	0.44%	0.37	0.00165	0.00216	7.46%	208.21	223.89
2010	0.9%	0.62	0.00557	1.71%	0.38	0.00649	0.01206	5.21%	210.72	235.56
2011	4.1%	0.62	0.02502	2.85%	0.38	0.01088	0.03590	3.68%	218.28	244.24
2012	3.2%	0.60	0.01935	1.97%	0.40	0.00777	0.02712	4.39%	224.20	254.95
2013	5.0%	0.61	0.03025	1.68%	0.39	0.00661	0.03685	4.12%	232.46	265.45
2014	5.6%	0.61	0.03379	1.32%	0.39	0.00521	0.03900	4.06%	241.53	276.24
2015	1.1%	0.59	0.00618	0.13%	0.41	0.00052	0.00670	2.19%	243.15	282.29
2016	4.4%*	0.60*	0.02627	1.08%	0.40*	0.00431	0.03058	1.64%	250.58	286.93

*Estimates
 Source: Annual RGB Income and Expense Studies, U.S. Bureau of Labor Statistics, and annual RGB Explanatory Statements.

On June 22, 2017 the staff of the Rent Guidelines Board released a memo to Board members related to the Rent Stabilization Association's June 2017 RGB #49 submission. The memo follows:

Memorandum

To: All Board Members
 From: Andrew McLaughlin
 Date: 6/22/17
 Re: Rent Stabilization Association's June 2017 RGB #49 Submission - Addendum A

On April 20, 2017, Tim Collins submitted an analysis to the Board asserting that increases in rent guidelines from 1991 to the present have exceeded what is needed to keep rent stabilized owners' profits stable over time. In response to requests by Board members, RGB staff prepared a memo, dated May 24, 2017, that assessed the accuracy of Mr. Collins' calculations and made minor changes and corrections. In response to Mr. Collins' analysis, and the May 24 Memo, the RSA submitted in June 2017 "RGB #49 Submission - Addendum A", including a table of "adjustments" to Mr. Collins' analysis and text explaining their methodology. (For reference, the RSA table is annexed to this memo.) In response to a request from RGB Board Member Scott Walsh, the RGB staff has reviewed the RSA submission to compare its methodology to the Collins analysis and to assess the accuracy of the RSA calculations,¹ as was done with Mr. Collins' earlier submission.

Mr. Collins' analysis (as adjusted slightly by the RGB in the May 24 memo) found that the rent increases needed to keep owners' profits stable rose a cumulative 151% since 1991, while authorized RGB increases rose 187%. The basic premise of Mr. Collins' analysis is that owners are "made whole" if rent guideline increases cover increased expenses and maintain NOI (adjusted for inflation using the Consumer Price Index (CPI)). He therefore makes two adjustments to income. First, on that portion of income that is used to pay expenses (known as the cost-to-income ratio),² he adjusts using cost increases as reported on annual RPIE statements filed by owners with the NYC Department of Finance (and as reported in annual RGB Income and Expense Studies). Second, on that portion of income that is left over after expenses are paid (NOI), he adjusts for the effect of inflation as reported in the CPI for the NYC metropolitan area.

The RSA analysis challenges Mr. Collins' basic premise. The RSA contends that in order to make owners "whole," the change in RPIE-reported costs must be applied to total income, which includes adjusting the NOI portion of the dollar by the change in RPIE-reported expenses, as opposed to the CPI.³ According to the RSA, "inflation adjusting net operating income by the CPI does not provide any real increase in owner's profit. It leaves owners 'whole' only in the sense that if owners' profits were ten cents on the dollar in 1990, they are still 10 cents on the dollar today." The RSA therefore concludes that a cumulative 200% guideline increase was necessary to keep owners "whole," as opposed to the 187% increase authorized by the RGB.

In short, the material difference between the Collins analysis and the RSA analysis is that Mr. Collins applies cost increases to approximately 61% of total income,⁴ and adjusts NOI for inflation, while the RSA applies cost increases to 100% of total income.

¹ The RGB has only minor issues with the figures used by the RSA in their analysis, including the individual un-audited cost-to-income ratios, which in some cases differ with those calculated by the RGB. However, changes to these ratios would have no effect on the RSA overall calculations (see Footnote #3).

² Cost-to-income ratios are used in the methodology of each of the RGB commensurate adjustments, as reported in annual Price Index of Operating Costs Survey reports, which rely in part on cost-to-income ratios to calculate guidelines that keep owners "whole." Mr. Collins uses audited cost-to-income ratios, approximately 8% lower than un-audited cost-to-income ratios reported by the NYC Department of Finance.

³ We base our understanding of the RSA methodology on the calculations reflected in its table of adjustments to Mr. Collins' analysis. We note that the text of the RSA submission misstates its methodology ("we made the inflation adjustment to net operating income using the PIOC rather than the CPI"). In fact, the table of adjustments uses the change in RPIE-reported expenses, not the PIOC. In addition, while calculations are shown adjusting NOI by the change in RPIE-reported expenses, these calculations have no effect on their overall conclusion, which relies on adjustments to total income, not the NOI. We also note that the heading of the eighth column in the RSA table is incorrect. It is not "(Cost*O&M Ratio) + (NOI*CPI)" (which is the heading for this column in the RGB May 24 memo), but rather "(Cost*O&M Ratio) + (NOI*% Increase in Cost)". Finally, we note that the RSA uses unaudited cost-to-income ratios (which differ slightly from those calculated by the RGB), while Mr. Collins uses audited ratios. However, the RSA analysis does not depend on either audited or unaudited data because the RSA methodology adjusts total income by cost increases. Accordingly, any cost-to-income ratio could be substituted into their equation and provide the same result.

⁴ The average cost to income ratio from 1991-2016 is 61% as reported in annual RGB Income and Expense Studies.

RSA Adjustments to "Table of Calculations: Annualized Commensurate Adjustments 1991-2017," by Tim Collins (as released to RGB on April 20, 2017)

Year	% Increase in Cost	Non-Audited Cost-to-Income Ratio	COST+O&M Ratio	CPI Increase	NOI Ratio	NOI+Cost Increase	(Cost+O&M Ratio) + (NOI+Cost)	RGB Rent Index	"Necessary" Rent Increases, Cumulative (starts at 100)	"RGB Authorized" Rent Increases, Cumulative (starts at 100)
1991	3.4%	0.68	0.02309	4.55%	0.32	0.01091	0.03400	4.10%	100.00	100.00
1992	4.2%	0.68	0.02862	3.99%	0.32	0.01338	0.04200	3.73%	107.74	107.97
1993	2.1%	0.67	0.01417	3.00%	0.33	0.00683	0.02100	3.07%	110.01	111.28
1994	2.5%	0.66	0.01639	2.99%	0.34	0.00861	0.02500	2.88%	112.76	114.49
1995	2.5%	0.64	0.01606	2.53%	0.36	0.00894	0.02500	3.07%	115.57	118.00
1996	5.4%	0.65	0.03512	2.90%	0.35	0.01896	0.05407	4.51%	121.82	123.32
1997	1.9%	0.63	0.01202	2.34%	0.37	0.00712	0.01914	5.21%	124.16	129.74
1998	1.5%	0.60	0.00932	1.64%	0.40	0.00612	0.01544	3.68%	126.07	134.51
1999	3.5%	0.59	0.02057	1.96%	0.41	0.01419	0.03076	3.76%	130.46	139.57
2000	8.4%	0.61	0.05131	3.11%	0.39	0.03318	0.08448	4.19%	141.48	145.42
2001	4.8%	0.61	0.02903	2.52%	0.39	0.01876	0.04778	4.97%	148.24	152.65
2002	6.9%	0.62	0.04276	2.57%	0.38	0.02625	0.06900	4.48%	158.47	159.49
2003	12.5%	0.67	0.08387	3.07%	0.33	0.04100	0.12488	4.13%	178.26	166.08
2004*	7.3%	0.67	0.04890	3.54%	0.33	0.02410	0.07300	5.47%	191.27	175.18
2005	6.0%	0.70	0.04242	3.86%	0.30	0.01807	0.06049	4.61%	202.84	183.26
2006	4.1%	0.68	0.02796	3.76%	0.32	0.01294	0.04089	4.26%	211.13	191.06
2007	5.2%	0.67	0.03473	2.83%	0.33	0.01685	0.05157	4.18%	222.02	199.05
2008	6.4%	0.69	0.04460	3.90%	0.31	0.01964	0.06424	4.68%	236.28	208.36
2009	0.1%	0.68	0.02055	0.44%	0.32	0.00026	0.00081	7.46%	236.47	223.89
2010	0.9%	0.67	0.00602	1.71%	0.33	0.00298	0.00900	5.21%	238.60	235.56
2011	4.1%	0.67	0.02702	2.85%	0.33	0.01349	0.04051	3.68%	248.27	244.24
2012	3.2%	0.65	0.02089	1.97%	0.35	0.01110	0.03199	4.39%	256.21	254.95
2013	5.0%	0.66	0.03267	1.68%	0.34	0.01717	0.04983	4.12%	268.98	265.45
2014	5.6%	0.65	0.03649	1.32%	0.35	0.01929	0.05578	4.06%	283.98	276.24
2015	1.1%	0.63	0.03668	0.13%	0.37	0.00384	0.01952	2.19%	286.97	282.29
2016**	4.4%	0.65	0.02837	1.08%	0.35	0.01540	0.04377	1.64%	299.53	286.93

* Estimate for percentage increase in costs
 ** Estimates in the percentage increase in cost, audited cost-to-income ratio and NOI ratio
 Source: Annual RGB Income and Expense Studies, U.S. Bureau of Labor Statistics, and annual RGB Explanatory Statements.

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 49.

Table 8

Changes in Price Index of Operating Costs for Apartments in Buildings with Various Heating Arrangements, 2016-2017, and Commensurate Rent Adjustment

Index Type	2016-17 Price Index Change	One-Year Rent Adjustment Commensurate With O&M to Income Ratio of .640
All Dwelling Units	6.2%	3.97%
Pre 1947	6.7%	4.29%
Post 1946	5.7%	3.65%
Oil Used for Heating	6.5%	4.16%
Gas Used for Heating	6.0%	3.84%

Note: The O&M to Income ratio is from the 2017 Income and Expense Study.

Source: 2017 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 sub-division 7 of the Multiple Dwelling Law states that the Rent Guidelines Board "shall annually establish guidelines for rent adjustments for the category of buildings covered by this article." In addition, the law specifically requires that the Board, "consider the necessity of a separate category for such buildings, and a separately determined guideline for rent adjustments for those units in which heat is not required to be provided by the owner, and may establish such separate category and guideline."

The increase in the Loft Index this year was 6.9%, 7.2 percentage points higher than the 0.3% decrease in 2016. Increases in costs were seen in seven of the eight components that make up this index. Fuel Costs witnessed the highest rise, increasing 25.9%, followed by increases in Insurance Costs of 8.0% and in Taxes of 7.8%. More moderate increases were seen in Maintenance (2.1%), Labor Costs (4.7%), and Administrative Costs-Legal (4.0%) as well as Administrative Costs-Other (3.9%). These increases were marginally offset by a decline in Utilities of 0.3%.

This year's guidelines for lofts are: 1.25% for a one-year lease and 2% for a two-year lease.

Table 9

Changes in the Price Index of Operating Costs for Lofts from 2016-2017

	Loft O & M Price Index Change
All Buildings	6.9%

Source: 2017 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 the State Division of Housing and Community Renewal in determining fair market rents for housing accommodations that enter the stabilization system. This year, the Board set the guidelines at 33% above the Maximum Base Rent.

The Board concluded that for units formerly subject to rent control, 33% above the maximum base rent was a desirable minimum increase.

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

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

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

Vacancy Allowance

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

Sublet Allowance

The increase landlords are allowed to charge under Order #49 when a rent stabilized apartment is sublet by the primary tenant to another tenant on or after October 1, 2017 and on or before September 30, 2018 shall be 10%.

Votes

The votes of the Board on the adopted motion pertaining to the provisions of Order #49 were as follows:

	Yes	No	Abstentions
Guidelines for Apartment Order #49	7	2	--

Dated: June 28, 2017

Filed with the City Clerk: June 30, 2017

Hon. Kathleen A. Roberts (Ret.)
 Chair
 NYC Rent Guidelines Board

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- Chapter 203 of the Laws of 1977.
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- Local Laws of the City of New York for the year 1979, No. 25.
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- Local Laws of the City of New York for the Year 1982, No. 18.
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**NEW YORK CITY RENT GUIDELINES BOARD
2017 Hotel Order #47
June 27, 2017**

Order Number 47 - Hotels, Rooming Houses, Single Room Occupancy Buildings and Lodging Houses. Rent levels to be effective for leases commencing **October 1, 2017** through **September 30, 2018.**

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, 2017.**

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, 2017**, 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, 2017** 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, 2017** 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, 2017** and on or before **September 30, 2018** may not exceed the levels over rentals charged on **September 30, 2017** permitted under the applicable rent adjustment provided above.

ADDITIONAL CHARGES

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

STATEMENT OF BASIS AND PURPOSE

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

Dated: June 27, 2017

Hon. Kathleen A. Roberts (Ret.), Chair
New York City Rent Guidelines Board

EXPLANATORY STATEMENT - HOTEL ORDER #47

Explanatory Statement and Findings of the Rent Guidelines Board In Relation to 2017-18 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 47, Effective October 1, 2017 through and including September 30, 2018.¹⁹

Pursuant to the authority vested in it by the Rent Stabilization Law of 1969 and the Emergency Tenant Protection Act of 1974, implemented by Resolution Number 276 of 1974 of the New York City Council, and extended by the Rent Act of 2015, it is the responsibility of the Rent Guidelines Board to establish guidelines for hotel increases. Hotel Order Number 47, adopted on June 27, 2017, applies to stabilized hotel units occupied by non-transient tenants.

Hotel Order Number 47 provides for an allowable increase of **0%** over the lawful rent actually charged and paid on September 30, 2017 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 level of rent increase governing a new tenancy shall be the same as the guideline for rent increases set forth above.

SPECIAL NOTE

In the past the Board has adopted rent increases to the rent stabilized hotel universe. In recent years, when increases were granted, the Board adopted a proviso that was designed to deny owners from taking these increases under certain conditions. Since the Board voted a **0%** increase for all classifications of rent stabilized hotels, this proviso is not included in Hotel Order 47. In event that increases are considered for subsequent Hotel Orders, at such time the current members of the Rent Guidelines Board urge future Boards to consider reinstating this proviso or some form thereof. Below is the proviso and explanatory language previously adopted in Hotel Order 41:

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

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

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

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

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

DEFINITIONS

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

19 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.

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

BACKGROUND

Public meetings of the Board were held on March 30; April 13 and 20, and May 25, 2017 following public notices. On April 25, the Board adopted proposed rent guidelines for hotels, apartments, and lofts.

Five public hearings were held on June 5, June 8, June 12, June 14, and June 19, 2017 to hear comments on the proposed rent adjustments for rent stabilized hotels and apartments. The hearings were held from 5:40 P.M. to 10:00 P.M. on June 5, 5:20 P.M. to 8:00 P.M. on June 8, 5:15 P.M. to 10:30 P.M. on June 12, 2:15 P.M. to 8:00 P.M. on June 14, and from 5:20 P.M. to 9:40 P.M. on June 19. The Board heard testimony from approximately four hotel tenants and tenant representatives, one hotel owner, and one public official. In addition, the Board's office received approximately seven written statements from tenants and tenant representatives, no hotel owners, and one public official. On June 27, 2017, the guidelines set forth in Hotel Order Number 47 were adopted.

Selected Oral and Written Testimony from Tenants and Tenant Groups:

- “Last year the Board voted for a 0% rent increase for SROs. The basic economic realities of SRO tenants and owners have not changed in the last 12 months. MFY therefore supports the position that the Board should decline to approve a rent increase for 2017-2018.”
- “SROs are housing of last resort for poor New Yorkers. They are the safety net at the bottom of the market that keeps thousands of people off the street and out of shelters. Unfortunately, this safety net is steadily fraying. When we testified before this body last year, over 60,000 people in New York City were sleeping in homeless shelters each night. Unfortunately, this grim statistic remains unchanged. SRO tenants are amongst New York City's poorest residents, and a rent increase for SROs would likely push more of these tenants out of their homes and into the shelter system.”
- “Rent increases for tenants cannot be justified in SRO buildings that are not fully occupied by permanent rent-stabilized tenants or where the building's income is dependent primarily on sources other than its rent rolls. Many SRO buildings earn the vast majority of their income from sources other than renting to permanent rent-stabilized tenants. Rental income from permanent tenants pales in comparison to income from lucrative contracts with City agencies to house the homeless, illegally-operated tourist hotels and the student dormitory operations that are present in many SROs. In the instances where there are no such operations, rental income could be increased by simply returning to the market all the warehoused units that currently sit vacant.”
- “Thank you for considering the plight of New York City's remaining residential hotel and SRO tenants, and for not voting to approve an unwarranted rent increase, which prevents further homelessness.”
- “This data really does bear out what we've argued that the rent increases are not warranted because there's so much money being generated to sustain these buildings very profitably through the non-stabilized rentals.”

Selected Oral and Written Testimony from Owners and Owner Groups:

- “I have nine people living for free for seven years. I've hired eight attorneys. I've taken them to court. I've gone through the process. And then I hear about rent stabilized and increases and I'm like, these people are living for free. I would pick nine people that just came up here, if nine have come yet, and allow them to live in my building and never raise their rent again if I could displace the ones that are in my building.”
- “So, how do I balance this out? How do you balance this out? Something's terribly wrong. There's a system set up and you can't have small homeowners on the same criteria as big landlords that take advantage of union members that are living on fixed income. How do you balance it? So, I'm here to say that there's something terribly wrong. We have to think outside the box and start humanizing the job you have before you because I stand here as someone that sees both sides very clearly and something must be done to help these in the audience, and to help small landlords that would want to help and

assist hard-working people that just want to pay rent and live in a city that they love and that they grow in and that they contribute to.”

Selected Oral and Written Testimony from Public Officials:

- “I commend the Board for keeping SRO rents at the same level for another year. SRO tenants are a particularly vulnerable segment of the rent-stabilized population, with many aging tenants relying on fixed income in a housing market without comparable housing. I urge the Board to finalize its proposed 0% for SRO units.”

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 *2017 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 20, 2017. Guest speakers representing hotel tenants included Dan Evans, from the Goddard-Riverside SRO Law Project, Brian Sullivan from the SRO Law Project at MFY Legal Services, and Larry Wood from the Goddard Riverside Law Project and Family Council. There were no guest speakers representing hotel owners at this meeting.

FINDINGS OF THE RENT GUIDELINES BOARD

Rent Guidelines Board Research

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

1. *2017 Mortgage Survey Report*, March 2017 (An evaluation of recent underwriting practices, financial availability and terms, and lending criteria);
2. *2017 Income and Affordability Study*, April 2017 (Includes employment trends, housing court actions, changes in eligibility requirements and public benefit levels in New York City);
3. *2017 Price Index of Operating Costs*, April 2017 (Measures the price change for a market basket of goods and services which are used in the operation and maintenance of stabilized hotels);
4. *2017 Housing Supply Report*, May 2017 (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 2016*, May 2017 (A report quantifying all the events that lead to additions to and subtractions from the rent stabilized housing stock).

The five reports listed above may be found in their entirety on the RGB's website, www.nycrgb.org, and are also available at the RGB offices, 1 Centre Street, 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 Price Index for all rent stabilized Hotels increased 6.3% this year, a 10.2 percentage point increase from the 3.8% decline in 2016. It is important to note that the Hotel PIOC was not reweighted using the most current Real Property Income and Expense (RPIE) data. However, in order to maintain symmetry between indices, the expense items were aligned to the seven components now used in the Apartment PIOC. The realignment of the hotel expenditure items had no impact on the change in the overall PIOC, which would have remained 6.3% if the old alignments were used.

This year, the Hotel Fuel component rose 18.1%, due to significant increases in the cost of fuel oil and natural gas used for heating hotel buildings in NYC. The Fuel component accounts for over 12% of the entire Hotel Index. Five of the remaining six components witnessed cost increases, with Insurance Costs having the highest rise of 8.0%, followed by Taxes at 6.4%. More moderate increases were seen in Labor Costs (4.7%), Administrative Costs (2.6%), and Maintenance (1.3%). Costs fell in the Utilities component, by 1.7%.

Among the different categories of Hotels, the index for “traditional” hotels increased 6.2%, Rooming Houses by 5.2%, and SROs by 7.0%.

**Percent Change in the Components of the Price Index of Operating Costs
March 2016 to March 2017, By Hotel Type and All Hotels**

Item Description	All Hotels	Hotel	Rooming House	SRO
TAXES	6.4%	6.3%	6.0%	6.9%
LABOR COSTS	4.7%	4.2%	5.0%	5.1%
FUEL	18.1%	17.5%	17.6%	20.9%
UTILITIES	-1.7%	-0.5%	-3.3%	-1.9%
MAINTENANCE	1.3%	1.1%	1.9%	0.6%
ADMINISTRATIVE COSTS	2.6%	2.4%	3.3%	3.2%
INSURANCE COSTS	8.0%	8.0%	8.0%	8.0%
ALL ITEMS	6.3%	6.2%	5.2%	7.0%

Source: 2017 Price Index of Operating Costs

Changes in Housing Affordability

Preliminary results from the 2014 Housing and Vacancy Survey were released in February of 2015, and showed that the vacancy rate for New York City is 3.45%. Approximately 47% of renter households in NYC are rent stabilized, with a vacancy rate of 2.12%. The survey also shows that the median household income in 2013 was \$40,600 for rent stabilized tenants, versus \$41,500 for all renters. The median gross rent for rent stabilized tenants was also lower than that of all renters, at \$1,300 versus \$1,325 for all renters. And rent stabilized tenants saw a median gross rent-to-income ratio of 36.2% in 2014, compared to 33.6% for all renters.²⁰

Looking at NYC's economy during 2016, it showed many strengths as compared with the preceding year. Positive indicators include growing employment levels, which rose for the seventh consecutive year, increasing 2.0% in 2016.²¹ The unemployment rate also fell, declining by 0.5 percentage points, to 5.2%.²² Gross City Product (GCP) also increased for the seventh consecutive year, rising in real terms by 2.9% in 2016.²³ The number of non-payment filings in Housing Court fell by 0.4%, and the number of cases heard in Housing Court fell 5.4%.²⁴ Supplemental Nutrition Assistance Program (SNAP) caseloads also fell, for the third consecutive year, by 0.7%.²⁵

Negative indicators include the eighth consecutive year of increase in homeless levels, which rose to an average of almost 59,000 persons a night, an increase of 2.8% over 2015 levels.²⁶ Cash assistance caseloads also rose, by 2.4% over 2015 levels.²⁷ Inflation is also on the rise, with a 1.1% increase during 2016, compared to just 0.1% during 2015.²⁸ Evictions also rose during 2016, increasing by 0.5%.²⁹

In addition, inflation-adjusted wages remained flat during the most recent 12-month period for which data is available (the fourth quarter of 2015 through the third quarter of 2016), rising just 0.1%.³⁰

The most recent numbers, from the fourth quarter of 2016 (as compared to the fourth quarter of 2015), show that homeless levels were up 4.6%; cash assistance levels were up 0.7%; SNAP recipients were up 0.4%; and the number of cases heard in Housing Court were up 7.9%.¹ However, many fourth quarter indicators were positive, with employment levels up 1.2%, the unemployment rate down 0.5

20 The New York City Housing and Vacancy website: <https://www.census.gov/housing/nychvs/>.

21 NYS Dept. of Labor; <http://www.labor.state.ny.us/>; Data accessed March 2017. Data is revised annually and may not match data reported in prior years.

22 NYS Dept. of Labor; <http://www.labor.state.ny.us/>; Data accessed March 2017. Data is revised annually and may not match data reported in prior years.

23 Data from the NYC Comptroller's Office as of March, 2017. GCP figures are adjusted annually by the New York City Comptroller's Office. The figures in this report are the latest available estimate from that office, based on inflation adjusted 2009 chained dollars.

24 Civil Court of the City of New York data.

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

26 Data from the Policy & Planning Office of the NYC Dept. of Homeless Services (DHS), DHS daily reports, and monthly Citywide Performance Reporting reports. Note that the NYC Department of Housing Preservation and Development, the NYC Department of Youth and Community Development, and the NYC Human Resources Administration also operate emergency shelters, which house approximately 5,000 persons per night.

27 New York City Human Resources Administration. HRA Charts (Cash Assistance Recipients): <http://www1.nyc.gov/site/hra/about/facts.page#charts>

28 Bureau of Labor Statistics; <http://www.bls.gov/>; Data accessed March, 2017.

29 NYC Department of Investigation, Bureau of Auditors data.

30 NYS Dept. of Labor; <http://www.labor.state.ny.us/>; Data accessed March 2017. Data is revised annually and may not match data reported in prior years.

percentage points, the number of non-payment filings in Housing Court down 2.2%, and fourth quarter GCP rising, by 1.8% in real terms.

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 2009.

Percentage Changes in the Consumer Price Index for the New York City - Northeastern New Jersey Metropolitan Area, 2009-2017 (For "All Urban Consumers")									
	2009	2010	2011	2012	2013	2014	2015	2016	2017
1st Quarter Avg. ³¹	1.3%	2.1%	2.0%	2.7%	2.1%	1.4%	-0.2%	0.7%	2.5%
Yearly Avg.	0.4%	1.7%	2.8%	2.0%	1.7%	1.3%	0.1%	1.1%	NA

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 2017 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.

2017 Mortgage Survey ³² Average Interest Rates and Points for New and Refinanced Permanent Mortgage Loans 2008-2017										
New Financing of Permanent Mortgage Loans, Interest Rate and Points										
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Avg. Rates	5.8%	6.5%	6.3%	5.8%	4.6%	4.4%	4.9%	4.3%	4.0%	4.3%
Avg. Points	0.47	0.62	0.79	0.61	0.63	0.59	0.54	0.70	0.42	0.44
Refinancing of Permanent Mortgage Loans, Interest Rate and Points										
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Avg. Rates	5.8%	6.5%	6.3%	5.7%	4.7%	4.4%	4.9%	--*	--*	--*
Avg. Points	0.44	0.62	0.83	0.61	0.63	0.40	0.50	--*	--*	--*

Source: 2008-2017 Annual Mortgage Surveys, RGB.

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

Hotel Conversion

Conversion of single room occupancy (SRO) buildings also continued over the past year. SRO owners may convert SRO housing to other uses after obtaining a "Certificate of No Harassment" from HPD. Following an increase of 52.8% in 2015, the number of approved certificates fell slightly, from 165 in 2015 to 162 in 2016, a decrease of 1.8%.³³

Efforts are also underway to ensure that SROs are used for permanent housing rather than as transient hotels. As of May 1, 2011, laws were newly passed strengthening the City's ability to crack down on housing being used illegally for transient occupancy. Transient occupancy is now clearly defined as stays of fewer than 30 days, and between May of 2011 and April of 2012 1,820 violations (ranging from \$800 to \$2,000) were issued to illegal hotel operators (including private apartments, hostels, and SROs).³⁴ More than 7,500 violations have been issued since April of 2012 (including more than 1,600 between May, 2016 and April, 2017).³⁵

31 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.

32 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.

33 NYC Department of Housing Preservation and Development.

34 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.

35 "Office of the Criminal Justice Coordinator, Mayor's Office of Special Enforcement. Inclusive of data through April 8, 2017.

Governor Cuomo signed a bill in October of 2016 that increased the fine for illegally advertising short-term rentals to as much as \$7,500.³⁶ As reported in May of 2017, 16 buildings had received a total of 139 violations under the new law, including 104 first violations (at \$1,000 each) and 35 second violations (at \$5,000 each). The bulk of the violations were imposed on one owner (with three upper Manhattan SRO buildings), a total of 89 first and second violations, equaling \$234,000.³⁷

A report released in June of 2016 by Housing Conservation Coordinators and MFY Legal Services analyzed Airbnb listings from 2015 to ascertain whether short-term rentals affect the supply of housing in NYC.³⁸ The report focuses on what they call “impact listings,” those listings that are for entire homes or apartments; are booked for fewer than thirty days and more than once per month; and appear to be listed for commercial purposes (by hosts with multiple units for at least three months of the year, or with single units, but for more than six months of the year). Of the more than 51,000 unique Airbnb listings during 2015, the study identified 8,058 impact listings, more than 90% of which are in Manhattan or Brooklyn. They found that while the average daily revenue for all Airbnb listings was \$160 a night, the average for impact listings was \$222. They estimate that holding all else constant, had all the impact listings to be brought back to the residential rental market as vacant units, the number of vacant units in NYC would increase 10% (including a 21% increase in Manhattan) and the overall vacancy rate would rise from 3.6% to 4.0% (and up to 4.7% in Manhattan).

OTHER RELEVANT INFORMATION

The NYS Division of Housing and Community Renewal released a memo to the Board dated May 24, 2017 in which they outline information from their registration database relating to Hotels/SROs/Rooming Houses. The following is an excerpt from that memo (Pages 3-4):

- 12. What is the total number of SRO/Hotel units registered with the DHCR in 2016? 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	11,764
Vacant Units	1,589
Temporary Exempts Units	3,464
*of these 2,272 are Transient Units	
Permanent Exempt Units	179
Total Number of Units	16,996

- 13. What is the total number of SRO/Hotel units registered with the DHCR on an annual basis from 2009-2016?

- In 2009 the total number of units registered was 22,250
- In 2010 the total number of units registered was 22,587
- In 2011 the total number of units registered was 22,254
- In 2012 the total number of units registered was 21,473
- In 2013 the total number of units registered was 17,792
- 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 13,175

- 14. What is the average and median rent for rent stabilized SRO/Hotel units in 2016?

- The average rent stabilized rent in buildings due to SRO/Hotel is \$2,348; the median rent is \$1,251.

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

- Yes, where applicable. This requirement is not in every RGB Hotel Order. The onus is on the owner to prove the status of the subject units. A “permanent tenant” is defined in Fact Sheet #42 (Hotels, SROs and Rooming

36 “Cuomo signs bill that deals huge blow to Airbnb,” New York Post, October 21, 2016.
 37 “No Landlords Fined in Airbnb Hot Spot Since City Crackdown Began,” DNA Info, May 12, 2017.
 38 “Shortchanging New York City: The Impact of Airbnb on New York City’s Housing Market.” Prepared by BJH Advisors LLC for Housing Conservation Coordinators Inc. and MFY Legal Services, June 2016.

Houses) as an individual or his or her family member residing with such individual, who: (1) has continuously resided in the same building as a principal residence for a period of at least six months; or (2) who requests a lease of six months or more, which the owner must provide within 15 days; or (3) who is in occupancy pursuant to a lease of six months or more even if actual occupancy is less than six months.

On June 12, 2017, staff released a memo to the Board analyzing hotel data contained in the NYS Division of Housing and Community Renewal’s 2015 and 2016 apartment and building registration databases. Below is the memo in its entirety.

To help members of the Rent Guidelines Board (RGB) set renewal lease adjustments for different classifications of rent stabilized hotels, the Board’s staff analyzed 2015 and 2016 hotel registration data filed by owners with the NYS Division of Housing and Community Renewal (DHCR) in 2015 and 2016. Specifically, staff analyzed recent data regarding rent levels in hotels, rooming houses, and Single Room Occupancy (SRO) residences. Similar RGB hotel memos have been released in the past, starting in June 2007.³⁹

Each year owners are required to provide DHCR 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. Owners also provide details on the type of building from a list of possible choices – including Multiple Dwelling A or B, Hotel, and Rooming House (“SRO” is not a category available for registration).

It is important to note that in previous memos staff had relied on owners to provide the correct status of the type of building being registered. Some exceptions were noted, when staff individually examined select 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 an incorrect registration. However, for virtually all records, registration data was used as supplied by owners without any secondary checks.

After a more in-depth examination of hotel DHCR records, staff determined that there seemed to be a number of errors in the registration data and staff could not rely solely on the building status supplied by owners/managers⁴⁰. Therefore, staff took a multi-pronged approach to more accurately identify hotels and rooming houses, with different approaches for identifying hotels versus rooming houses. The approaches are outlined in detail in each of the “Rooming House” and “Hotel” sections that follow. Unlike previous memos, the focus is solely on 2015/2016 registration data, and comparisons are not made to previous years to provide longitudinal data. In addition, unlike previous memos, where a single analysis was done for any building registered as a hotel or rooming house, this memo provides separate analyses for hotels and rooming houses. A summary of data for rooming houses and hotels combined is provided in Tables 9 and 10 at the end of this memo.

Rooming Houses

As with past memos, rooming house average and median legal, preferential, and actual rent will be provided, as well as the average and median “rent received,” which is the amount actually received by the owner of the building, whether from the tenant or from outside sources such as subsidy programs. However, a longitudinal analysis, showing the change in rents from year to year, will not be provided. In addition, in past hotel memos, data was analyzed by borough. Because many more records were omitted from the analysis than in previous years, and almost two-thirds of the units and more than half of the rooming houses that contain these units are in Manhattan, a borough breakdown would be unreliable. Therefore only Citywide averages and medians are provided herein.

To identify rooming houses, staff relied almost entirely on DHCR registration data, but limited the analysis to those buildings which were

39 Previous memos are from June 4, 2007; June 4, 2009; June 12, 2012; June 4, 2013; and May 22, 2015 which analyzed hotel registration data filed with the NYS Division of Housing and Community Renewal (DHCR) in 2005, 2008, 2011, 2012, and 2014 respectively.
 40 A Class A rent stabilized apartment building incorrectly registered as a hotel or rooming house, especially one with high rent levels, will skew the average and median rent levels of what are being reported as rents for “hotel” units.

registered as both “Multiple Dwelling B⁴¹” and “Rooming House,” and omitted those records that were also noted as “421-A” (as these are unlikely to be rooming houses). Staff examined records for both 2015 and 2016⁴² (as the 2016 registration database is not yet final) to find as many records as possible for analysis. Just less than 20% of the buildings identified are from the 2015 database, with the remaining from the 2016 database. In addition, any building with an average rent of more than \$1,000 a month was manually investigated to determine whether the building was in fact a rooming house by researching the building using the Housing Preservation and Development (HPD) online building registration database to determine if it contain “Class B” units. Note that there is no way to be 100% certain of a building’s regulation status. In general, if the building had average rents of more than \$1,000 a month, but had “Class B” units registered with HPD, it was left in the analysis. If units were not registered as being “Class B,” the records were removed from the analysis.

In 2015 and 2016, 174 unique buildings registered as Class B Rooming Houses.⁴³ These buildings contained a total of 4,206 units of housing (per DHCR registration filings)⁴⁴. By category, 2,811 (66.8%) of these units (including 2,808 with rent information) were registered as “rent stabilized” (indicating that they were occupied by a rent stabilized tenant at the time of registration); 750 (17.8%) as “vacant;” 624 (14.8%) as “temp exempt;” and 21 (0.5%) as “permanently exempt.” Among the temporarily exempt units, the most common reason given for the exemption is “Hotel/SRO (Transient),” with 53.2% of the temporarily exempt units providing this reason. Second most common is “Not Prime Residence,” with 23.6% of the temporarily exempt units providing this reason, followed closely by “Owner/Employee Occupied,” with a share of 22.0%. Of these 174 buildings, 25 (14.4% of the total buildings) consist entirely of exempt and/or vacant units (8.8% of the total units, or 371 units). In addition, 94 buildings (54.0% of the total buildings) contain less than 85%⁴⁵ permanently stabilized units. These 94 buildings contain 1,786 units, 42.5% of the total stabilized units.

The analysis starts by looking at the reported legal rents of those rooming house units identified as “rent stabilized” by building owners. The legal rents are the maximum amount that a landlord can charge to tenants (or government agencies subsidizing tenants), but do not necessarily reflect what a tenant is actually paying.

Table 1 shows the number of rent stabilized rooming house units and buildings that registered legal rents with DHCR in 2015/2016. It also provides the median and average legal rents for these units, Citywide. These rents reflect the maximum amount that owners could charge for their units, as of April 2015 or April 2016 (depending on which registration file was analyzed).

Table 1: 2015/2016⁴⁶ Median and Average “Legal” Rents for Rooming House Units Identified as Rent Stabilized (excludes exempt and vacant units)

	# of Stabilized Units	# of Stabilized Buildings	Median Legal Rent	Average Legal Rent
Citywide	2,808	149	\$914	\$1,007

Source: 2015 and 2016 DHCR Building and Apartment Registration filings

Table 2 illustrates the median and average “preferential” rents for the

41 A class B multiple dwelling is a multiple dwelling which is occupied, as a rule, transiently, as the more or less temporary abode of individuals or families who are lodged with or without meals. This class includes hotels, lodging houses, rooming houses, boarding houses, boarding schools, furnished room houses, lodgings, club houses, and college and school dormitories.

42 Data from the 2016 registration file was used wherever possible. As this file is not yet finalized, data from 2015 was supplemented to provide as many possible records for analysis.

43 See prior paragraph for which buildings were included in this analysis. Note that six buildings that registered as rooming houses were treated as hotels in this memo, because their building classification was that of a hotel.

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

45 The threshold for a 0% increase under previous provisos to the Hotel order, which allowed for increases in buildings with at least 85% permanently rent stabilized occupancy. If the owner has not registered every unit in the building with DCHR (as they may not with unregulated units), the percentage of buildings that are 85% or more rent stabilized could be inflated.

46 2016 data used whenever available.

23% of rent stabilized rooming house units that reported charging one. Preferential rents are rents that owners voluntarily choose to charge to tenants, which are lower than legal rents.

Table 2: 2015/2016⁴⁷ Median and Average “Preferential” Rents for Rooming House 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	643	\$864	-39%	\$756	-42%

Source: 2015 and 2016 DHCR Building and Apartment Registration filings
*Only for those units reporting a preferential rent.

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

Table 3 shows the median and average “actual” rents paid by a reported 29% of rent stabilized rooming house tenants. These are the rents that are paid by tenants out of pocket, with the balance being paid by government programs such as Section 8, Shelter Plus or SCRIE. Also shown is the percentage difference from the median and average legal rents of just those units with reported actual rents. Theoretically, the owners of the 818 units reporting actual rents can receive the difference between the actual and legal rents from government programs, and in fact, 82% of these units do not report any “preferential” rents, implying that in most cases owners do receive the full legal rent for these units. The median Citywide legal rent for these units is \$1,202 and the average legal rent is \$1,184. Not reported here are detailed statistics for the 147 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 147 units is \$883 and the average preferential rent is \$894.

Table 3: 2015/2016⁴⁸ 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	818	\$242	-80%	\$503	-57%

Source: 2015 and 2016 DHCR Building and Apartment Registration filings
*Only for those units reporting an actual rent.

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

Table 4 shows 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: 2015/2016⁴⁹ 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	2,808	\$843	\$882

Source: 2015 and 2016 DHCR Building and Apartment Registration filings
*“Rent Received” refers to the preferential rent (if one is provided), or the legal rent (if a preferential rent is not provided)

Hotels

As with past memos, hotel average and median legal, preferential, and actual rent will be provided, as well as the average and median “rent received,” which is the amount actually received by the owner of the building. However, a longitudinal analysis, showing the change in rents

47 2016 data used whenever available.
48 2016 data used whenever available.
49 2016 data used whenever available.

from year to year, will not be provided. In past hotel memos, data was analyzed by borough. Because there are fewer records to work with, and virtually all buildings with hotel units are in Manhattan, a borough breakdown would be unreliable, so a Citywide total is provided.

To identify hotels, staff relied both on DHCR registration data as well as data regarding building class contained in Department of Finance records. Each record that was noted in the tax records used in the *Price Index of Operating Costs Survey* as having a “hotel” building class was individually investigated to determine its status. Then additional records which were identified as being hotels in the 2015 and 2016 DHCR registration data were also investigated. Approximately 16% of the buildings identified are from the 2015 database, with the remaining from the 2016 database. Unlike the data for the rooming houses, where we relied solely on DHCR data for unit counts, staff researched two additional sources of unit counts. Each hotel building was researched both with registration records from HPD, as well as internet sites, such as Expedia and Hotels.com (or the individual websites of the hotels which had one). Unfortunately, the data often did not correlate, so staff generally used the highest of the figures (whether DCHR, HPD, or the travel websites) to estimate an actual unit count in these buildings.

In 2015 and 2016, 83⁵⁰ unique buildings registered or were found to be Hotels in the DHCR database.⁵¹ These buildings contained a total of 6,730 units of housing (per DHCR registration filings)⁵². Of just those units registered with DHCR, 3,428 of these units (50.9%) were registered as “temp exempt; 2,378 (35.3%) as “rent stabilized” (2,377 of which had rent information); 767 (11.4%) as “vacant;” and 157 (2.3%) as “permanently exempt.” Among the temporarily exempt units, the most common reason given for this status is “Hotel/SRO (Transient),” with 60.6% of the temporarily exempt units providing this reason. Second most common is “Not Prime Residence,” as 32.1% of these records are noted. Almost all other records are noted as being “other” or owner- or employee-occupied as the reason for the exemption. Of these 83 buildings, 11 (13.3% of the total buildings) consist entirely of exempt and/or vacant units (9.1% of the total units, or 610 units). In addition, 30 buildings (36.1% of the total buildings) contain less than 85% permanently stabilized units.⁵³ These 30 buildings contain 3,795 units, 56.4% of the total units registered with DHCR.

As noted above, staff also used outside resources to try to find the total number of units in each of these 83 hotel buildings. Notably, according to this data, which is only an estimate, these buildings contained a total of 17,841 units of housing, 165.1% more than the number of units registered with DHCR. As a proportion of this higher number of units, units registered as “rent stabilized” are 13.3% of the total (versus 35.3% of the registered DHCR units). As a proportion of these higher number of units, 60 buildings (72.3% of the total buildings) contain less than 85% permanently stabilized units.⁵⁴ These 60 buildings contain 13,956 units, 78.2% of the total units in these buildings.

The analysis starts by looking at the reported legal rents of those hotel units identified as “rent stabilized” by building owners. The legal rents are the maximum amount that a landlord can charge to tenants (or government agencies subsidizing tenants), but do not necessarily reflect what a tenant is actually paying.

Table 5 shows the number of rent stabilized units and buildings that registered legal rents with DHCR in 2015/2016. It also provides the median and average legal rents for these units, Citywide. These rents reflect the maximum amount that owners could charge for their units,

50 Five of these “buildings” filed more than one registration with DHCR, for adjacent address (a total of 11 records, treated here as five records). They are generally considered to be a single building, and are treated as such in this analysis.

51 See prior paragraph for which buildings were included in this analysis.

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

53 The threshold for a 0% increase under previous provisos to the Hotel order, which allowed for increases in buildings with at least 85% permanently rent stabilized occupancy. If the owner has not registered every unit in the building with DCHR (as they may not with unregulated units), the percentage of buildings that are 85% or more rent stabilized could be inflated.

54 See footnote 35.

as of April 2015 or April 2016 (depending on which registration file was analyzed).

Table 5: 2015/2016⁵⁵ Median and Average “Legal” Rents for Hotel Units Identified as Rent Stabilized (excludes exempt and vacant units)

	# of Stabilized Units	# of Stabilized Buildings	Median Legal Rent	Average Legal Rent
Citywide	2,377	75	\$745	\$1,119

Source: 2015 and 2016 DHCR Building and Apartment Registration filings

Table 6 illustrates the median and average “preferential” rents for the 12% of *rent stabilized* units that reported charging one. Preferential rents are rents that owners voluntarily choose to charge to tenants, which are lower than legal rents.

Table 6: 2015/2016⁵⁶ 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	293	\$500	-63%	\$569	-76%

Source: 2015 and 2016 DHCR Building and Apartment Registration filings

*Only for those units reporting a preferential rent.

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

Table 7 shows the median and average “actual” rents paid by a reported 13% of *rent stabilized* hotel tenants. These are the rents that are paid by tenants out of pocket, with the balance being paid by government programs such as Section 8, Shelter Plus or SCRIE. Also shown is the percentage difference from the median and average legal rents of *just those units with reported actual rents*. Theoretically, the owners of the 300 units reporting actual rents can receive the difference between the actual and legal rents from government programs, and in fact, 79% of these units do not report any “preferential” rents, implying that in most cases owners do receive the full legal rent for these units. The median Citywide *legal* rent for these units is \$745 and the average *legal* rent is \$864. Not reported here are detailed statistics for the 62 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 62 units is \$897 and the average *preferential* rent is \$896.

Table 7: 2015/2016⁵⁷ 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	300	\$242*	-68%	\$286*	-67%

Source: 2015 and 2016 DHCR Building and Apartment Registration filings

*Only for those units reporting an actual rent.

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

Table 8 shows 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 8: 2015/2016⁵⁸ Median and Average “Rent Received” Rents for Hotel Units Identified as Rent Stabilized (excludes exempt and vacant units)*

55 2016 data used whenever available.

56 2016 data used whenever available.

57 2016 data used whenever available.

58 2016 data used whenever available.

	# of Stabilized Units	Median "Rent Received"*	Average "Rent Received"*
Citywide	2,377	\$700	\$891

Source: 2015 and 2016 DHCR Building and Apartment Registration filings
 *"Rent Received" refers to the preferential rent (if one is provided), or the legal rent (if a preferential rent is not provided)

In summary, while this memo cannot capture every rent stabilized SRO, hotel, or rooming house in New York City, it provides information on units that are likely to be rent stabilized SROs, hotels, or rooming houses. Table 9 summarizes data on the regulatory status of units registered with DCHR in 2015/2016. As noted in the introductory paragraphs to the Rooming House and Hotel sections, each building owner is asked to identify whether their apartments are occupied by a rent stabilized tenant, vacant, or temporarily or permanently exempt. That data is provided in each of those sections, and is summarized here, along with the regulation status of rooming houses and hotels combined.

Table 9: 2015/2016⁵⁹ Rent Regulation Status of Registered Rooming Houses and Hotels

	# of Units*	Occupied Rent Stabilized	Vacant	Temporarily Exempt	Permanently Exempt
Rooming Houses	4,206	2,811	750	624	21
Hotels	6,730	2,378	767	3,428	157
Rooming Houses and Hotels (combined)	10,936	5,189	1,517	4,052	178

Source: 2015 and 2016 DHCR Building and Apartment Registration filings
 *Includes only those units registered with DHCR

Table 10 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 10: 2015/2016⁶⁰ 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	2,808	\$914	\$1,007	\$843	\$882
Hotels	2,377	\$745	\$1,119	\$700	\$891
Rooming Houses and Hotels (combined)	5,185	\$782	\$1,057	\$745	\$886

Source: 2015 and 2016 DHCR Building and Apartment Registration filings
 *"Rent Received" refers to the preferential rent (if one is provided), or the legal rent (if a preferential rent is not provided)

VOTE

The vote of the Rent Guidelines Board on the adopted motion pertaining to the provisions of Order Number 47 was as follows:

	Yes	No	Abstentions
Guidelines for Hotels	7	2	--

Dated: June 28, 2017

Filed with the City Clerk: June 30, 2017

Hon. Kathleen A. Roberts (Ret.)
 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.

59 2016 data used whenever available.

60 2016 data used whenever available.

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
 RGB Staff, 2017 Price Index of Operating Costs.
 RGB Staff, 2017 Income and Affordability Study.
 RGB Staff, 2017 Mortgage Survey Report.
 RGB Staff, 2017 Housing Supply Report.
 RGB Staff, Changes to the Rent Stabilized Housing Stock in NYC in 2016.

Written submissions by tenants, tenant organizations, owners, and owner organizations.



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

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 Fax: (212) 356-4019
 slouis@law.nyc.gov

Hon. Hon. Kathleen A. Roberts (Ret.)
 Chair, Rent Guidelines Board
 51 Chambers Street
 New York, NY 10007

Re: 2017 Rent Guidelines

No. 2017 RG 037

Dear Commissioner Roberts:

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

Sincerely,

STEPHEN LOUIS
 Division Chief and Executive
 Assistant Corporation Counsel
 Division of Legal Counsel

cc: Andrew McLaughlin (RGB)

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ADMINISTRATION FOR CHILDREN'S SERVICES

NOTICE

This Request for Information (RFI) is to help The Administration for Children's Services ("ACS") determine costs for various mental health evaluation services in order to put forth a competitive solicitation.

The RFI may be downloaded from the City Record Online or ACS' Business Opportunities website.

CITYWIDE ADMINISTRATIVE SERVICES

NOTICE

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 7968
FUEL OIL AND KEROSENE

Table with 7 columns: CONTR. NO., ITEM NO., FUEL/OIL TYPE, DELIVERY, VENDOR, CHANGE (\$), PRICE (\$). Contains multiple rows of fuel pricing data for items 3687331 through 3787198.

NOTE:

Table with 7 columns: CONTR. NO., ITEM NO., FUEL/OIL TYPE, DELIVERY, VENDOR, CHANGE (\$), PRICE (\$). Contains rows of fuel pricing data for items 3687331 through 3787198 with specific percentage discounts.

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 7969
FUEL OIL, PRIME AND START

Table with 7 columns: CONTR. NO., ITEM NO., FUEL/OIL TYPE, DELIVERY, VENDOR, CHANGE (\$), PRICE (\$). Contains rows of fuel pricing data for items 3487119 through 3487119.

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 7970
FUEL OIL AND REPAIRS

Table with 7 columns: P.O. NO., ITEM NO., FUEL/OIL TYPE, DELIVERY, VENDOR, CHANGE (\$), PRICE (\$). Contains rows of fuel pricing data for items 3787250 through 3787250.

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 7971
GASOLINE

Table with 7 columns: CONTR. NO., ITEM NO., FUEL/OIL TYPE, DELIVERY, VENDOR, CHANGE (\$), PRICE (\$). Contains rows of fuel pricing data for items 3187093 through 3187093.

NOTE:

As of January 1, 2017, the Bio-Diesel Blender Tax Credit has been rescinded for \$1.00 per gallon on B100. Therefore, for deliveries after January 1, 2017, the contractor will no longer be deducting the tax credit as a separate line item on the invoice. Should the tax credit be extended, it will once again appear as deduction and line item on the invoice.

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

REMINDER FOR ALL AGENCIES:

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

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OFFICE OF MANAGEMENT AND BUDGET**■ NOTICE**

New York City Office of Management and Budget (NYCOMB)
Community Development Block Grant – Disaster Recovery (CDBG-DR)
Sheepshead Bay Courts Sewer Infrastructure Improvement Project
Early Notice and Public Review of a Proposed Activity in
a 100-Year Floodplain

To: All Interested Agencies, Groups, and Individuals:

This is to give notice that The City of New York (NYC) is proposing to undertake activities within a 100-year floodplain relating to the United States Department of Housing and Urban Development's (HUD) Community Development Block Grant-Disaster Recovery (CDBG-DR) program. President Obama signed the "Disaster Relief Appropriations Act, 2013" (Public Law 113-2) into law on January 29, 2013. Among other appropriations, the Act included \$16 billion in CDBG-DR funds "for necessary expenses related to disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization in the most impacted and distressed areas resulting from Hurricane Sandy." This notice is required by Section 2(a)(4) of Executive Order (EO) 11988 for Floodplain Management and is implemented by HUD Regulations found at 24 CFR 55.20(b) for the HUD action that is within and/or affects a floodplain.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk. The 8-Step Decision Making Process includes public notices and the examination of practicable alternatives to building in the floodplain.

With its CDBG-DR grant allocation of \$4.2 billion, the City is executing housing recovery, economic revitalization, and resiliency programs in response to unmet Hurricane Sandy disaster recovery needs while also addressing vulnerabilities highlighted by the storm's severity. Activities are located throughout the City's five Boroughs in seriously damaged neighborhoods where properties located in and adjacent to coastal floodplains were often the most vulnerable. Extensive flooding of coastal floodplain properties was often compounded by storm-related damages to roadways, water and sewer infrastructure, as well as critical services. Residential blocks within the Sheepshead Bay Courts neighborhood were particularly hard hit since their 'bungalow' style homes do not have property frontage along public streets that allows for direct connection to the City-maintained sewer infrastructure. Rather, they are served by an inadequate and aging private sewer network, which was damaged by Hurricane Sandy. Residents in this neighborhood are often plagued by a variety of service interruptions, and periodic flooding that worsens with sewer backups or overflows during intense storms.

Through its Build It Back program (BIB), the City continues efforts to provide eligible homeowners with grants for housing recovery projects so they can return to their homes and neighborhoods where possible. As described in the City's Action Plan for Disaster Recovery and subsequent HUD-approved amendments, BIB offers rehabilitation, elevation, reconstruction, reimbursement, buyout and acquisition options to applicants for consideration upon completion of eligibility screenings, property damage assessments, site-specific environmental reviews, project planning and construction feasibility analyses.

For properties located within the Sheepshead Bay Courts neighborhood, the City has determined that supplemental sewer infrastructure would improve its typical housing recovery activities and address deteriorated conditions of the shared private sewer

networks exacerbated by Hurricane Sandy. Further studies have indicated that replacement of the damaged potable water, sanitary, and stormwater control services provided through private sewer infrastructure improvements would minimize sewage backup and flood damage associated with periodic storms, as well as the water main leaks while increasing resilience to more severe storms in the future.

Notification is hereby given to the public that the City is proposing to undertake a **Sewer Infrastructure and Improvement Project (SIIP)** in the Sheepshead Bay Courts neighborhood. An Environmental Assessment is being prepared for the Proposed Project to evaluate its potential impacts in accordance with the National Environmental Policy Act (NEPA) and HUD requirements. CDBG-DR funds of approximately \$19 million would be used to replace the private sewer networks shared by 65 residential properties along:

- Lincoln Terrace and Lake Avenue, herein referred to as the **Lake Court**, and which are surrounded by Nostrand Avenue to the west, Shore Parkway to the north, Haring Street to the east and Emmons Avenue to the south;
- Losee Terrace, Stanton Road, and Gunnison Court, herein referred to as **Stanton Court**, and which are surrounded by Brown Street to the west, Shore Parkway to the north, Batchelder Street to the east, and Emmons Avenue to the south.

This Project would potentially benefit the owners of 175 properties within a 0.2 square mile area bounded by Nostrand Avenue, Shore Parkway, Batchelder Street and Emmons Avenue, 60 of which are owned by active, eligible BIB applicants for single-family housing recovery assistance (July 2017). The owners of these properties are classified into three beneficiary populations: Direct Beneficiaries (54), Potential Future Beneficiaries (11), and Incidental Beneficiaries (110).

1. Of the 39 residential parcels in Lake Court, 30 of the owners intend to join the new HOA thereby directly benefitting from the Project through home connections to the new infrastructure services. This direct beneficiary population includes 20 active, eligible BIB applicants, and 10 ancillary property owners willing to grant BIB access easements during construction in exchange for connection of their homes to the improved infrastructure. While the owners of the nine remaining parcels in Lake Court are not currently intending to participate in the HOA, they will have the option to join in the future and connect to the improved infrastructure at their own expense.
2. Of the 26 residential parcels in Stanton Court, 24 owners intend to join the HOA to directly benefit from the Proposed Project. This includes 19 active, eligible BIB applicants plus five ancillary property owners granting BIB easements in exchange for connecting their homes to the improved infrastructure. The two owners of the remaining Stanton Court parcels will have the opportunity to join the HOA in the future and, at their own expense, benefit from the improved services.
3. All other property owners are considered incidental beneficiaries given that improved infrastructure and housing conditions in Lake and Stanton Court will contribute to the area's overall flood resiliency and environmental quality.

In order to improve the environmental quality of the Sheepshead Bay Courts neighborhood for its residents in accordance with NYC Construction Codes and local zoning ordinances, the City proposes to replace the water, sanitary, and storm sewer services for connection to homes where homeowner membership in each of the Lake Court and Stanton Court Homeowner Associations (HOAs) is confirmed at the time of project construction. As it is not possible to easily access existing utility corridors along these narrow alleys, and because infrastructure conditions are variable, the City proposes to optimally sequence construction activities that most efficiently address the sewer infrastructure needs of members of the HOA and other neighborhood residents. For example, the National Grid utility company will concurrently relocate gas lines and reconnect gas service for its customer's homes. Other activities include support for establishment of

the two independent HOAs, securing access agreements for the staging of equipment and materials, and securing the utility easements from homeowners required to complete the construction work.

All interested persons, groups and agencies are invited to submit written comments regarding the proposed use of Federal funds to support a project located in a floodplain. NYC is interested in alternatives and public perceptions of possible adverse impacts that could result from the project as well as potential mitigation measures. To review the floodplain map of Southern Brooklyn and the proposed project area, visit www.region2coastal.com. Specific location of the Proposed Project in the borough of Brooklyn can be found at http://www.nyc.gov/html/cdbg/html/environmental_notices/environmental_notices_iocs.shtml.

Written comments should be sent to OMB at 255 Greenwich Street, 8th Floor, New York, NY 10007, Attention: Calvin Johnson, Assistant Director CDBG-DR or via email at CDBGDR-Enviro@omb.nyc.gov. The minimum 15 calendar day comment period will begin the day after the publication and end on the 16th day after the publication. Such comments should be received by OMB on or before August 20, 2017.

City of New York: Bill de Blasio, Mayor
New York City Office of Management and Budget: Dean Fuleihan, Director
Date: August 4, 2017

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CHANGES IN PERSONNEL

NYC EMPLOYEES RETIREMENT SYS
FOR PERIOD ENDING 07/14/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists retirement changes for NYC employees.

NYC EMPLOYEES RETIREMENT SYS
FOR PERIOD ENDING 07/14/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists retirement changes for NYC employees.

BOROUGH PRESIDENT-BROOKLYN
FOR PERIOD ENDING 07/14/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for Borough President of Brooklyn.

BOROUGH PRESIDENT-QUEENS
FOR PERIOD ENDING 07/14/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for Borough President of Queens.

OFFICE OF THE COMPTROLLER
FOR PERIOD ENDING 07/14/17

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

OFFICE OF EMERGENCY MANAGEMENT
FOR PERIOD ENDING 07/14/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for Office of Emergency Management.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for Office of Management & Budget.

LAW DEPARTMENT
FOR PERIOD ENDING 07/14/17

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

DEPARTMENT OF CITY PLANNING
FOR PERIOD ENDING 07/14/17

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

DEPARTMENT OF INVESTIGATION
FOR PERIOD ENDING 07/14/17

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

DEPARTMENT OF INVESTIGATION
FOR PERIOD ENDING 07/14/17

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

TEACHERS RETIREMENT SYSTEM
FOR PERIOD ENDING 07/14/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for Teachers Retirement System.

CIVILIAN COMPLAINT REVIEW BD
FOR PERIOD ENDING 07/14/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for Civilian Complaint Review Board.

POLICE DEPARTMENT
FOR PERIOD ENDING 07/14/17

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

ABDELHADI	AUSAMA	M	70260	\$110526.0000	PROMOTED	NO	06/30/17	056
ACOSTA	LUIS	M	70235	\$88044.0000	PROMOTED	NO	06/30/17	056
AFOLAYAN	ABIMBOLA		71012	\$36611.0000	RESIGNED	NO	06/30/17	056
AHMAD	UDNAN		70235	\$106175.0000	PROMOTED	NO	06/30/17	056
AHMED	MOHAMMED		70235	\$88044.0000	PROMOTED	NO	06/30/17	056
ALAH	MONZUR		70235	\$88044.0000	PROMOTED	NO	06/30/17	056
ALI	RIAYASAT		70260	\$110526.0000	PROMOTED	NO	06/30/17	056
ALLEN	ALEXANDE B		70235	\$88044.0000	PROMOTED	NO	06/30/17	056
ALLEN	CHERYL R		60817	\$42136.0000	RESIGNED	NO	06/30/17	056
AMATULLE	PASQUALE		70265	\$121875.0000	PROMOTED	NO	06/30/17	056
ANDINO	ANTHONY V		70260	\$110526.0000	PROMOTED	NO	06/30/17	056
ANTONIO	JOSEPH J		70260	\$110526.0000	PROMOTED	NO	06/30/17	056
APONTE	KARIEL		70235	\$88044.0000	PROMOTED	NO	06/30/17	056
AQUINO	ESTHER		70205	\$14.0400	RESIGNED	YES	06/29/17	056
ARMENIO	JOSEPH R		70235	\$88044.0000	PROMOTED	NO	06/30/17	056
ARONOWITZ	EVAN M		70235	\$88044.0000	PROMOTED	NO	06/30/17	056
ARROYO	RUBEN D		70235	\$88044.0000	PROMOTED	NO	06/30/17	056
AZEVEDO	JOAO		70235	\$88044.0000	PROMOTED	NO	06/30/17	056
AZIZ	JASON R		70210	\$42500.0000	RESIGNED	NO	06/27/17	056
AZIZI	MUNER		70210	\$46805.0000	RESIGNED	NO	06/03/17	056
BARRY	ANNETTE		71012	\$36611.0000	RESIGNED	NO	06/30/17	056
BATISTA FRIAS	YANELVY		70210	\$48666.0000	RESIGNED	NO	07/07/17	056
BENAVIDES	DEWIN G		70260	\$110526.0000	PROMOTED	NO	06/30/17	056
BENSON	LARANDA R		71012	\$36611.0000	RESIGNED	NO	06/30/17	056
BERESFORD	JUSTIN S		70260	\$110526.0000	PROMOTED	NO	06/30/17	056
BERKOH	JESSE M		71022	\$47796.0000	RESIGNED	YES	07/06/17	056
BERMEO JR	GIOVANNI		70235	\$88044.0000	PROMOTED	NO	06/30/17	056
BISHOP	TIENESHA M		70205	\$12.1400	APPOINTED	YES	06/09/17	056
BODDEN	JACKELIN A		70235	\$88044.0000	PROMOTED	NO	06/30/17	056
BONAVENTURE	LEE D		70210	\$54394.0000	RESIGNED	NO	07/05/17	056
BRADFORD	AMINA D		60817	\$32426.0000	RESIGNED	NO	05/04/17	056
BRANDI	DANIEL J		70260	\$110526.0000	PROMOTED	NO	06/30/17	056
BRATHWAITE	NAKWAN		70235	\$88044.0000	PROMOTED	NO	06/30/17	056
BRINKLEY	STEFANIE B		7023A	\$121875.0000	PROMOTED	NO	06/22/17	056
BURGOS	ANEUDYS		70235	\$88044.0000	PROMOTED	NO	06/30/17	056
BURNICKE	WILLIAM E		70265	\$121875.0000	PROMOTED	NO	06/30/17	056
BUSBY	CYNTHIA Z		10147	\$47092.0000	RETIRED	NO	07/01/17	056
BUSH	RAHEESA A		70210	\$48666.0000	DECEASED	NO	07/02/17	056
BUSSO	MICHAEL A		7021A	\$92184.0000	RETIRED	NO	07/01/17	056
CABAN	CELINA E		30086	\$57944.0000	RESIGNED	YES	07/04/17	056
CALLAHAN	MICHAEL V		70235	\$88044.0000	PROMOTED	NO	06/30/17	056
CAMILLE	MANOUCHE		60817	\$33498.0000	RESIGNED	NO	06/24/17	056
CAMPBELL	JASON J		70206	\$8.8100	TERMINATED	YES	01/23/01	056
CAMPISI	CHARLES J		70265	\$121875.0000	PROMOTED	NO	06/30/17	056
CAMPISI	GREGORY R		70210	\$85292.0000	RESIGNED	NO	07/04/17	056
CANONICO	CHRISTOP J		70210	\$46805.0000	RESIGNED	NO	07/06/17	056
CAPERS	EDRENA		60817	\$42136.0000	RESIGNED	NO	07/06/17	056
CAPUDER	KIMBERLY E		10234	\$11.0000	APPOINTED	YES	06/25/17	056
CARO RODRIGUEZ	JENNIFER		70205	\$12.1400	APPOINTED	YES	06/09/17	056

Services, Real Estate Services office at 1 Centre Street, 20th Floor North, New York, NY 10007. Attention: Fedcor Peralta (212) 386-0614.

Note: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contract Services, Public Hearing Unit, 253 Broadway, 9th Floor, New York, NY 10007, (212) 788-7490, no later than SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING. TDD users should call Verizon relay services.

1 Parcel
BOROUGH OF BROOKLYN
Block 1342, Lot 29

Accessibility questions: Mayor's Office of Contract Services, (212) 788-7490, by: Thursday, August 10, 2017, 4:00 P.M.



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CONTRACT AWARD HEARINGS

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

HOMELESS SERVICES

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, August 17, 2017, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Department of Homeless Services of the City of New York and the contractor listed below, to provide services to Homeless Single Youths. The term of this contract will be from July 1, 2016 to June 30, 2018.

Vendor/Address	Site Address	E-PIN	Amount
Under 21 Covenant House New York	460 West 41st Street New York, NY 10036	07106R0043CNVN002	\$424,742.00
460 West 41st Street New York, NY 10036			

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

A draft copy of the proposed contract is available for public inspection at the Human Resources Administration of the City of New York, 150 Greenwich Street, 37th Floor, New York, NY 10007, on business days, from August 4, 2017 to August 17, 2017 excluding Saturdays, Sundays and holidays, from 10:00 A.M. to 5:00 P.M. If you need to schedule an inspection appointment and/or need additional information, please contact Paul Romain at (929) 221-5555.

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NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, August 17, 2017, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M., on the following:

IN THE MATTER OF a proposed contract between the Department of Homeless Services of the City of New York and the contractor listed below, to operate a Stand Alone Transitional Residence for Homeless Families. The term of this contract will be from January 1, 2017 to December 31, 2021 with an option to renew from January 1, 2022 to December 31, 2025.

Vendor/Address	Site Address	E-PIN	Amount
836 Faile Realty LLC 325 East 104 th Street New York, NY 10029	836 Faile Street Bronx, NY 10474	07110P0002151	\$11,939,336.00

The proposed contractor has been selected by means of the Competitive Sealed Proposal method (Open Ended Request for Proposals), pursuant to Section 3-03 (b) (2) of the Procurement Policy Board (PPB) Rules.

A draft copy of the proposed contract is available for public inspection at the Human Resources Administration of the City of New York, 150

LATE NOTICE

CITYWIDE ADMINISTRATIVE SERVICES

PUBLIC HEARINGS

PUBLIC NOTICE IS HEREBY GIVEN that a Voluntary Public Hearing will be held on Wednesday, August 16, 2017, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M., relating to the resolution of Estate of Vertley Clanton v. City of New York, Index No. 41406/2007 (Sup. Ct. Kings Co.) (the "Action") by quieting title to Block 1342, Lot 29 in Kings County, also known as 1716 Pacific Street (the "Property"), in favor of the City of New York.

Pursuant to Section 4-114 of the Administrative Code, the Department of Citywide Administrative Services, Real Estate Services proposes to confirm the City's interest in the Property by the City accepting a deed transferring title thereto from the Estate of Vertley Clanton, plaintiff in the Action. This action is intended to facilitate the longstanding use of the Property by the Department of Sanitation.

If approved by the Mayor of the City of New York, the Department of Citywide Administrative Services, Real Estate Services shall be authorized to have the City accept a deed to the Property from the Estate of Vertley Clanton.

The calendar document for the voluntary public hearing is available for inspection by the public at the Department of Citywide Administrative

Greenwich Street, 37th Floor, New York, NY 10007, on business days, from August 4, 2017 to August 17, 2017, excluding Saturdays, Sundays and holidays, from 10:00 A.M. to 5:00 P.M. If you need to schedule an inspection appointment and/or need additional information, please contact Paul Romain at (929) 221-5555.

IN THE MATTER OF a proposed contract between the Department of Homeless Services of the City of New York and the contractor listed below, to operate a Stand Alone Transitional Residence for Homeless Families. The term of this contract will be from August 15, 2017 to August 14, 2022 with an option to renew from August 15, 2022 to August 14, 2026.

Vendor / Address	Site Address	E-PIN	Amount
Praxis Housing Initiatives Inc. 17 Battery Place, Suite 307 New York, NY 10004	5731 Broadway Bronx, NY 10463	07110P0002189	\$26,413,130.00

The proposed contractor has been selected by means of the Competitive Sealed Proposal method (Open Ended Request for Proposals), pursuant to Section 3-03 (b) (2) of the Procurement Policy Board (PPB) Rules.

A draft copy of the proposed contract is available for public inspection at the Human Resources Administration of the City of New York, 150 Greenwich Street, 37th Floor, New York, NY 10007, on business days, from August 4, 2017 to August 17, 2017, excluding Saturdays, Sundays and holidays, from 10:00 A.M. to 5:00 P.M. If you need to schedule an inspection appointment and/or need additional information, please contact Paul Romain at (929) 221-5555.



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HUMAN RESOURCES ADMINISTRATION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, August 17, 2017, at 1 Centre Street, Mezzanine, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER OF sixteen (16) proposed contracts between the Human Resources Administration of the City of New York and the contractors listed below, for the Provision of Homebase Homelessness Prevention Services. The term of these contracts will be for three years from October 1, 2017 to September 30, 2020 with one three-year renewal option from October 1, 2020 to September 30, 2023.

Contractor/ Address	E-PIN	Amount	Service Area	Site Address
Camba, Inc. 1720 Church Avenue Brooklyn, NY 11226	09617I0005001	\$14,111,577.00	Brooklyn 1 (Competition 1)	1117 Eastern Parkway Brooklyn, NY 11213 1958 Fulton Street Brooklyn, NY 11233
Camba, Inc. 1720 Church Avenue Brooklyn, NY 11226	09617I0005002	\$7,937,763.00	Brooklyn 2 (Competition 2)	2244 Church Avenue Brooklyn, NY 11226
Ridgewood Bushwick Senior Citizens Council, Inc. 555 Bushwick Avenue Brooklyn, NY 11206	09617I0005003	\$7,055,790.00	Brooklyn 3 (Competition 3)	90 Beaver Street Brooklyn, NY 11206 1475 Myrtle Avenue Brooklyn, NY 11237
Catholic Charities Neighborhood Services, Inc. 191 Joralemon Street Brooklyn, NY 11201	09617I0005004	\$6,173,814.00	Brooklyn 4 (Competition 4)	1900 Ralph Avenue Brooklyn, NY 11236
Catholic Charities Neighborhood Services, Inc. 191 Joralemon Street Brooklyn, NY 11201	09617I0005005	\$12,347,631.00	Brooklyn 5 (Competition 5)	3060 Fulton Street Brooklyn, NY 11208 560 Livonia Street Brooklyn, NY 11207

Ridgewood Bushwick Senior Citizen Council, Inc. 555 Bushwick Avenue Brooklyn, NY 11206	09617I0005006	\$7,055,790.00	Brooklyn 6 (Competition 6)	145 East 98 Street Brooklyn, NY 11212 745 Ralph Avenue Brooklyn, NY 11212
BronxWorks Inc. 2045 Morris Avenue Bronx, NY 10453	09617I0005007	\$13,229,604.00	Bronx 1 (Competition 7)	630 Jackson Avenue Bronx, NY 10455
HELP Social Service Corporation 115 East 13 th Street New York, NY 10003	09617I0005008	\$14,111,577.00	Bronx 2 (Competition 8)	815 Burke Avenue Bronx, NY 10467 1981 Sedgwick Avenue Bronx, NY 10453
Catholic Charities Community Services, Archdiocese of New York 1011 First Avenue, 6 th Floor New York, NY 10022	09617I0005009	\$10,583,682.00	Bronx 3 (Competition 9)	2155 Blackrock Avenue Bronx, NY 10472 890 Garrison Avenue Suite L107 Bronx, NY 10474
Catholic Charities Community Services, Archdiocese of New York 1011 First Avenue, 6 th Floor New York, NY 10022	09617I0005010	\$10,583,682.00	Bronx 4 (Competition 10)	4377 Bronx Boulevard Bronx, NY 10466 2901 White Plains Road Bronx, NY 10467
BronxWorks, Inc. 60 East Tremont Avenue Bronx, NY 10453	09617I0005011	\$7,937,763.00	Bronx 5 (Competition 11)	1130 Grand Concourse Bronx, NY 10456
Help Social Service Corporation 115 East 13th Street New York, NY 10003	09617I0005012	\$12,347,631.00	Bronx 6 (Competition 12)	1780 Grand Concourse Bronx, NY 10457
Help Social Service Corporation 115 East 13th Street New York, NY 10003	09617I0005013	\$8,819,736.00	Bronx 7 (Competition 13)	1860 East Tremont Avenue Bronx, NY 10460
SUS- Urgent Housing Programs, Inc. 305 7th Avenue, 10th Floor New York, NY 10001	09617I0005014	\$15,875,373.00	Manhattan (Competition 14)	2276 3rd Avenue New York, NY 10035
Catholic Charities Neighborhood Services, Inc. 191 Joralemon Street Brooklyn, NY 11201	09617I0005015	\$19,403,418.00	Queens (Competition 15)	18-47 Mott Avenue Far Rockaway, NY 11691 161-10 Jamaica Avenue Jamaica, NY 11432
Camba, Inc. 1720 Church Avenue Brooklyn, NY 11226	09617I0005016	\$8,819,866.00	Staten Island (Competition 16)	120 Stuyvesant Place Staten Island, NY 10301 209 Bay Street Staten Island, NY 10301

The proposed contractors have been selected through the HHS ACCELERATOR Method, pursuant to Section 3-16 of the Procurement Policy Board (PPB) rules.

Draft copies of the proposed contracts are available for public inspection at the Human Resources Administration of the City of New York, 150 Greenwich Street, 37th Floor, New York, NY 10007, on business days, from August 4, 2017 to August 17, 2017, excluding Saturdays, Sundays and holidays, from 10:00 A.M. to 5:00 P.M. If you need to schedule an inspection appointment and/or need additional information, please contact Paul Romain at (929) 221-5555.



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