

CELEBRATING OVER 150 YEARS



THE CITY RECORD

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THE CITY RECORD

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Citywide Administrative Services

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOROUGH PRESIDENT - BRONX

■ PUBLIC HEARINGS

A VIRTUAL PUBLIC HEARING IS BEING CALLED by the President of the Borough of The Bronx, Honorable Vanessa L. Gibson. This public hearing will be held on Thursday, August 14, 2025, commencing at 10:00 A.M. The public hearing may be accessed virtually using the link provided:

Bronx Borough President Public Hearing Notice – C 200099 MMX – St. Raymond Avenue Demapping

<https://bit.ly/StRaymondMMX>
Meeting ID: 263 730 302 741
Passcode: F8bV3SG6

Or call in: 646-561-8032
Conference ID: 400 203 69#

Please submit any written testimony to: publictestimony@bronxbp.nyc.gov. Written testimony will always be accepted, but only testimony received by Friday, August 15th will be considered for the Borough

President's recommendation.

APPLICATION NO: C 200099 MMX – St. Raymond Avenue Demapping

IN THE MATTER OF an application submitted by the Blondell Holdings Corp pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

1. the elimination, discontinuance, and closing of St. Raymond Avenue between Blondell Avenue and Waters Avenue; and
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of The Bronx, in accordance with Map No. 13148 dated July 1, 2024, and signed by the Borough President.

The full proposal can be accessed on the Zoning Application Portal:
<https://zap.planning.nyc.gov/projects/2018X0397>

Please direct any questions concerning this hearing to the Office of The Bronx Borough President, telephone: (718) 590-6124.

☛ a8-14

CITY COUNCIL

■ PUBLIC HEARINGS

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

The Subcommittee on Landmarks, Public Sitings, and Dispositions will hold a public hearing, accessible remotely and in person, in the 16th Floor Committee Room, 250

Broadway, New York, NY 10007, on the following matters commencing at 10:00 A.M. on August 13, 2025. The hearing will be live-streamed on the Council's website at <https://council.nyc.gov/live/>. Please visit <https://council.nyc.gov/land-use/> in advance for information about how to testify and how to submit written testimony.

**(FORMER) WHITNEY MUSEUM OF AMERICAN ART
MANHATTAN CB - 8 N 250310 HIM**

Communication dated May 29, 2025, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the (Former) Whitney Museum of Modern Art, 945 Madison Avenue (Block 1389, Lot 50) by the Landmarks Preservation Commission on May 20, 2025 (List No. 545, LP No. 2685).

**(FORMER) WHITNEY MUSEUM OF AMERICAN ART
INTERIOR
MANHATTAN CB - 8 N 250311 HIM**

Communication dated May 29, 2025, from the Executive Director of the Landmarks Preservation Commission regarding the interior landmark designation of the (Former) Whitney Museum of Modern Art, 945 Madison Avenue (Block 1389, Lot 50) by the Landmarks Preservation Commission on May 20, 2025 (List No. 545, LP No. 2686).

**LINCOLN WORTMAN (UDAAP AMENDMENT)
BROOKLYN CB - 5 G 250079 NUK**

Application submitted by the New York City Department of Housing Preservation and Development (HPD) pursuant to Section 694 of the General Municipal Law, requesting an amendment to Council Resolution 877 for the year 2007 related to the prior approval for an Urban Development Action Area Project, for property located at 984 Lincoln Avenue, 988 Lincoln Avenue, 998 Lincoln Avenue and 985 Autumn Avenue (Block 4531, Lots 20, 26, 29, and 38), Borough of Brooklyn, Community District 42.

**LINCOLN WORTMAN (ARTICLE XI)
BROOKLYN CB - 5 G 250080 XAK**

Application submitted by the New York City Department of Housing Preservation and Development (HPD) pursuant to Section 577 of Article XI of the Private Housing Finance Law for approval of a real property tax exemption for property located at 956 Lincoln Avenue, 962 Lincoln Avenue, 984 Lincoln Avenue, 988 Lincoln Avenue, 998 Lincoln Avenue and 985 Autumn Avenue, as well as vacant lots without assigned addresses, constituting Block 4531, Lots 13, 15, 16, 17, 18, 20, 24, 26, 29, and 38, Borough of Brooklyn, Community District 42.

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

Accessibility questions: Kaitlin Greer, kgreer@council.nyc.gov, by: Friday, August 8, 2025, 3:00 P.M.



a7-13

CITY PLANNING COMMISSION

■ PUBLIC HEARINGS

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, August 13, 2025, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/530176/1>

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

877 853 5247 US Toll-free
888 788 0099 US Toll-free
253 215 8782 US Toll Number
213 338 8477 US Toll Number

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

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

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

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. The submission of testimony, verbal or written, in a language other than English, will be accepted, and real time interpretation services will be provided based on available resources. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to [\[AccessibilityInfo@planning.nyc.gov\]](mailto:AccessibilityInfo@planning.nyc.gov) or made by calling 212-720-3366. Requests must be submitted at least five business days before the meeting.

**BOROUGH OF THE BRONX
Nos. 1 - 5
KINGSBRIDGE ARMORY REDEVELOPMENT
No. 1**

CD 7 C 250293 PPX
IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property (Block 3247, Lots 2 and 10), pursuant to zoning, Borough of the Bronx, Community District 7.

No. 2 C 250294 ZMX
CD 7 IN THE MATTER OF an application submitted by NYC Economic Development Corporation and 8th Regiment Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3c:

1. changing from a C4-4 District to an M1-4A/R7-2 District property bounded by West 195th Street, Jerome Avenue, West Kingsbridge Road, and Reservoir Avenue; and
2. establishing a Special Mixed Use District (MX-30) bounded by West 195th Street, Jerome Avenue, West Kingsbridge Road, and Reservoir Avenue;

as shown on a diagram (for illustrative purposes only) dated May 19, 2025 and subject the conditions of CEQR Declaration E-850.

No. 3 N 250296 ZRX
CD 7 IN THE MATTER OF an application submitted by 8th Regiment Partners LLC and New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article VII, Chapter 4 (Special Permits by the City Planning Commission), and Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District.

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

* * *

ARTICLE VII ADMINISTRATION

Chapter 4 Special Permits by the City Planning Commission

* * *

74-10 SPECIAL PERMIT USES

* * *

74-18 Recreation, Entertainment and Assembly Spaces

* * *

74-182 Arenas, auditoriums, stadiums or trade expositions

C4 C6 C7 C8 M1 M2 M3

- (a) The City Planning Commission may permit arenas, auditoriums or stadiums, or trade expositions, as listed in Use Group VIII, with a capacity in excess of 2,500 seats for arenas, auditoriums or stadiums, or with a rated capacity in excess of 2,500 persons for trade expositions, provided that the following findings are made:
- (1) that the principal vehicular access for such #use# is not located on a local #street# but is located on an arterial highway, a major #street# or a secondary #street# within one-quarter mile of an arterial highway or major #street#;
 - (2) that such #use# is so located as to draw a minimum of vehicular traffic to and through local #streets# in nearby residential areas;
 - (3) that such #use# is not located within 200 feet of a #Residence District#;
 - (4) that adequate reservoir space at the vehicular entrance, and sufficient vehicular entrances and exits, are provided to prevent traffic congestion;
 - (5) that vehicular entrances and exits for such #use# are provided separately and are located not less than 100 feet apart; and
 - (6) that due consideration has been given to the proximity of bus and rapid transit facilities to serve such #use#.
- (b) In Community District 7 in the Borough of the Bronx, the Commission may permit an indoor arena with a maximum seating capacity of 6,000 17,000 within 200 feet of a #Residence District# and, in conjunction with such arena, permit modifications of the provisions of Sections 32-64 (Surface Area and Illumination Provisions), 32-655 (Height of signs in all other Commercial Districts), and 36-62 (Required Accessory Off-street Loading Berths); to #sign# regulations and parking or loading regulations, provided that:
- (1) the provisions of paragraphs (a)(1), (a)(2), (a)(4), (a)(5) and (a)(6) of this Section are met;
 - (2) open space surrounding such arena will be located and arranged to provide adequate pedestrian gathering areas to minimize disruption to the surrounding areas;
 - (3) the arena includes noise attenuation features and measures which serve to reduce arena-related noise in the surrounding area, including at nearby #residences#;
 - (4) where Sections 32-64 and 32-655 the #sign# regulations are modified, a #signage# plan has been submitted showing the location, size, height and illumination of all #signs# on the #zoning lot#, and the Commission finds that all such #signs#, and any illumination from or directed upon such #signs#, are located and arranged so as to minimize any negative effects from the arena #use# on nearby #residences#; and
 - (5) where Section 36-62 is the parking or loading regulations are modified, a loading plan has been submitted that addresses the operational needs of all servicers of the arena and shows the number, location and arrangement of all loading berths on the #zoning lot#, and the Commission finds that such loading plan is adequate to address the loading demand generated by the arena #use# and has received assurances that the arena operator will implement such plan in accordance with its terms.

* * *

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including limitations on #signs#, requirements for soundproofing of arenas or auditoriums, shielding of floodlights, screening of open #uses# or surfacing all access roads or driveways. The Commission may also prescribe requirements for pedestrian-accessible open areas surrounding the arena, auditorium or stadium, including #accessory# directional or building identification #signs# located therein.

* * *

ARTICLE XII SPECIAL PURPOSE DISTRICTS

Chapter 3 Special Mixed Use District

* * *

123-90 SPECIAL MIXED USE DISTRICTS SPECIFIED

* * *

#Special Mixed Use District# - 30 [date of adoption] Kingsbridge Heights, The Bronx

The #Special Mixed Use District# - 30 is established in Kingsbridge Heights in The Bronx as indicated on the #zoning maps#.

* * *

No. 4

CD 7

C 250295 ZSX

IN THE MATTER OF an application submitted by NYC Economic Development Corporation and 8th Regiment Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-195 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 248 spaces, in connection with a proposed mixed-use development, on property located at 25 West Kingsbridge Road (Block 3247, Lots 2 and 10), in an M1-4A/R7-2 District**, within a Special Mix Use District (MX-30)**, Borough of the Bronx, Community District 7.

**Note: the site is proposed to be rezoned by changing a C4-4 District to an M1-4A/R7-2 District and by establishing a Special Mix Use District (MX-30) under a concurrent related application for a Zoning Map change (C 250294 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2025X0262>, or at the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 5

CD 7

C 250292 ZSX

IN THE MATTER OF an application submitted by NYC Economic Development Corporation and 8th Regiment Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-182(b)* of the Zoning Resolution to allow an indoor arena with a maximum seating capacity of 17,000 within 200 feet of a Residence District, and in conjunction therewith, to modify the sign regulations of Sections 123-40 and 32-60, in connection with a proposed mixed-use development on property located at 25 West Kingsbridge Road (Block 3247, Lots 2 and 10), in an M1-4A/R7-2 District**, within a Special Mix Use District (MX-30)**, Borough of the Bronx, Community District 7.

*Note: a zoning text amendment is proposed to modify Section 74-182 under a concurrent related application for a Zoning Text change (C 250296 ZRX).

**Note: the site is proposed to be rezoned by changing a C4-4 District to an M1-4A/R7-2 District and by establishing a Special Mix Use District (MX-30) under a concurrent related application for a Zoning Map change (C 250294 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2025X0262>, or at the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

NOTICE

On Wednesday, August 13, 2025, a public hearing is being held by the City Planning Commission (CPC), accessible in-person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the following co-Applicants: the New York City Economic Development Corporation (NYCEDC), 8th Regiment Partners, LLC, and the New York City Department of Citywide Administrative Services (DCAS). The Mayor's Office of Environmental Coordination (MOEC) is acting as the CEQR Lead Agency for the environmental review. The Applicants are seeking a series of land use actions including a disposition of City-owned land (Block 3247, Lots 2 and 10) pursuant to New York City Charter Section 197-c; zoning map amendment to rezone the project block from C4-4 to M1-4A/R7-2 (MX) to allow manufacturing uses; zoning text amendment to Zoning Resolution (ZR) Section 123-90 to establish the proposed MX district; zoning text amendment to ZR Section 74-182(b) to increase permitted indoor arena capacity from 6,000 to 17,000 persons and remove specific reference to zoning sections for the modifications of signage and parking and loading provisions permitted in conjunction with such arena; special permit pursuant to ZR Section 74-182(b) to allow an indoor arena with a capacity of up to 17,000 persons and permit modification of signage requirements; special permit pursuant to ZR Section 74-195 to allow a public parking garage with a capacity of greater than 150 parking spaces; public financing by the New York City

Department of Housing Preservation and Development (HPD) to facilitate the proposed permanently affordable housing units on the National Guard Site in the Kingsbridge Heights neighborhood of Bronx Community District 7 (the "Proposed Actions"). The Proposed Actions would facilitate the Proposed Project which includes up to approximately 1,230,300 gsf of new development at the Project Site, including up to 735,800 gsf on the Armory Site and the National Guard Site would be redeveloped with a new 16-story, approximately 494,500-gsf residential building including approximately 500 permanently affordable dwelling units and approximately 14,400 gsf of local retail. The Armory would be adaptively reused and reprogrammed with approximately 735,800 gsf of new uses, including approximately 84,400 gsf of community facility and cultural uses, approximately 87,800 gsf of light manufacturing space, approximately 73,000 gsf of commercial office space, a 17,000-person live event venue, and approximately 65,500 gsf of other entertainment uses. Approximately 248 public parking spaces and new loading docks would be provided in the Armory's cellar level.

The Project Site includes the "Armory Site" at 1 West Kingsbridge Road (Block 3247, Lot 10), and the "National Guard Site" at 10 West 195th Street (Block 3247, Lot 2). The Project Site occupies the portion of Block 3247 that is bounded by West 195th Street, Reservoir Avenue, West Kingsbridge Road, and Jerome Avenue.

The proposed project would also require other coordination and discretionary approvals from City agencies such as the NYC Landmarks Preservation Commission (LPC); since the Armory is a designated New York City Landmark, the proposed changes to the exterior of the Armory and the landmark site require a Binding Report from LPC pursuant to the New York City Charter and the New York City Landmarks Law. In addition, the Proposed Project will be receiving State funding which requires review by New York State Office of Parks, Recreation, and Historic Preservation pursuant to Section 14.09 of New York State Historic Preservation Act. The project may also seek Federal historic preservation tax credits for the proposed adaptive reuse of the Armory, which is a non-discretionary action that would require consultation with the National Park Service and in coordination with the New York State Historic Preservation Office (SHPO). The proposed alterations to the Armory would be undertaken in accordance with the Secretary of Interior's Standards for Rehabilitation. In addition, because Federally appropriated Community Project Funding administered by U.S. Department of Housing and Urban Development (HUD) is anticipated, consultation with SHPO and Federally recognized Tribal Nations would be undertaken, as warranted, in accordance with Section 106 of National Historic Preservation Act. It is anticipated that the City and State would provide an investment of up to \$200 million to facilitate the proposed adaptive reuse of the Armory; \$50 million of funds from public sources may also become available for the project which are not subject to ULURP. The Build Year is 2032.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 11:59 P.M. on Monday, August 25, 2025.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 25DME006X.

BOROUGH OF BROOKLYN

Nos. 6 – 9

BWJ PD RELOCATION & PLAZA PROJECT

No. 6

CD 16 **C 250263 PCK**
IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the New York Police Department, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 1508 Herkimer Street (Block 1575, p/o Lot 18), Borough of Brooklyn, Community District 16, and for site selection of such property for use as a NYPD Transit Bureau District Facility.

No. 7

CD 16 **C 250264 PSK**
IN THE MATTER OF an application submitted by the Department of Parks and Recreation, pursuant to Section 197-c of the New York City Charter, for site selection of property located at the northwest corner of Fulton Street and Van Sinderen Avenue (Block 1546, p/o Lot 1), Borough of Brooklyn, Community District 16, for use as public open space.

No. 8

CD 5 **C 250265 PSK**
IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the New York City Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for site selection of property located at the southeast corner of Fulton Street and Van Sinderen Avenue (Block 1555, p/o Lot 1), Borough of Brooklyn, Community District 5, for use as public open space.

No. 9

CD 16 **C 250266 PPK**
IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for disposition of city-owned property located at 1508 Herkimer Street (Block 1575, p/o Lot 18), Borough of Brooklyn, Community District 16, pursuant to zoning.

Nos. 10 & 11

58 NIXON COURT REZONING II

No. 10

CD 13 **C 240375 ZMK**
IN THE MATTER OF an application submitted by SLG Assets, Inc pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c:

1. changing from an R5 District to an R7A District property bounded by Murdock Court, Ocean Parkway, Shore Parkway (northerly portion), and a line 460 feet easterly of West Street; and
2. establishing a within the proposed R7A District a C2-4 District bounded by Nixon Court, Shore Parkway (northerly portion), and a line 460 feet easterly of West Street;

as shown on a diagram (for illustrative purposes only) dated April 21, 2025, and subject to the conditions of CEQR Declaration E-803.

No. 11

CD 13 **N 240376 ZRK**
IN THE MATTER OF an application submitted by SLG Assets, Inc, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning resolution of the City of New York, amending 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

Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

* * *

BROOKLYN

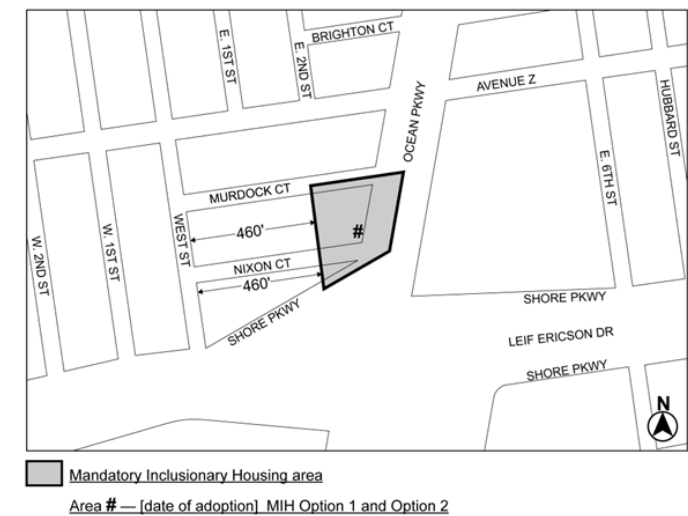
* * *

Brooklyn Community District 13

* * *

Map 2 – [date of adoption]

[PROPOSED MAP]



Portion of Community District 13, Brooklyn

* * *

Nos. 12 & 13
464 OVINGTON AVENUE REZONING
No. 12

CD 10 **C 250056 ZMK**
IN THE MATTER OF an application submitted by Geffen Management LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22a, by changing from an R3X District to an R6A District property bounded by Ovington Avenue, a line 100 feet northwesterly of 5th Avenue, a line 100 feet northeasterly of 72nd Street, and a line perpendicular to the southwesterly street line of Ovington Avenue distant 480 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 4th Avenue and the southwesterly street line of Ovington Avenue, as shown on a diagram (for illustrative purposes only) dated April 21, 2025, and subject to the conditions of CEQR Declaration E-839.

No. 13 **N 250057 ZRK**

CD 10
IN THE MATTER OF an application submitted by Geffen Management LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending 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
Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

BROOKLYN

Brooklyn Community District 10

* * *

Map 2 – [date of adoption]

[PROPOSED MAP]



Portion of Community District 10, Brooklyn

* * *

Nos. 14 & 15
5502 FLATLANDS AVE REZONING
No. 14

CD 18 **C 250121 ZMK**
IN THE MATTER OF an application submitted by 5502 Flat LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23a:

- changing from an R3-2 District to an R6A District property bounded by Flatlands Avenue, East 56th Street, a line 125 feet northerly of Avenue J and East 55th Street; and
- establishing within the proposed R6A District a C2-4 District bounded by Flatland Avenue, East 56th Street, a line 125 feet northerly of Avenue J, and East 55th Street;

as shown on a diagram (for illustrative purposes only) dated May 5, 2025, and subject to the conditions of CEQR Declaration E-822.

No. 15 **N 250122 ZRK**

CD 18
IN THE MATTER OF an application submitted by 5502 Flat LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning resolution of the City of New York, amending 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
Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

BROOKLYN

Brooklyn Community District 18

* * *



■ Mandatory Inclusionary Housing area
Area # — [date of adoption] MIH Option 1 and Option 2

Map 1 – [date of adoption]

Portion of Community District 18, Brooklyn

* * *

BOROUGH OF THE BRONX

No. 16

555 EAST TREMONT

CD 6

N 260011 PXX

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and the Human Resources Administration, pursuant to Section 195 of the New York City Charter, for use of property located at 555 East Tremont Avenue (Block 3060, Lot 32), Borough of the Bronx, Community District 6.

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

Accessibility questions: AccessibilityInfo@planning.nyc.gov, (212) 720-3366, by: Wednesday, August 6, 2025, 5:00 P.M.



jj30-a13

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 12, 2025, at 9:30 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Steven Thomson, Director of Community and Intergovernmental Affairs, at sthomson@lpc.nyc.gov or (212) 669-7923 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at www.youtube.com/nycplpc and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

242-03 Pine Street - Douglaston Hill Historic District

LPC-25-10999 - Block 8106 - Lot 55 - Zoning: R1-2

CERTIFICATE OF APPROPRIATENESS

A Neo-Colonial style free-standing house designed by John Stuart and built in 1904-1905. Application is to install solar panels.

104 Greenwich Avenue - Greenwich Village Historic DISTRICT

LPC-25-11798 - Block 617 - Lot 33 - Zoning: C1-6

CERTIFICATE OF APPROPRIATENESS

A rowhouse built in 1829 and later altered. Application is to construct a rooftop addition, replace windows, and alter the areaway.

159-161 Bleecker Street - South Village Historic District

LPC-25-10307 - Block 539 - Lot 37 - Zoning: R7-2, C1-5

CERTIFICATE OF APPROPRIATENESS

An Arts and Crafts style theater building designed by Samuel Livingston and built in 1917-1918, with alterations designed by Eugene K. Schafer of Codework, LLC, and completed in 2004-2007. Application is to alter the facade, install new storefront infill and windows, and alter the marquee.

14 Leroy Street - Greenwich Village Historic District Extension II

LPC-25-11516 - Block 586 - LOT 16 - Zoning: R6

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built c. 1835, altered with Italianate style elements in 1872 and altered again in 1927. Application is to modify openings at the rear facade.

24 West 10th Street - Greenwich Village Historic District

LPC-25-12168 - Block 573 - Lot 30 - Zoning: R6

CERTIFICATE OF APPROPRIATENESS

An Anglo-Italianate style townhouse built in 1856. Application is to raise the rear parapet and construct a rooftop addition.

42 Jane Street - Greenwich Village Historic District

LPC-25-07969 - Block 625 - Lot 33 - Zoning: C1-6

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built in 1846. Application is to install a stoop gate.

1009 Fifth Avenue - Metropolitan Museum Historic District

LPC-25-09191 - Block 1493 - Lot 69 - Zoning: R8B

CERTIFICATE OF APPROPRIATENESS

A Beaux-Arts style mansion designed by Welch, Smith & Provot and built in 1899-1901. Application is to reconstruct bulkheads and modify balustrades.

jj30-a12

BOARD OF STANDARDS AND APPEALS

■ PUBLIC HEARINGS

September 8th, 2025 and September 9th, 2025,
10:00 A.M. and 2:00 P.M.

NOTICE IS HEREBY GIVEN of teleconference public hearings, Monday, September 8th, 2025, at 10:00 A.M. and 2:00 P.M., and Tuesday, September 9th, 2025, at 10:00 A.M. and 2:00 P.M., to be streamed live through the Board's website (www.nyc.gov/bsa), with remote public participation and in-person portion, on the following matters:

SOC CALENDAR

1-88-BZ

APPLICANT – Law Office of Jay Goldstein, PLLC, for 1603 Realty Company, LLC, owner.

SUBJECT – Application April 7, 2025 – Amendment of a previously approved Variance (§72-21) to permit the enlargement of a seminary and addition of dormitories contrary to underlying bulk requirements. R5/C2-3 and R7A zoning district.

PREMISES AFFECTED – 1593 Coney Island Avenue, Block 6731, Lot(s) 65, 165.70, 73.75, 76, Borough of Brooklyn.

COMMUNITY BOARD #14BK

326-09-BZIII

APPLICANT – Bryan Cave Leighton Paisner LLP, for TDC FC2 LLC, owner.

SUBJECT – Application April 30, 2025 – Amendment previously approved special permit (§73-66) permitting the development of four mixed use buildings (Flushing Commons), which expires on July 2, 2014. C4-4 zoning district.

PREMISES AFFECTED – 37-01 138th Street, Block 4978, Lot 25, Borough of Queens.

COMMUNITY BOARD #7Q

ZONING CALENDAR

2025-11-BZ

APPLICANT – Law Office of Jay Goldstein, PLLC, for Bnos Educational Trust, owner; Bais Shifra Inc., lessee.

SUBJECT – Application April 29, 2025 – Variance (§72-21) to permit the enlargement of an existing school contrary to underlying bulk requirements. R5 zoning district.

PREMISES AFFECTED – 1681-1683 42nd Street, Block 5381, Lot 48, Borough of Brooklyn.

COMMUNITY BOARD #12BK

Shampa Chanda, Chair/Commissioner



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PROPERTY DISPOSITION

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

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

CITYWIDE ADMINISTRATIVE SERVICES

■ NOTICE

ONLINE PUBLIC LEASE AUCTIONS OF CERTAIN NEW YORK CITY REAL PROPERTIES

PUBLIC NOTICE IS HEREBY GIVEN that the Department of Citywide Administrative Services, Real Estate Services (DCAS) will be conducting online public lease auctions for the below listed parcels in accordance with Section 384 of the New York City Charter. Online bids will be accepted via the DCAS auction webpage at nyc.gov/auctions from Monday, September 29, 2025 at 9:00 A.M. until Tuesday, September 30, 2025 at 9:00 P.M. The apparent highest bidders will be identified on Wednesday, October 1, 2025 and such bids will be subject to a due diligence process. Auction results will also be posted on the DCAS auction webpage at nyc.gov/auctions. The City intends to award bids to the highest eligible bidders.

The auctions will be conducted in accordance with Terms and Conditions, together with any Special Terms and Conditions, if any, pertinent to specific parcels. For each parcel, Terms and Conditions, any Special Terms and Conditions, and inspection times are available on the DCAS auction webpage at nyc.gov/auctions. Information can also be obtained by contacting Nina Crespo at 1-212-386-0622 or at propertyrental@dcas.nyc.gov.

2 Parcels

ADDRESS: 2 Lafayette Street (South Side at Reade Street)
LOCATION: Entrance on the west side of Lafayette Street, at the corner of Reade Street
BOROUGH: Manhattan
BLOCK: 155
LOT: Part of Lot 1
MINIMUM MONTHLY BID: \$28,135

ADDRESS: 2 Lafayette Street (North Side at Duane Street)
LOCATION: Entrance on the west side of Lafayette Street, at the corner of Duane Street
BOROUGH: Manhattan
BLOCK: 155
LOT: Part of Lot 1
MINIMUM MONTHLY BID: \$17,055

a6-s30

PROCUREMENT

“Compete To Win” More Contracts!

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

- Win More Contracts, at nyc.gov/competetowin

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

HHS ACCELERATOR PREQUALIFICATION

To respond to human services Requests for Proposals (RFPs), in accordance with Section 3-16 of the Procurement Policy Board Rules of the City of New York (“PPB Rules”), vendors must first complete and submit an electronic HHS Accelerator Prequalification Application using the City’s PASSPort system. The PASSPort system is a web-based system maintained by the City of New York for use by its Mayoral Agencies to manage procurement. Important business information collected in the Prequalification Application is required every three years. Documents related to annual corporate filings must be submitted on an annual basis to remain eligible to compete. Prequalification applications will be reviewed to validate compliance with corporate filings and organizational capacity. Approved organizations will be eligible to compete and would submit electronic proposals through the PASSPort system. The PASSPort Public Portal, which lists all RFPs, including HHS RFPs that require HHS Accelerator Prequalification, may be viewed, at https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public

All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding. For additional information about HHS Accelerator Prequalification and PASSPort, including background materials, user guides and video tutorials, please visit <https://www.nyc.gov/site/mocs/hhsa/hhs-accelerator-guides.page>

CITYWIDE ADMINISTRATIVE SERVICES

REAL ESTATE SERVICES

■ AWARD

Goods

FURNITURE FOR RENOVATION OF THE EXISTING CITY STORE

- M/WBE Noncompetitive Small Purchase - PIN# 85626W0006001 - AMT: \$92,702.00 - TO: B&F Office Equipment I LLC, 63 Flushing Avenue, Building 3, Unit 244, Brooklyn, NY 11205.

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COMPTROLLER**BUREAU OF INFORMATION SERVICES****■ SOLICITATION***Goods and Services*

FY26 DELL EMC UNITY ONGOING MAINTENANCE - M/WBE Noncompetitive Small Purchase - PIN# 01526BIST72512 - Due 8-11-25 at 12:00 A.M.

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

Comptroller, 1 Centre Street, New York, NY 10007. Alison Macleod (212) 669-3166; amacleo@comptroller.nyc.gov

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INFORMATION SYSTEMS**■ SOLICITATION***Goods and Services*

FY 26 SHAREFILE PREMIUM- QTY 100 - CONTINUATION OF SERVICE - M/WBE Noncompetitive Small Purchase - PIN# 01526BIST72764 - Due 8-15-25 at 12:00 A.M.

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

Comptroller, 1 Centre Street, New York, NY 10007. Alison MacLeod (212) 669-3166; amacleo@comptroller.nyc.gov

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DESIGN AND CONSTRUCTION**■ SOLICITATION***Construction/Construction Services*

85025B0077 - PV143INFR: KAUFMAN MUSIC CENTER – HVAC RENOVATION - Competitive Sealed Bids - PIN# 85025B0077 - Due 9-15-25 at 2:00 P.M.

This Project consists of the removal and replacement of AC-3 which serves the second and third floors. New supply and return ductwork will be installed. The Third Floor MER will be extended to accommodate the removal and installation of the new AHU. New Controls and two new return fans will be provided. Existing Lighting and Ceiling mounted devices affected by the removal and installation of new duct work will be removed, stored and re-installed upon the completion of the new ceiling installation. Existing sprinkler heads and piping in 3rd Floor MER will be replaced with new, 2nd and 3rd Floor corridor sprinkler piping will be secured properly to slab. New lighting will be provided in 3rd MER. In the 3rd Floor MER, new humidifier, Hot water coil and associated hot water piping with valves and controls, condenser water piping will be provide for new AHU. COMMUNITY BOARD #: Manhattan 7 Project #: PV143INFR / EPIN: 85025B0077 Late Bids Will Not Be Accepted. There will be an optional pre-bid conference. Details will be provided in the PASSPort procurement. This contract is subject to Special Experience Requirements.

This Competitive Sealed Bid (CSB) is being released throughout PASSPort, New York City's online procurement portal. Responses to this CSB must be submitted via PASSPort. To access the solicitation, vendors should visit the PASSPort Public Portal at the following website: https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public Click on the "Search Funding Opportunities in PASSPort" blue box. This will take you to the Public Portal of all procurements in the PASSPort system. To quickly locate the CSB, insert the EPIN (85025B0077) into the Keywords search field. Please note, this link is only for NON-PQL projects. For PQL projects, only certified vendors will receive the solicitations.

Bid opening Location - Virtual Bid Opening at YouTube Link: https://www.youtube.com/playlist?list=PLKYRN_jd7vvfhJ3NGqCkJ2n32mGvlpVR

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DISTRICT ATTORNEY - NEW YORK COUNTY**INFORMATION TECHNOLOGY****■ AWARD***Goods and Services*

DEEPGRAM SOFTWARE - M/WBE Noncompetitive Small Purchase - PIN# 901DEEPGRAM - AMT: \$45,200.00 - TO: Compulink Technologies Inc., 260 West 39th Street, Room 302, New York, NY 10018-4434.

As per Section 3-09 of The New York City Procurement Policy Rules, DANY utilized the M/WBE Non-Competitive Small Purchase Method Section 3-08 of the New York City Procurement Policy Rules. The Vendor has been selected by as Small Purchase method, as deemed responsible and able to meet all the needs of this contract.

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APC MAINTENANCE - M/WBE Noncompetitive Small Purchase - PIN# 901APC26 - AMT: \$31,662.15 - TO: Compulink Technologies, 260 West 39th Street, Suite 302, New York, NY 10018.

As per Section 3-08 of The New York City Procurement Policy Rules, DANY utilized the M/WBE Non-Competitive Small Purchase Method Section 3-08 of the New York City Procurement Policy Rules. The Vendor has been selected by as Small Purchase method, as deemed responsible and able to meet all the needs of this contract.

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RSA SOFTWARE - M/WBE Noncompetitive Small Purchase - PIN# 901RSA2025 - AMT: \$15,708.50 - TO: Compulink Technologies, 260 West 39th Street, Suite 302, New York, NY 10018.

As per Section 3-08 of The New York City Procurement Policy Rules, DANY utilized the M/WBE Non-Competitive Small Purchase Method Section 3-08 of the New York City Procurement Policy Rules. The Vendor has been selected by as Small Purchase method, as deemed responsible and able to meet all the needs of this contract.

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EDUCATION**CENTRAL OFFICE****■ AWARD***Human Services/Client Services*

FY25 RENEWALS - COMMUNITY SERVICE SCHOOLS - R1341 - Renewal - PIN# 0402110001016R001 - AMT: \$2,295,353.00 - TO: Replications Inc., 50 Rockefeller Plaza, 2nd Floor c/o Robert Steinmetz at Citrin Cooperman, New York, NY 10020.

The New York City Department of Education (DOE) is seeking qualified community-based organizations (Lead CBOs) to work with schools to implement the community school strategy in approximately 27 additional DOE schools ranging from elementary, middle, and high schools. Robust school and community partnerships will create supportive school environments and coordinate personalized social, emotional, and academic supports that are responsive to identified needs and build on the strengths of students, families, and communities. While there may be multiple partners working in DOE schools, the Lead CBO coordinates all partners and aligns services with the DOE school's goals.

The DOE recommends the use a new award selection method for this RFP to be released through PASSPort, the City's digital Procurement and Sourcing Solutions Portal. This new method will allow for principals or his or her authorized representative, as well as at least two additional representatives from the School Leadership Team (SLT) to make an award selection (subject to a responsibility determination) after all proposals have been evaluated by a committee, following Section 3-03(i)(1) of the PPP rules.

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CONTRACTS AND PURCHASING**■ SOLICITATION***Goods and Services*

REQUIREMENTS CONTRACT FOR REPAIR AND MAINTENANCE OF FIRE SUPPRESSION SYSTEMS - Competitive Sealed Bids - PIN# B5833040 - Due 9-29-25 at 4:00 P.M.

Please note that bids can be submitted in hardcopy (paper) mail and electronic mail.

Schedule B Waivers due: September 9, 2025 at 4:00 P.M.

To download, please go to <https://infohub.nyced.org/resources/vendors/open-doe-solicitations/request-for-bids>. If you cannot download, send an e-mail to vendorhotline@schools.nyc.gov with the RFB number and title in the subject line.

For all questions related to this RFB, please e-mail RBellamy@schools.nyc.gov with the RFB number and title in the subject line of your e-mail.

Description: This is a three-year requirements contract where the contractor shall provide all labor, material and supervision required and necessary to test, maintain, repair, modify, make addition to, and install fire suppression systems and equipment. These services are being contracted out because the DOE does not have appropriate licenses or trained staff to perform this work. The resulting contract will replace an expiring contract.

There will be a Pre-Bid Conference on **Tuesday, August 26, 2025 at 12:00 P.M., on Microsoft Teams Live**. The link to the virtual Pre-Bid Conference scheduled is <https://events.teams.microsoft.com/event/9539c903-f91d-4146-81c7-18054f58cf91@18492cb7-ef45-4561-8571-0c42e5f7ac07>. We recommend that proposers download the free Microsoft Teams Application on their computer and/or mobile live device to participate in the Teams Live Event in advance of the conference and attendees should plan to log in 5 minutes prior to the conference start time.

For electronic bid submissions, please note the following procedures:

Bid submissions must be sent via electronic mail ("The Bid Submission Email") to DCPSubmissions@schools.nyc.gov (the "Bid Submission Email Address"). Bid Submissions sent to any other email address will be disregarded. The subject line of your Bid Submission Email must include the solicitation number and the name of the submitting vendor (e.g. B5833 – Enter Company Name). Please attach the completed Request for Bids and the Bid Blank documents to the Bid Submission Email as separate files. Please name the bid blank attachment "Bid Blank" and the completed Request for Bids attachment "RFB."

If the files accompanying your bid submission are too large to be transmitted as email attachments, please include in the first line of your Bid Submission Email a link to a Microsoft OneDrive folder containing all of your bid-related documents. Please note that if you are using OneDrive, do not attach any documents to the Bid Submission Email. Further, please include a separate folder within your OneDrive folder which includes the separate bid blank file. Please name this folder and the bid blank file "Bid Blank." The name of your OneDrive folder must match the subject line of your bid submission, and your OneDrive folder must not contain any files unrelated to the Bid Submission.

Guidance for first-time Microsoft One-Drive Users:

Microsoft OneDrive ("OneDrive") is a file hosting and synchronization service operated by Microsoft as part of its web version of Microsoft Office. OneDrive allows users to grant access to files which are too large to transmit via electronic mail to other users. If you do not have Office 365, please take the following steps to gain access to a free version of OneDrive so that you can upload those bid submission documents which are too large to transmit via electronic mail:

1. Conduct an internet search for "Microsoft OneDrive;"
2. Navigate to the official Microsoft website and sign up for a free account;
3. Once you have created a folder for the solicitation whose name matches the subject line of your Bid Submission Email, upload the documents relevant to your bid submission in this folder.
4. Create a share link for this folder;
5. Be sure to check your share settings so that anyone receiving the link that you create will be able to open the link and access the files. If your share link permissions are restricted (e.g. to only your organization in Office 365), the DOE will not be able to view your solicitation documents. It is your responsibility to ensure that the link(s) you provide allows the DOE to view, download and/or open your documents; and
6. Include the link which you have created as the first line of your Bid Submission Email.

For hard copy (paper) bid submissions, please follow the below instructions:

Further to prior instructions regarding submissions of bids. In addition to electronic submission via email, Bidders may choose to hand deliver

their bid packages to NYC DOE at any time prior to the Bid Due Date/Time. If you plan to submit a paper bid, you must provide notice by e-mailing DCPSubmissions@schools.nyc.gov, including "Paper Submission Request for Solicitation # B5833" in the subject line, at least three (3) business days in advance of the anticipated date and time and place you or your agent plan to arrive at 65 Court Street, Brooklyn, NY 11201, Room 1201 to drop off your bid. Bidders should include in their notification e-mail the name of the person who will be delivering the bid or advise that the Bid Package will be arriving by messenger. Bidders who fail to provide advance notification of intent to hand-deliver a bid risk not having anyone to receive the bid. Fed Ex, UPS, USPS or other common deliveries services will be accepted.

The Bid opening will be conducted virtually via Microsoft Teams on Tuesday, September 30, 2025 at 11:00 A.M. Bidders who have submitted their Bid Submission Email by the Bid Submission Deadline will receive a reply to their Bid Submission Email with a link to be able to view a livestream of the Bid opening online. If you do not receive a confirmation email of the DOE's receipt of your electronic bid submission, please email: [Gabriel Soriano at GSorian@schools.nyc.gov](mailto:Gabriel.Soriano@GSorian@schools.nyc.gov).

Please continue to check the DOE website and/or Vendor Portal for updates.

<https://infohub.nyced.org/vendors>

<https://www.finance360.org/vendor/vendorportal/>

Bid opens virtually on September 30, 2025 at 11:00 A.M. Please see the virtual link below.

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YWUyN2RmMDEtMDViOC00MzdILWl3MTgtOWJlYTZlZiI4YjBk%40tHread.v2/0?context=%7b%22id%22%3a%2218492cb7-ef45-4561-8571-0c42e5f7ac07%22%2c%22oid%22%3a%2233f73cb2-8a8c-4d65-8f37-5256f643d9ed%22%7d

The New York City Department of Education (DOE) strives to give all businesses, including Minority and Women-Owned Business Enterprises (MWBEs), an equal opportunity to compete for DOE procurements. The DOE's mission is to provide equal access to procurement opportunities for all qualified vendors, including MWBEs, from all segments of the community. The DOE works to enhance the ability of MWBEs to compete for contracts. DOE is committed to ensuring that MWBEs fully participate in the procurement process.

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.

Education, 65 Court Street, Room 1201, Brooklyn, NY 11201. Vendor Hotline (718) 935-2300; vendorhotline@schools.nyc.gov

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ENVIRONMENTAL PROTECTION

WATER SUPPLY

■ AWARD

Goods

BWS VARIOUS AUTO ITEMS & REPAIR/REPLACEMENT PARTS 6015201X - Intergovernmental Purchase - PIN# 8262500001001 - AMT: \$100,000.00 - TO: Elliott Auto Supply Co. Inc., 1170 Bronx River Avenue, Bronx, NY 10472.

The Department of Environmental Protection will be utilizing the OGS Contract# PC70140 - Award 23123 - Group 30310. This contract will be used to procure various automotive maintenance items and repair/replacement parts. Contract commence from day of award to May 6, 2025.

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FIRE DEPARTMENT

FACILITY MANAGEMENT

■ AWARD

Construction Related Services

REPAIR OF OVERHEAD DOORS AT FDNY FACILITIES IN QUEENS - M/WBE Noncompetitive Small Purchase -

PIN# 05725W0067001 - AMT: \$1,500,000.00 - TO: B.J. Laura & Sons Inc., 45-58 162nd Street, Flushing, NY 11358-3158.

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HEALTH AND MENTAL HYGIENE

■ AWARD

Services (other than human services)

ON-CALL MEDICAL COURIER SERVICES - M/WBE

Noncompetitive Small Purchase - PIN# 81625W0061001 - AMT: \$1,500,000.00 - TO: Deluxe Delivery Systems Inc., 729 Seventh Avenue, 2nd Floor, New York, NY 10019.

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DISEASE CONTROL

■ AWARD

Human Services/Client Services

HOPWA PERMANENT SUPPORTIVE HOUSING - Negotiated Acquisition - PIN# 81625N0033001 - AMT: \$581,250.00 - TO: Gay Mens Health Crisis Inc., 307 West 38th Street, New York, NY 10018.

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HOMELESS SERVICES

■ AWARD

Human Services/Client Services

UNITED CEREBRAL PALSY SVCS - Emergency Purchase - PIN# 07125E0008001 - AMT: \$7,857,511.00 - TO: United Cerebral Palsy Associations of New York State Inc., 40 Rector Street, 15th Floor, New York, NY 10006.

Emergency Services for Single Adults at 357 Marcus Garvey Boulevard, Brooklyn, NY 11221- 200 beds.

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HOUSING AUTHORITY

PROCUREMENT

■ SOLICITATION

Goods

SMPD MATERIALS AUGER COMPACTORS AT VARIOUS DEVELOPMENTS LOCATED IN ALL FIVE (5) BOROUGHES OF NEW YORK CITY - Competitive Sealed Bids - PIN# 515642 - Due 8-21-25 at 12:00 P.M.

The materials to be provided by the successful vendor are described in greater detail in the RFQ Number: 515642 Interested vendors are invited to obtain a copy of the opportunity at NYCHA's website by going to the <http://www.nyc.gov/nychabusiness>. On the left side, click on "iSupplier Vendor Registration/Login" link.

- (1) If you have an iSupplier account, then click on the "Login for registered vendors" link and sign into your iSupplier account
- (2) If you do not have an iSupplier account you can Request an account by clicking on "New suppliers register in iSupplier" to apply for log-in credentials.

Once you have accessed your iSupplier account, log into your account, then choose under the Oracle Financials home page, the menu option "Sourcing Supplier", then choose "Sourcing", then choose "Sourcing Homepage"; and conduct a search in the "Search Open Negotiations" box for RFQ Number 515642.

For all inquiries regarding the scope of materials, please contact Magdalena Lucero by e-mail: Magdalena.Lucero@nycha.nyc.gov

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

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Magdalena Lucero (212) 306-3825; magdalena.lucero@nycha.nyc.gov

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HUMAN RESOURCES ADMINISTRATION

■ AWARD

Human Services/Client Services

MOIA LEGAL SUPPORT CENTER SERVICES IN PUBLIC SCHOOLS FOR 18 MONTHS - Renewal - PIN# 06921P8345KXLR002 - AMT: \$3,921,474.00 - TO: Catholic Charities Community Services Archdiocese, 80 Maiden Lane, 23rd Floor, New York, NY 10038.

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MOIA LEGAL SUPPORT CENTER SERVICES IN CBO - MODEL 3 FOR 18 MONTHS - Renewal - PIN# 06921P8357KXLR002 - AMT: \$816,945.00 - TO: Camba Legal Services Inc., 20 Snyder Avenue, Brooklyn, NY 11226-4021.

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MAYOR'S OFFICE OF CONTRACT SERVICES

■ AWARD

Services (other than human services)

TRAINING CONSULTANT - M/WBE Noncompetitive Small Purchase - PIN# 00225W0030001 - AMT: \$123,400.00 - TO: Hire Breakthrough LLC, 1463 East 101st Street, Brooklyn, NY 11236.

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POLICE DEPARTMENT

MANAGEMENT AND BUDGET

■ INTENT TO AWARD

Goods

MMPI-3 EXAMINATION KITS - Request for Information - PIN# 05626Y0197 - Due 8-22-25 at 12:00 A.M.

Pursuant to Section 3-05 of the NYC Procurement Policy Board Rules, it is the intent of the New York City Police Department ("NYPD") to enter into sole source negotiations with NCS Pearson Inc with the expectation that NCS Pearson Inc will be awarded a two year contract with three, 3-Year renewal options for the purchase of Minnesota Multiphasic Personality Inventory-3 (MMPI-3) Examination kits. The basis of this determination is that NCS Pearson Inc is the sole provider and uniquely qualified to provide these specialized goods for NYPD's Personnel Bureau. Any vendor besides NCS Pearson Inc that believes it can provide these services is invited to do so. To respond in PASSPort, please upload an Expression of Interest in the Documents Submission Section of the Manage Responses tab. If you have questions about the details of the RFx, please submit them through the Discussion with Buyer tab.

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PUBLIC LIBRARY - QUEENS

PROCUREMENT

■ SOLICITATION

Goods and Services

REQUEST FOR PROPOSALS FOR AUDIO VISUAL INSTALLATION AND REPAIR AND MAINTENANCE SERVICES - Competitive Sealed Proposals - PIN# 0825-1 - Due 9-4-25 at 3:00 P.M.

To All Interested Proposers:

The Queens Borough Public Library (the "Library"), hereby solicits proposals from experienced and qualified firms and individuals (hereinafter referred to as "Proposers") in response to this Request for Proposals for Audio Visual Installation and Repair and Maintenance Services.

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

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

Public Library - Queens, <https://www.queenslibrary.org/about-us/procurement-opportunities>. William R. Funk (718) 990-0782; rpfcontact@queenslibrary.org

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SMALL BUSINESS SERVICES

PROCUREMENT

AWARD

Services (other than human services)

FY25 IBSP SBIDC-SOUTHWEST BROOKLYN- NAE - Negotiated Acquisition - Other - PIN# 80125N0016001 - AMT: \$170,000.00 - TO: Southwest Brooklyn Industrial Development Corp., 4223 1st Avenue, 2nd Floor, Brooklyn, NY 11232.

Extended Negotiated Acquisition (NAQ) extension authorization for the NYC Industrial Business Solutions Program (IBSP).

The Department of Small Business Services is exercising a Negotiated Acquisition Extension in accordance to Section 3-04 (b)(iii) of the Procurement Policy Board Rules.

The negotiated acquisition extension will allow the agency adequate time to release a new solicitation for this program and enable the current IBSP provider to continue to deliver a suite of business services not limited to boro-wide technical consultant services, accessing incentive programs, providing information regarding City, State and Federal programs, financing and accessing capital, navigating government, and identifying employee and workforce services. In addition to increasing awareness and access to available City programs. This is all part of the agency's and city's economic development mission.opment Corporation.

A negotiated acquisition extension allows the agency to continue services with the existing service provider who has the capability and knowledge of the services to be provided while the current RFP request is being processed.

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TRANSPORTATION

BRIDGES

AWARD

Construction Related Services

REI SERVICES FOR COMPONENT REHABILITATION OF 10 BRIDGES, QUEENS - Competitive Sealed Proposals - Other - PIN# 84123P0007001 - AMT: \$5,112,261.00 - TO: KS Engineers PC, 2 Riverfront Plaza, 3rd Floor, Newark, NJ 07102.

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YOUTH AND COMMUNITY DEVELOPMENT

YOUTH SERVICES

AWARD

Human Services/Client Services

NEIGHBORHOOD YOUTH TEAM SPORTS GRANT FY26 - Negotiated Acquisition/Pre-Qualified List - Other - PIN# 26025N0121013 - AMT: \$45,000.00 - TO: The Heights Urban Empowerment Inc., 80 Bennett Avenue, Apartment 3J, New York, NY 10033.

The New York State Office of Children and Family Services (OCFS) created the new fund in the state's fiscal year 2024-2025 budget to provide awards to support youth team sports programs for underserved youth under age 18. The funding supports youth development through team sports programs and would be awarded to local community-based organizations and nonprofits. Grant requires the City to have funds awarded and expensed prior to the grant end date of September 30, 2025. Therefore, DYCD is allocating \$1,700,000 of this grant for an opportunity to recruit new providers. Its anticipated the new providers will operate programs between April through September to ensure DYCD is within the grant's award terms.

In accordance with Section 3-04 (b)(2)(i)(B) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) is requesting approval to procure Youth Team Sports (YTS) services through the Negotiated Acquisition (NAQ) method. DYCD would release a competitive NAQ which could potentially lead to DYCD negotiating with those who respond and would be found viable to operate Youth Team Sports program and who do not currently hold a DYCD contract to expand the provider pool and capacity. DYCD makes this request pursuant to Section 3-04(b)(2)(i)(B) as funds available from the New York State Office of Children and Family Services (OCFS) will be lost to the City if DYCD is unable to start the competitive NAQ.

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NEIGHBORHOOD YOUTH TEAM SPORTS FY26 - Negotiated Acquisition/Pre-Qualified List - Other - PIN# 26025N0121042 - AMT: \$44,860.00 - TO: T.U.F.F. Teaching Us Fitness & Fundamentals Inc., 182 Wellington Road, Elmont, NY 11003.

In accordance with Section 3-04 (b)(2)(i)(B) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) is requesting approval to procure Youth Team Sports (YTS) services through the Negotiated Acquisition (NAQ) method. DYCD would release a competitive NAQ which could potentially lead to DYCD negotiating with those who respond and would be found viable to operate Youth Team Sports program and who do not currently hold a DYCD contract to expand the provider pool and capacity. DYCD makes this request pursuant to Section 3-04(b)(2)(i)(B) as funds available from the New York State Office of Children and Family Services (OCFS) will be lost to the City if DYCD is unable to start the competitive NAQ. The New York State Office of Children and Family Services (OCFS) created the new fund in the state's fiscal year 2024-2025 budget to provide awards to support youth team sports programs for underserved youth under age 18. The funding supports youth development through team sports programs and would be awarded to local community-based organizations and nonprofits. Grant requires the City to have funds awarded and expensed prior to the grant end date of September 30, 2025. Therefore, DYCD is allocating \$1,500,000 of this grant for an opportunity to recruit new providers.

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NEIGHBORHOOD YOUTH TEAM SPORTS FY26 - Negotiated Acquisition/Pre-Qualified List - Other - PIN# 26025N0121025 - AMT: \$50,000.00 - TO: Hidden Gems Inc., 900 Magenta Street, Bronx, NY 10469.

In accordance with Section 3-04 (b)(2)(i)(B) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) is requesting approval to procure Youth Team Sports (YTS) services through the Negotiated Acquisition (NAQ) method. DYCD would release a competitive NAQ which could potentially lead to DYCD negotiating with those who respond and would be found viable to operate Youth Team Sports program and who do not currently hold a DYCD contract to expand the provider pool and capacity. DYCD makes this request pursuant to Section 3-04(b)(2)(i)(B) as funds available from the New York State Office of Children and Family Services (OCFS) will be lost to the City if DYCD is unable to start the competitive NAQ. The New York State Office of Children and Family Services (OCFS) created the new fund in the state's fiscal year 2024-2025 budget to provide awards to support youth team sports programs for underserved youth under age 18. The funding supports youth development through team sports programs and would be awarded to local community-based organizations and nonprofits. Grant requires the City to have funds awarded and expensed prior to the grant end date of September 30, 2025. Therefore, DYCD is allocating \$1,500,000 of this grant for an opportunity to recruit new providers.

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CONTRACT AWARD HEARINGS

EMERGENCY MANAGEMENT

■ PUBLIC COMMENT

This is a notice that NYC Emergency Management is seeking comments from the public about the proposed contract below.

Contract Type: General Contract (CT1)

Contractor: Environmental Systems Research Institute Inc

Contractor Address: 380 New York Street, Redlands, CA 92373

Scope of Services: New York City Emergency Management ("NYCEM") is initiating a procurement to acquire maintenance services for ESRI Advantage Program 200 credits. To be used for application development, UI/UX, training, technical support. 100 credits needed to build replacement for HRO Report Damage Tool for 2026 storm season. 100 credits needed for NYCEM ECHO platform development and related training.

Maximum Value: 187,093.00

Term: 7/1/2025 - 6/30/2026

E-PIN: 0172500003001

Procurement Method: Intergovernmental OGS

Procurement Policy Board Rule: Section 3-09

How can I comment on this proposed contract award?

Please submit your comment to procurement@oem.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 8/15/2025 at 5:00 P.M.

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HEALTH AND MENTAL HYGIENE

■ PUBLIC COMMENT

This is a notice that NYC Health and Mental Hygiene is seeking comments from the public about the proposed contract below.

Contract Type: New Contract

Contractor: Vanguard Direct Inc

Contractor Address: 519 8th Ave, 23rd Floor, New York, NY 10018

Scope of Services: To provide education messages through media campaigns in order to disseminate such messages to NYC residents.

Maximum Value: \$10,000,000.00

Term: 01/01/2026 - 12/31/2031

Renewal Clauses: N/A

E-PIN: 81625P0004003

Procurement Method: Competitive Sealed Proposal

Procurement Policy Board Rule: Section 3-03

How can I comment on this proposed contract award?

Please submit your comment to PublicComment@health.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on August 15, 2025.

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This is a notice that the NYC Department of Health and Mental Hygiene is seeking comments from the public about the proposed contract below.

Contract Type: New Contract

Contractor: Mind4, Inc

Contractor Address: 106 West 32nd Street, 2nd Floor, New York, 10001

Scope of Services: To provide education messages through media campaigns in order to disseminate such messages to NYC residents.

Maximum Value: \$10,000,000.00

Term: 01/01/2026 - 12/31/2031

Renewal Clauses: N/A

E-PIN: 81625P0004006

Procurement Method: Competitive Sealed Proposal

Procurement Policy Board Rule: Section 3-03

How can I comment on this proposed contract award?

Please submit your comment to PublicComment@health.nyc.gov.

Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on August 15, 2025.

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HOMELESS SERVICES

■ PUBLIC COMMENT

This is a notice that NYC Department of Homeless Services is seeking comments from the public about the proposed contract listed below.

Contract Type: Contract (CT1)

Contractor: Samaritan Daytop Village Inc

Contractor Address: 138-02 Queens Boulevard, Briarwood, NY 11435

Scope of Services: Shelter Facilities for Homeless Adult Families in Queens - Community Board 14

Maximum Value: \$235,998,504.00

Term: 07/01/2025 - 06/30/2058

E-PIN: 07124P0003001

Procurement Method: Competitive Sealed Proposal

Procurement Policy Board Rule: Section 3-03

How can I comment on this proposed contract award?

Please submit your comment to PublicComments@dss.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, August 8, 2025.

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HUMAN RESOURCES ADMINISTRATION

■ PUBLIC COMMENT

This is a notice that NYC Department of Social Services/HRA is seeking comments from the public about the proposed contract listed below.

Contract Type: General Contract - (CT1)

Contractor: Urban Justice Center

Contractor Address: 40 Rector Street, 9th Floor, New York, NY 10006

Scope of Services: Non-Residential Services, Citywide

Maximum Value: \$526,618.79

Term: 7/1/2025 - 12/31/2025

E-PIN: 06925N0086001

Procurement Method: Negotiated Acquisition Extension

Procurement Policy Board Rule: Section 3-04 (b)(2)(iii)

How can I comment on this proposed contract award?

Please submit your comment to PublicComments@dss.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, August 18, 2025.

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This is a notice that NYC Department of Social Services/HRA is seeking comments from the public about the proposed contract listed below.

Contract Type: General Contract - (CT1)

Contractor: Rising Ground Inc

Contractor Address: 1333 Broadway, 8th Floor, New York, NY 10018

Scope of Services: Non-Residential and Home+ Services, Citywide

Maximum Value: \$399,308.20

Term: 07/01/2025 - 12/31/2025

E-PIN: 06925N0083001

Procurement Method: Negotiated Acquisition Extension

Procurement Policy Board Rule: Section 3-04 (b)(2)(iii)

How can I comment on this proposed contract award?

Please submit your comment to PublicComments@dss.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, August 18, 2025.

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This is a notice that NYC Department of Social Services/HRA is seeking comments from the public about the proposed contract below.

Contract Type: General Contract – (CT1)
Contractor: New York Asian Women's Center, Inc. d/b/a WomanKind
Contractor Address: 42 Broadway, Suite 1836, New York, NY 10004
Scope of Services: Non-Residential Services; CB:4, Queens
Maximum Value: \$ 499,442.63
Term: 7/1/2025 through 12/31/2025
E-PIN: 06925N0081001
Procurement Method: Negotiated Acquisition Extension
Procurement Policy Board Rule: Section 3-04 (b)(2)(iii)

How can I comment on this proposed contract award?

Please submit your comment to PublicComments@dss.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, August 18, 2025.

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This is a notice that NYC Department of Social Services/HRA is seeking comments from the public about the proposed contract listed below.

Contract Type: General Contract – (CT1)
Contractor: Help Social Service Corporation
Contractor Address: 115 East 13th Street, New York, NY 10003
Scope of Services: Non-Residential and Home + Services, Citywide
Maximum Value: \$423,255.81
Term: 07/01/2025 - 12/31/2025
E-PIN: 06925N0076001
Procurement Method: Negotiated Acquisition Extension
Procurement Policy Board Rule: Section 3-04 (b)(2)(iii)

How can I comment on this proposed contract award?

Please submit your comment to PublicComments@dss.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, August 18, 2025.

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This is a notice that NYC Department of Social Services/HRA is seeking comments from the public about the proposed contract listed below.

Contract Type: General Contract – (CT1)
Contractor: Barrier Free Living Inc
Contractor Address: 637 E 138th Street, Bronx, NY 10454
Scope of Services: Non-Residential Domestic Violence and Home + Services, Citywide
Maximum Value: \$469,505.33
Term: 7/1/2025 – 12/31/2025
E-PIN: 06925N0082001
Procurement Method: Negotiated Acquisition Extension
Procurement Policy Board Rule: Section 3-04 (b)(2)(iii)

How can I comment on this proposed contract award?

Please submit your comment to PublicComments@dss.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, August 18, 2025.

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This is a notice that NYC Department of Social Services/HRA is seeking comments from the public about the proposed contract listed below.

Contract Type: General Contract – (CT1)
Contractor: Violence Intervention Program Inc
Contractor Address: P.O. Box 1161, Triborough Station, New York, NY 10035
Scope of Services: Non-Residential Services, Citywide
Maximum Value: \$530,971.84
Term: 7/1/2025 – 12/31/2025
E-PIN: 06925N0087001
Procurement Method: Negotiated Acquisition Extension
Procurement Policy Board Rule: Section 3-04 (b)(2)(iii)

How can I comment on this proposed contract award?

Please submit your comment to PublicComments@dss.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, August 18, 2025.

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This is a notice that NYC Department of Social Services/HRA is seeking comments from the public about the proposed contract listed below.

Contract Type: General Contract – (CT1)
Contractor: Seamen's Society for Children and Families
Contractor Address: 50 Bay Street, Staten Island, NY 10301
Scope of Services: Non-Residential Services, Citywide
Maximum Value: \$415,155.13
Term: 7/1/2025 through 12/31/2025
E-PIN: 06925N0085001
Procurement Method: Negotiated Acquisition Extension
Procurement Policy Board Rule: Section 3-04 (b)(2)(iii)

How can I comment on this proposed contract award?

Please submit your comment to PublicComments@dss.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, August 18, 2025.

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This is a notice that NYC Department of Social Services/HRA is seeking comments from the public about the proposed contract listed below.

Contract Type: Contract (CT1)
Contractor: Project Rousseau
Contractor Address: 1560 Broadway, Suite 805, New York, NY 10036
Scope of Services: Immigration Legal Support Center in Manhattan Community District, 4
Maximum Value: \$937,500.00
Term: 07/01/2025 – 06/30/2028
Renewal Clause: One (1) three-year renewal option (07/01/2028 – 06/30/2031)
E-PIN: 06925P0021001
Procurement Method: Competitive Sealed Proposal
Procurement Policy Board Rule: Section 3-03

How can I comment on this proposed contract award?

Please submit your comment to PublicComments@dss.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. on Monday, August 18, 2025.

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MAYOR'S OFFICE OF CONTRACT SERVICES

■ PUBLIC COMMENT

This is a notice that the Mayor's Office of Contract Services is seeking comments from the public about the proposed contract below.

Contract Type: CT1-002-20268801701
Contractor: Hire Breakthrough LLC
Contractor Address: 1463 E 101st St, Brooklyn, NY 11236
Scope of Services: Vendor to deploy a consultant team to provide general support for vendor adoption of digital contracting and invoicing through PASSPort under the direction of MOCS' Senior Associate Director of Nonprofit Initiatives. Worksite: 255 Greenwich Street, 9th floor, New York, NY 10007
Maximum Value: \$123,400.00
Term: July 1, 2025 through June 30, 2026
Renewal Clauses: N/A
E-PIN: 00225W0030001
Procurement Method: MWBE Purchase
Procurement Policy Board Rule: Pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules. (iv) M/WBE Noncompetitive Small Purchases. No competition is required for the procurement of goods, services, and construction from M/WBE vendors, except that in making purchases pursuant to this subparagraph, the Contracting Officer must attempt to obtain at least three price quotes from M/WBE vendors or document their inability to do so. The Contracting Officer must ensure that the noncompetitive price selected is reasonable and that purchases are distributed appropriately among responsible M/WBE vendors. Agencies shall not use this subparagraph to make any purchase for goods, services or construction, the value of which is less than or equal to the applicable micro purchase limits set in subparagraph (c)(1)(ii) above, or to make any purchase the value of

which exceeds [\$500,000] the maximum amount authorized pursuant to paragraph (1) of subdivision (i) of section 311 of the Charter. Additionally, agencies shall not make purchases pursuant to this subparagraph for human services.

How can I comment on this proposed contract award?

Please submit your comment to MocsPurchasing@mocs.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on Tuesday, August 19th, 2025. Comments will no longer be accepted after this date.

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SMALL BUSINESS SERVICES

■ PUBLIC COMMENT

This is a notice that the NYC Department of Small Business Services is seeking comments from the public about the proposed contract below.

Contract Type: Contract

Contractor: Educational Data Systems Inc.

Contractor Address: 15300 Commerce Drive North, Suite 200, Dearborn, MI 48120

Scope of Services: The contractor shall operate the Healthcare Workforce1 Caren Center using a sector-focused, demand-driven approach to workforce development.

Maximum Value: \$8,493,804.00

Term: 10/01/2025 through 9/30/2029

E-PIN: 80124P0019002

Procurement Method: Competitive Sealed Proposal

Procurement Policy Board Rule: Section 3-03

How can I comment on this proposed contract award?

Please submit your comment to PublicNotice@sbs.nyc.gov. Be sure to include the E-PIN above in your message

Comments must be submitted before 5:00 P.M. EST on Friday, August 15, 2025.

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AGENCY RULES

RENT GUIDELINES BOARD

■ NOTICE

2025 Apartment & Loft Order #57

June 30, 2025

Order Number 57 - Apartments and Lofts, rent levels for leases commencing **October 1, 2025** through **September 30, 2026**.

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, 2025**. These rent adjustments will apply to rent stabilized apartments with leases commencing on or after **October 1, 2025** and through **September 30, 2026**. Rent guidelines for loft units subject to Section 286 subdivision 7 of the Multiple Dwelling Law are also included in this order.

ADJUSTMENT FOR LEASES (APARTMENTS)

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

For a **one-year** lease commencing on or after **October 1, 2025** and on or before **September 30, 2026**: **3%**

For a **two-year** lease commencing on or after **October 1, 2025** and on or before **September 30, 2026**: **4.5%**

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

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

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

For **one-year** increase periods commencing on or after **October 1, 2025** and on or before **September 30, 2026**: **3%**

For **two-year** increase periods commencing on or after **October 1, 2025** and on or before **September 30, 2026**: **4.5%**

FRACTIONAL TERMS

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

ESCALATOR CLAUSES

Where a lease for a dwelling unit in effect on May 31, 1968 or where a lease in effect on June 30, 1974 for a dwelling unit which became subject to the Rent Stabilization Law of 1969, by virtue of the Emergency Tenant Protection Act of 1974 and Resolution Number 276 of the New York City Council, contained an escalator clause for the increased costs of operation and such clause is still in effect, the lawful rent on **September 30, 2025** 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, 2025** 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, 2025** 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, 2025**, which become vacant after **September 30, 2025**, the special guideline shall be **49%** above the maximum base rent.

DECONTROLLED UNITS

The permissible increase for decontrolled units as referenced in Order 3a, which become decontrolled after **September 30, 2025**, shall be **49%** 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).

The prior proposed rule for Apartment and Loft Order 57 adopted April 30, 2025 was withdrawn. The board received written and in-person testimony from many parties with an interest in this process both prior to the vote taken on April 30 and since. In particular, the Board received testimony on the impact of potential rent increases on tenants whose incomes are not keeping pace with the rising cost of living. As the board implements its mandate to consider the cost of operating rent stabilized buildings while maintaining reasonable rents, it must also consider the economic uncertainty reflected in much of the testimony that the Board has received to date. Therefore the board voted to restart the rulemaking process and approved proposed adjustments for two-year leases that have more flexibility than what was determined on April 30.

Dated: June 30, 2025

Doug Apple
Chair
New York City Rent Guidelines Board

EXPLANATORY STATEMENT - APARTMENT ORDER #57

Explanatory Statement and Findings of the Rent Guidelines Board in Relation to 2025-26 Lease Increase Allowances for Apartments and Lofts under the Jurisdiction of the Rent Stabilization Law¹

Summary of Order No. 57

The Rent Guidelines Board (RGB) by Order No. 57 has set the following maximum rent increases for leases effective on or after October 1, 2025 and on or before September 30, 2026 for apartments under its jurisdiction:

For a one-year lease commencing on or after October 1, 2025 and on or before September 30, 2026: 3%

For a two-year lease commencing on or after October 1, 2025 and on or before September 30, 2026: 4.5%

Adjustments for Lofts

For Loft units to which these guidelines are applicable in accordance with Article 7-C of the Multiple Dwelling Law, the Board established the following maximum rent increases for increase periods commencing on or after October 1, 2025 and on or before September 30, 2026.

For one-year increase periods commencing on or after October 1, 2025 and on or before September 30, 2026: 3%

For two-year increase periods commencing on or after October 1, 2025 and on or before September 30, 2026: 4.5%

These guidelines apply to all leases and increase periods. Therefore, consistent with guidance from New York State Homes and Community Renewal (HCR), the guidelines apply to vacant apartment and loft units that become occupied during the term of the Order, as well as to renewal leases or periods. No more than one guideline adjustment may be added during the guideline year governed by Order No. 57.

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

Special Guideline

Leases for units subject to rent control on September 30, 2025 that subsequently become vacant and then enter the stabilization system are not subject to the above adjustments. Such newly stabilized rents are subject to review by HCR. In order to aid HCR in this review, the Rent Guidelines Board has set a special guideline of 49% 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, 2025 shall continue to be included in the base rent for the purpose of computing subsequent rents adjusted pursuant to this Order.

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.

Background of Order No. 57

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

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

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

Material Considered by the Board

Order No. 57 was issued following **eight** public meetings, **five** public hearings, the Board's review of written, oral, and video submissions provided by the public, and a review of research and memoranda prepared by the Board's staff. Approximately **200** written, oral, and video submissions were received by the Board from many individuals and organizations including public officials, tenants and tenant groups, and owners and owner groups. The Board members were provided with copies of public comments received by the **June 27, 2025** deadline. All of the above listed documents were available for public inspection.

Open meetings of the Board were held following public notice on March 27, April 10, April 17, April 24, and May 22, 2025. On **May 27, 2025**, the Board adopted revised proposed rent guidelines for apartments, lofts, and hotels.

Public hearings were held on **June 5, June 9, June 12, June 17, and June 27, 2025**. Public hearings were held pursuant to Section 1043 of the New York City Charter and Section 26-510(h) of the New York City Administrative Code. Testimony on the proposed rent adjustments for rent stabilized apartments and lofts was heard on June 5 from 5:30 p.m. to 9:15 p.m., June 9 from 5:30 p.m. to 9:50 p.m., June 12 from 5:35 p.m. to 10:30 p.m., June 17 from 5:10 p.m. to 8:00 p.m., and June 27 from 10:05 a.m. to 11:50 a.m. Testimony from members of the public speaking at these hearings was added to the public record. The Board heard testimony from **approximately 222** apartment tenants and tenant representatives, **6** apartment owners and owner representatives, and **10** public officials.

On **June 30, 2025** the guidelines set forth in Order No. 57 were adopted.

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

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

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

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

Meeting Date / Name	Affiliation
March 27, 2025:	<u>Staff presentation</u> <i>2025 Income and Expense Study</i>
April 10, 2025:	<u>Staff presentation</u> <i>2025 Income and Affordability Study</i>
	<u>NYU Furman Center</u>
1. Mark Willis	Senior Policy Fellow

April 17, 2025:

Staff presentations
2025 Price Index of Operating Costs
2025 Mortgage Survey Report

Community Preservation Corporation (CPC)

1. Robert Riggs

Senior Vice President

NYC Department of Housing Preservation and Development

1. Lucy Joffe

Deputy Commissioner

2. Elyzabeth Gaumer

Assistant Commissioner

Center on Poverty & Social Policy at Columbia University

1. Ryan Vinh

Research Analyst

2. Anastasia Koutavas

Research Analyst

NYS Homes and Community Renewal

1. Anthony Tatano

Acting Deputy Commissioner

April 24, 2025:

Tenant group testimony:

1. Larry Wood

Goddard Riverside Law Project

2. Brad Lander

NYC Comptroller

3. Charlie Dulik

Housing Conservation Coordinators (Hell's Kitchen)

4. Joanne Grell

Community Action for Safe Apartments (CASA) (Bronx)

5. Sam Stein

Community Service Society of New York (CSSNY)

6. Maxwell Austensen

JustFix

7. Tim Collins

Collins, Dobkin & Miller LLP

Owner group testimony:

1. Joseph Condon

New York Apartment Association (NYAA)

2. Kelly Farrell

New York Apartment Association (NYAA)

3. Ann Korchak

Small Property Owners of New York (SPONY)

4. Valentina Gojcay

Small Property Owners of New York (SPONY)

5. Jan Lee

Small Property Owners of New York (SPONY)

6. Basha Gerhards

Real Estate Board of New York (REBNY)

May 22, 2025:

Staff presentations
2025 Housing Supply Report
Changes to the Rent Stabilized Housing Stock in New York City in 2024
2025 Hotel Report

Guest Speakers

1. Sean Campion

Citizens Budget Commission (CBC)

2. Tania Garrido

Enterprise Community Partners

3. Emily Eisner

Fiscal Policy Institute

4. David Aviram

Maverick Real Estate Partners

5. Shimon Shkury

Ariel Property Advisors

6. Benjamin Teresa

Urban and Regional Studies and Planning, VCU

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. *2025 Income and Expense Study*, March 2025 (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. *2025 Mortgage Survey Report*, April 2025 (an evaluation of recent underwriting practices, financial availability and terms, lending criteria, building sales data);
3. *2025 Income and Affordability Study*, April 2025 (including employment trends, housing court actions, changes in eligibility requirements and public benefit levels in New York City);

4. *2025 Price Index of Operating Costs*, April 2025 (measuring the price change for a market basket of goods and services which are used in the operation and maintenance of stabilized hotels);
5. *2025 Housing Supply Report*, May 2025 (including information new housing construction measured by certificates of occupancy in new buildings and units authorized by new building permits, tax abatement and exemption programs, and cooperative and condominium conversion and construction activities in New York City); and
6. *Changes to the Rent Stabilized Housing Stock in NYC in 2024*, May 2025 (quantifying events that lead to additions to and subtractions from the rent stabilized housing stock).

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

2025 Income and Expense Study

Overall, Net Operating Income (NOI) grew by 12.1% from 2022 to 2023, driven by Manhattan Core's growth of 23.1%. However, NOI in Bronx buildings grew at a rate of 0.8%. Overall, after inflation, NOI grew by 8.0% Citywide. Furthermore, buildings that are 100% rent stabilized showed an NOI growth of 4.6% and after inflation, a 0.7% increase in NOI.

2025 Price Index of Operating Costs for Rent Stabilized Apartment Units in New York City

This year, the PIOC for all rent stabilized apartments increased by 6.3%. Increases occurred in all seven PIOC components. Taxes, which carry the highest weight in this year's Index, increased by 3.9%. The largest proportional increase was seen in Insurance Costs (18.7%), followed by Fuel (10.3%), and Utilities (8.2%). More moderate increases were seen in Administrative Costs (5.1%), Maintenance (4.3%), and Labor Costs (3.7%). The growth in the Consumer Price Index (CPI), which measures inflation in a wide range of consumer goods and services, was lower than the PIOC, rising by 4.0% during this same time period.² See the table below and Appendix 2 for changes in costs and prices for buildings that contain rent stabilized apartments between 2024 and 2025.

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 6.0% this year, and was lower than the overall PIOC due to the exclusion of costs in the Fuel component, which increased by 10.3%. The PIOC for apartments heated by gas increased by 6.2%, and those heated by oil increased by 6.6%. The PIOC for pre-1974 apartments rose by 6.4%, similar to that for post-1973 apartments, which increased by 6.5%. The PIOC for hotels increased by 7.3%, and the Loft PIOC increased by 9.6%.

Table 1

2024-25 Percentage Changes in Components of the Price Index of Operating Costs for Rent Stabilized Apartment Houses in New York City³

Component	Expenditure Weights	2024-25 Percentage Change	2024-25 Weighted Percentage Change
Taxes	28.84%	3.86%	1.12%
Labor Costs	11.97%	3.69%	0.44%
Fuel Oil	8.08%	10.29%	0.83%
Utilities	10.63%	8.19%	0.87%
Maintenance	18.43%	4.25%	0.78%
Administrative Costs	13.40%	5.12%	0.69%
Insurance Costs	8.65%	18.66%	1.61%
All Items	100.00%	-	6.34%

Source: *2025 Price Index of Operating Costs*.

- 2 The average CPI for All Urban Consumers, New York-Northeastern New Jersey for the year from March 2024 to February 2025 (336.4) compared to the average for the year from March 2023 to February 2024 (323.6) rose by 4.0%. This is the latest available CPI data and is roughly analogous to the 'PIOC year.'
- 3 Totals may not add due to weighting and rounding.

Selected Excerpts from Oral and Written Testimony from Tenants and Tenant Groups⁴

Comments from tenants and tenant groups included:

"If the past year saw worsening conditions for tenants, it also saw an improving outlook for landlords. According to this year's Income and Expense report, the most comprehensive look into the landlords' books provided to the Board, this year saw the highest increase in owners' Net Operating Income (NOI) on record, up 12.1 percent from the previous year—which was already up over 10 percent over the prior year. And while "Core Manhattan" saw the biggest boost—up 23.1 percent over last year—83 percent of the city's Community Districts saw rent stabilized NOI improve, with one of the biggest leaps coming from The South Bronx (Hunts Point/Longwood up nearly 20 percent). Rent collection rates rose 6.9 percent, reaching highs not seen since 2015, with increases in every single Community District in the city. The average rent stabilized building has a NOI of \$338,000...In these chaotic times, tenants simply cannot afford a rent increase, and landlords do not need one. For these reasons, we recommend that the Board institute a rent freeze."

"Notwithstanding far more reasonable rent adjustments over the past nine years, net operating income actually continued to rise to 41.8% in 2016 dropping back only to 37.8% as of 2023. This is clear and unequivocal evidence that owners have continued to do very well riding on the substantial gains made during the very hard years of the Great Recession and continuing through the economic downturn of 2020/21... Year in and year out the RGB staff produces comprehensive data demonstrating that the RGB has more than maintained the sustainability of the stabilized stock. In fact, the Board has significantly overcompensated the City's landlords while tenants face unwarranted and continuing hardships. For all of the foregoing reasons, there is no compelling reason for the Board to raise rents this year. If any increase is contemplated, decades of overcompensation now built into existing rent levels should be factored in to keep such increases to a minimum."

"As a resident of New York City and a current federal employee, the proposed rent adjustment is both alarming and deeply concerning. The planned hike of 1.75%-4.75% for one-year leases and 4.75%-7.75% for two-year leases from October 2025 through September 2026 will place an undue financial burden on residents, particularly those like me who already face economic pressures. As a federal employee, I am already facing the overwhelming challenges of a high cost of living, possible stagnant wages, and uncertain job security, as highlighted by the recent unlawful firings at the Department of Government Efficiency (DOGE). The proposed rent hikes of up to 7% will only exacerbate these struggles, turning what is already a difficult financial situation into a more severe challenge for basic stability."

"My name is Evan, and I am a third-year medical student at Albert Einstein College of Medicine in the Bronx. I'm writing to urge you to vote against any rent increases in the upcoming preliminary vote. As part of my clinical training, I care for patients across the Bronx — one of the most rent-burdened areas in the city. I recently met a middle-aged woman in clinic who had been skipping her insulin doses to save money for rent...This is just one of many patients I've seen who are forced to choose between their health and their housing. Every rent hike puts more families in crisis, worsens chronic conditions, and drives people into emergency rooms when care could have been managed earlier — and more affordably — in the community. Housing is health care. When people are priced out of their homes, it doesn't just hurt them — it undermines the health of entire communities."

"The proposed rates or any rent increases at this time will create a greater need for shelters. The economy right now is not doing well. As a person who makes a decent living I am having issues with what we can afford in my family since 2020 and any rent hike to anyone in NYC now will create a greater number of homeless families and single people. NYers are protesting shelters and where will these people go? Landlords in NYC have had increases steadily over the past 30 years. A break for tenants will allow our economy to grow. People will have something left over to spend elsewhere."

Selected Excerpts from Oral and Written Testimony from Owners and Owner Groups⁵

Comments from owners and owner groups included:

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

5 Sources: Submissions by owner groups and testimony by owners

"Housing in New York is expensive. NYAA is striving to find ways to make this a more affordable proposition for both owners and tenants alike. We continue to work with government partners to urge them to reduce taxes, water and sewer and other costs within its control. We support initiatives that shield rent increases from those least able to pay them, such as SCRIE, DRIE and various voucher programs. And we are working with advocates throughout the state on programs such as the Housing Voucher Access Program to expand housing affordability. But we are here testifying before the RGB today because you are challenged to establish the appropriate rental adjustments needed by stabilized buildings in NYC given the fiscal realities of declining NOI and the corresponding stresses this is placing on ongoing building operations and housing quality, particularly in the pre-1974 highly stabilized stock. And the reality is the adjustment necessary to do so is the CPI-adjusted NOI Commensurate Adjustment. We urge you to adopt this standard."

"The Rent Guidelines Board's (RGB) research reports and public hearings this year paint a stark picture: a significant share of New York City's rent stabilized stock, particularly 100 percent stabilized buildings built before 1974, is at risk: many properties are in poor condition and a growing number are in financial distress. The City should act now to stop the physical and financial deterioration of the rent regulated stock before these problems grow worse and enter the maintenance "death spiral" observed in New York City Housing Authority (NYCHA) buildings, where, as a result of deferred maintenance, the cost of repairs nearly exceed the cost of a new building. Inaction will only further increase repair costs, push them onto the City and State, and threaten the quality of life of many of the 1.7 million New Yorkers who live in pre-1974 stabilized units. It is not solely the RGB's problem to fix, but the RGB plays a significant role by approving rent increases that balance the interests of tenants and landlords, and by improving the public's understanding of the condition of rent regulated housing."

"I am writing as a small property owner deeply concerned about the detrimental impact current rent guidelines and the broader housing regulatory system have on our ability to properly maintain and invest in our properties. While tenant protections and housing affordability remain crucial, the balance has significantly tipped against small landlords. Persistent limitations on rent increases, despite escalating operational costs such as property taxes, utilities, insurance premiums, and mandated repairs, place immense financial strain on our resources. Additionally, over-regulation, extensive bureaucratic delays for rent adjustments, and increased compliance obligations further exacerbate these challenges. The housing regulatory environment disproportionately affects small property owners who do not have the substantial resources available to larger landlords. These compounded economic and regulatory pressures undermine our ability to sustain quality housing, making property upkeep increasingly difficult and undesirable. This creates a troubling environment that pushes responsible small landlords away from investing in New York City housing, potentially leading to further deterioration similar to the ongoing crisis within NYCHA properties."

"Please vote on the highest percent increase. I live in a stabilized apartment, and at the same time my father owns one stabilized building that he purchased with the hopes of supporting his family. It is impossible with the yearly water rate increases, inflation and cost of repairs to successfully continue the upkeep of this building. He is bleeding out all his savings and keeps on borrowing just to stay afloat. The rents are just too low to cover the expenses."

"As a landlord, I respectfully disagree with the Rent Guidelines Board's proposed rent adjustments for stabilized leases beginning October 1, 2025. The proposed increases—1.75% to 4.75% for one-year leases and 4.75% to 7.75% for two-year leases—do not sufficiently reflect the sharp rise in operating costs, including property taxes, insurance, maintenance, and compliance with new regulations. These modest increases may jeopardize the long-term sustainability of rent stabilized housing and discourage necessary investment in building upkeep and safety. I urge the Board to reconsider these guidelines in light of real financial pressures faced by small property owners."

Selected Excerpts from Oral and Written Testimony from Public Officials⁶

Comments from public officials included:

6 Sources: Submissions by public officials.

"After carefully reviewing the research reports compiled by the Rent Guidelines Board for 2025, I believe that a rent freeze is appropriate for the upcoming year, following three years of rent increases that have raised rents by nearly 9%. A few key metrics have led me to this decision. After adjusting for inflation, Net Operating Income for owners grew by 8% between 2022 and 2023... From 2022 to 2023, rental income increased an average of 6.9% while operating costs rose an average of 3.8%. Operating costs are rising, of course. But rental income and NOI are rising twice as fast. Building distress has declined for the first time since 2016 and rent collection is up in every single community district in the city. These are strong indicators, that show that the nearly \$3 billion in emergency rental assistance funding helped tenants pay rent and increased owners' ability to operate their buildings, and that rental properties have largely recovered financially since the pandemic."

"Rent stabilization was passed in the New York State Legislature in 1974 with the goal of protecting affordability for tenants living in our State. A great portion of Manhattan tenants can only afford to live in their homes because of these protections. In 2024, the NYS Comptroller's Office found that 52.4% of New York's renters are cost burdened by their rent. A rent hike will make thousands more tenants in rent stabilized housing rent burdened, setting a dangerous precedent for New Yorkers. This vote comes in the backdrop of the displacement of long time NYC residents, particularly Black and brown residents, who have been facing accelerating gentrification and displacement for decades. Rent stabilization has been one of few ways that working and low-income families can stay in New York, and even now it is being attacked. The Rent Guidelines Board must stand to protect the rights of tenants and vote on a 0% rent increase. This will fight displacement and ensure New Yorkers can stay in their homes."

"Over the last three years, the Rent Guidelines Board has approved increases totaling nearly 9%. At the same time, our city's vacancy rate has dropped to a historic low of 1.4%. This is a crisis...Landlords' net operating income increased by 8% last year, even after adjusting for inflation. And with targeted support for distressed buildings, we can stabilize both tenants and owners. The stakes are clear: when we lose rent stabilized homes, we lose the heart of Brooklyn. Our borough thrives because of the people who live and work here—not because of real estate profits. Let's keep our communities intact. I urge this board to vote for a full rent freeze. I stand firmly with the tenants of District 39—and across this city—in demanding nothing less."

"Right now, New York is in the midst of the most severe housing crisis in our city's history. Homelessness is at a record high, eviction filings are nearly back to pre-2020 levels, and we have housing shortages in every borough pushing rents skyward. The rental vacancy rate, now at only 1.4%, is the lowest it has been since 1968, and in Manhattan, the median rent is over \$5,000 a month. Low-income, working and middle-class families to stretch every dollar as they try to live and raise a family. To address this crisis, we must use every tool at our disposal to increase housing supply and affordability, while at the same time protecting tenants from displacement from their homes. That is why we need to continue to build more housing, including low-income housing, in Manhattan and across the city. It's why we must ensure tenants facing eviction have access to legal representation. And it's why this board must pass a rent freeze this year for New Yorkers living in the nearly one million rent stabilized apartments across the city."

"In 2024, the State Comptroller reported that over half of New York renters - including those in my district - are rent burdened. This year's proposed increases set a dangerous precedent for the future of tenants in our city. Rent stabilization has been one of the few tools allowing working-class and low-income families to remain in the city, and now even that protection is under threat. While landlords are also facing challenges, it is my understanding that a Rent Guidelines Board report released in late March 2025 showed that net revenues of rent stabilized housing grew 12% citywide, which was higher than the 10% growth from 2024...Given the continued economic challenges facing so many New Yorkers, I urge the Rent Guidelines Board to protect the rights of tenants and freeze rents by voting on a 0% rent increase for all lease renewals. This will limit displacement and help to ensure New Yorkers can stay in their homes."

On April 23, 2025, the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2025 Price Index of Operating Costs. The memo follows:

[START OF MEMO]

At the April 17, 2025 Price Index of Operating Costs Study (PIOC) presentation, two questions were asked for which an immediate answer could not be provided. An additional two questions were asked outside of the presentation. Answers for three of these four questions follow.

Question 1: Can a summary of PIOC component weights for the previous 10 years be provided?

PIOC Year	PIOC Component Weights						
	Taxes	Labor Costs	Fuel	Utilities	Maintenance	Admin Costs	Insurance
2016	26.7%	16.2%	12.0%	10.9%	16.7%	12.7%	4.9%
2017	28.3%	16.5%	8.6%	10.8%	17.5%	13.2%	5.1%
2018	29.9%	16.7%	6.4%	10.3%	17.9%	13.6%	5.1%
2019	29.6%	15.7%	6.9%	9.9%	17.7%	15.2%	5.0%
2020	31.9%	11.0%	7.9%	10.1%	18.3%	15.6%	5.3%
2021	32.6%	11.1%	7.3%	9.8%	18.0%	15.6%	5.6%
2022	36.1%	9.9%	6.8%	9.5%	16.3%	14.8%	6.5%
2023	29.6%	12.8%	7.0%	10.8%	18.4%	14.4%	7.0%
2024	29.4%	12.7%	8.4%	10.1%	18.7%	13.5%	7.2%
2025	28.8%	12.0%	8.1%	10.6%	18.4%	13.4%	8.6%

Question 2: How many rent stabilized tenants elected to sign a one-year lease 2024? How many rent stabilized tenants elected to sign a two-year lease in 2024? Can this data also be provided historically?

A Board member requested the RGB to obtain this information from NYS Homes and Community Renewal (HCR), as part of their annual submission to the RGB. Because it was not submitted in time to receive a response from HCR, staff used 10 years of HCR registration data, and NYC Housing and Vacancy Surveys dating back to 1996 to provide the answer to this question. Note that HCR data is provided by owners or managers of rent stabilized apartments, while HVS data is based on a representative sample of rent stabilized tenants.

Note that HCR registration files reflect a single point in time each year – April 1. Also note that tenants who elect to sign a two-year lease do not sign a lease each year. Due to these parameters, the HCR file can only provide data on the number of tenants who are in either a one-year or two-year lease as of April 1 of each year, regardless of when the lease was actually signed. Also note that not every registration record in the HCR file contains lease term data. For instance, in the 2024 registration file (the most current file available to RGB staff), of the 1,00,8273 registrations, nearly 48,000 units (or 4.7%) are units that were vacant on April 1, 2024. An additional 111,000 records (11.0% of the total) either contain no lease information, or information that may contain errors. Some possible reasons why a registered apartment would not contain lease information is because the unit is employee- or owner-occupied, the unit is registered as exempt, or the tenant is a rent stabilized hotel tenant.

The table below provides the proportion of rent stabilized tenants in either a one-year or two-year lease as of April 1 of the year noted. The proportions are based on only those tenants for which an appropriate lease term could be identified, with data provided by the owners or managers of each apartment in the registration file.

Lease Terms (Based on HCR Registration Files, as of April 1 of Each Year)

Year	Proportion of One-Year Leases	Proportion of Two-Year Leases
2015	44.6%	55.4%
2016	45.7%	54.3%
2017	49.6%	50.4%
2018	48.1%	51.9%
2019	43.4%	56.6%
2020	42.2%	57.8%
2021	43.8%	56.2%
2022	46.9%	53.1%
2023	43.8%	56.2%
2024	42.4%	57.6%

The table below provides the proportion of rent stabilized tenants in each HVS survey who reported that they signed either a one-year or

two-year lease, beginning with the 1996 survey. Note that HVS respondents can respond that their lease is less than one year; one year; more than one year, but less than two years; two years; or more than two years. The RGB classified tenants that responded that their leases were either less than one year, or exactly one year, as having a one-year lease. All other responses were classified as a two-year lease. Note that the vast majority of tenants responded that their leases were for a duration of exactly one year or two years, including, for example, close to 90% of tenants in the 2023 HVS.

Lease Terms for Rent Stabilized Tenants
(Based on NYC Housing and Vacancy Surveys)

HVS Year	Proportion of One-Year Leases	Proportion of Two-Year Leases
1996	31.1%	67.9%
1999	33.3%	66.7%
2002	33.3%	66.7%
2005	35.1%	64.9%
2008	39.8%	60.2%
2011	44.3%	55.7%
2014	49.6%	50.4%
2017	50.8%	49.2%
2021	N/A	N/A
2023	51.1%	48.9%

Question 3: How many vacant apartments were registered with HCR over the past 10 years?

The following table provides the number, and proportion, of vacant units in each HCR registration file, beginning in 2015. Each file is current as of April 1 of that year.

Registered Vacant Units (Based on HCR Registration Files, as of April 1 of Each Year)

Year	Vacant Units	Total Units	Proportion of Vacant Units
2015	27,262	868,109	3.1%
2016	28,321	873,880	3.2%
2017	33,675	889,970	3.8%
2018	37,453	934,139	4.0%
2019	33,803	907,012	3.7%
2020	32,433	889,421	3.6%
2021	63,079	889,101	7.1%
2022	44,177	897,999	4.9%
2023	45,050	974,050	4.6%
2024	47,720	1,008,273	4.7%

[END OF MEMO]

Local Law 63/Income & Expense Review

The sample size for the Income and Expense (I&E) Study is 16,722 properties containing 752,436 units. This is the 33rd year that staff has been able to obtain longitudinal data in addition to the primary, “moment-in-time” RPIE data set. The RGB staff found the following average monthly (per unit) operating and maintenance (O&M) costs in 2024 Real Property Income and Expense (RPIE) statements for the year 2023:

Table 2

2023 Average Monthly Operating and Maintenance Costs Per Unit			
	Pre '74	Post '73	All Stabilized
Total	\$1,155	\$1,187	\$1,160

Source: 2025 Income and Expense Study, from 2024 Real Property Income and Expense filings for 2023, NYC Department of Finance.

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

Until three years ago, the annual I&E Study reported both unaudited O&M expenses, and well as audited expenses (with O&M costs adjusted downwards as based on the results of the 1992 audit). However, since the original audit was conducted over thirty years ago and included a limited number of properties, staff two years ago began using an alternate methodology to adjust O&M expenses. The RPIE data provided to the RGB by the DOF includes records that have had income and expenses adjusted by the DOF when they consider these figures to be outside of what is reasonable as part of their assessment valuations, including adjustments to expense ratios and vacancy rates. Staff also requested a subset of this data that includes only those properties where no adjustments have been deemed necessary. To calculate an adjustment in costs, staff calculated the difference between the weighted average operating costs among buildings that did not have any DOF assessment adjustments and compared it to the weighted average operating costs found in the main data set. RGB staff believes it is a more accurate adjustment because it uses current expense data. Average costs among this year's main data set were 4.25% higher than among the non-adjusted building data set, down from a difference of 4.41% last year. Therefore, this year's new cost adjustment reduces expenses by 4.25%. Adjustment of the 2023 RPIE O&M cost (\$1,160) by the results of this year's cost adjustment results in an average monthly O&M cost of \$1,111. As a result, the following relationship between operating costs and residential rental income was suggested by the Local Law 63 data:

Table 2(a)

2023 Operating Cost to Rent/Income Ratio with Adjusted Costs					
	Adjusted O&M Costs ⁷	Rent	O&M to Rent Ratio	Income	O&M to Income Ratio
All stabilized	\$1,111	\$1,599	0.695	\$1,786	0.622

Source: 2025 Income and Expense Study, from 2024 Real Property Income and Expense filings for 2023 NYC Department of Finance.

On April 4, 2025, the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2025 Income and Expense Study. The memo follows:

[START OF MEMO]

During the presentation of the 2025 Income & Expense Study, board members posed several questions regarding the study. Staff responses are provided below:

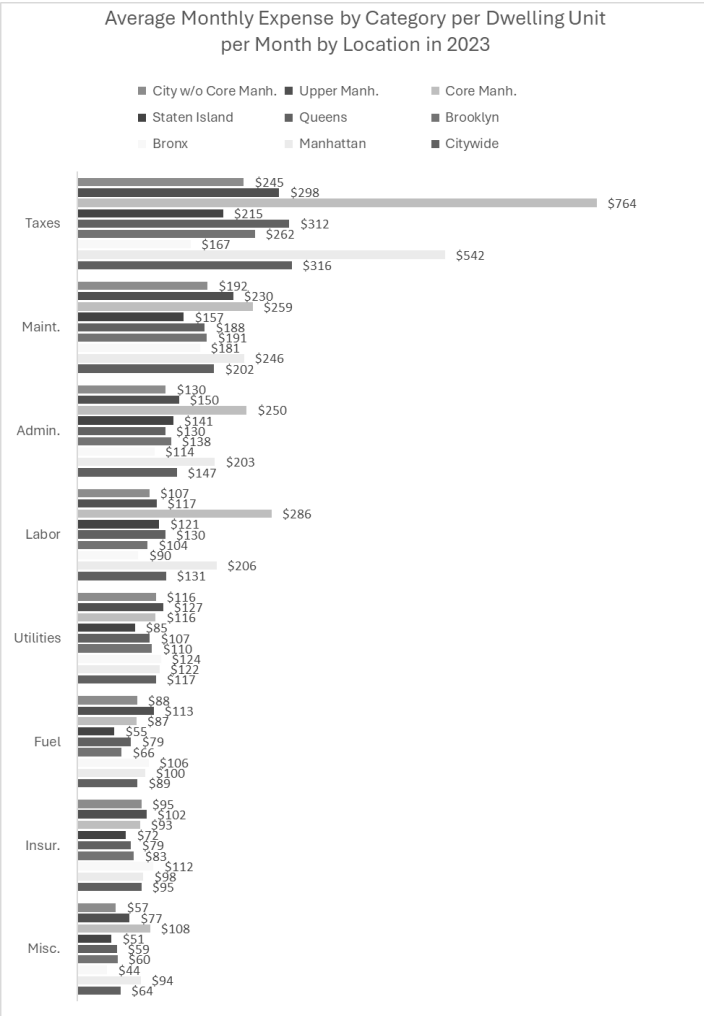
Q1: A Board member asked about the specific items included within the RPIE's Miscellaneous expense category.

According to the NYC Department of Finance (DOF), “The miscellaneous field should be reserved for petty cash, lease buy-out, special assessments and sundry.”

Q2: A Board member requested a detailed breakdown of individual expense categories by geographical location.

See the following graph and tables for the Average Monthly Expense per Dwelling Unit per Month by Location:

7 Overall O&M expenses were adjusted as described above. The unadjusted O&M to Rent ratio would be 0.725. The unadjusted O&M to Income ratio would be 0.649.



Average Monthly Expense by Category per Dwelling Unit per Month by Location in 2023

Expenses	Citywide	Manhattan	Bronx	Brooklyn	Queens	St. Island
Taxes	\$316	\$542	\$167	\$262	\$312	\$215
Maint.	\$202	\$246	\$181	\$191	\$188	\$157
Admin.	\$147	\$203	\$114	\$138	\$130	\$141
Labor	\$131	\$206	\$90	\$104	\$130	\$121
Utilities	\$117	\$122	\$124	\$110	\$107	\$85
Fuel	\$89	\$100	\$106	\$66	\$79	\$55
Insur.	\$95	\$98	\$112	\$83	\$79	\$72
Misc.	\$64	\$94	\$44	\$60	\$59	\$51

Expenses	Core Man	Upper Manh.	City w/o Core Manh.
Taxes	\$764	\$298	\$245
Maint.	\$259	\$230	\$192
Admin.	\$250	\$150	\$130
Labor	\$286	\$117	\$107
Utilities	\$116	\$127	\$116
Fuel	\$87	\$113	\$88

Insur.	\$93	\$102	\$95
Misc.	\$108	\$77	\$57

Q3: A Board member requested the number of buildings and dwelling units situated within 100% stabilized buildings.

The following table shows the requested comparison:

Location	Post - 1973		Pre - 1974		All Years	
	Buildings	DU's	Buildings	DU's	Buildings	DU's
Citywide	813	59,591	7,530	328,771	8,344	388,387
Manhattan	142	16,654	1,623	67,269	1,765	83,923
Bronx	232	14,588	2,580	119,204	2,812	133,792
Brooklyn	305	20,088	2,355	92,671	2,661	112,784
Queens	120	7,565	926	47,438	1,046	55,003
St. Island	14	696	46	2,189	60	2,885
Core Manh.	71	11,981	606	30,849	677	42,830
Upper Manh.	71	4,673	1,017	36,420	1,088	41,093

Note: Total figures may not be accurate because the age of one Brooklyn building is unknown.

Q4: A Board member asked for the number and proportion of distressed pre-1974 buildings over the last four years.

The following table shows the number and proportion of distressed pre-1974 buildings over the last three years, the only years where pre-1974 data is available:

Number and Proportion of Distressed Pre-1974 Buildings Over Last 3 Years

Pre-74 Bldgs.	2023 I&E		2024 I&E		2025 I&E	
	Bldgs.	Proportion Distressed	Bldgs.	Proportion Distressed	Bldgs.	Proportion Distressed
Citywide	1,273	9.1%	1,409	10.1%	1,492	9.7%
Bronx	201	7.0%	378	12.5%	455	13.3%
Brooklyn	180	5.5%	245	7.5%	279	7.2%
Manhattan	754	13.1%	631	11.0%	607	9.8%
Queens	133	6.8%	150	8.0%	140	7.7%
St. Island	5	7.2%	5	7.7%	11	14.7%
Core Manh.	520	13.6%	333	8.9%	281	7.0%
Upper Manh.	234	12.0%	298	14.9%	326	15.0%
City w/o Core	753	7.4%	1,076	10.5%	1,211	10.7%

Q5: A Board member asked for the inflation-adjusted NOI change from 2022 to 2023 for 50%+, 80%+, and 100% stabilized buildings.

The following table shows the inflation-adjusted NOI change for all buildings containing stabilized units, 50%+ stabilized, 80%+ stabilized, and 100% stabilized buildings:

Change in NOI from 2022 to 2023 by Proportion of Stabilized Units in a Building		
Stabilized Proportion	Nominal Increase	Inflation-Adjusted Increase
Citywide	12.1%	8.0%

50%+ Citywide	7.3%	3.4%
80%+ Citywide	5.1%	1.3%
100% Citywide	4.6%	0.7%

Q6: A Board member asked for the proportion of one- and two-year lease signers.

As calculated for the 2024 RGB Rent Index, an estimated 39.4% of rent stabilized renters signed one-year renewal leases (during Guidelines Order 56), 50.7% signed two-year leases (either during Guidelines Order 55 or 56), and 9.8% of units signed vacancy leases during Guidelines Order 56).⁸

Q7: A Board member asked for the operating cost-to-income ratios 70% and 80% deciles from 10 years ago, 5 years ago, and 3 years ago, broken out by borough.

The following table shows the requested deciles for each of the requested years:

Operating Cost-to-Income Ratios for 70% and 80% Deciles				
70% Decile	2015 I&E	2020 I&E	2022 I&E	2025 I&E
Citywide	0.77	0.74	0.75	0.78
Manhattan	0.74	0.73	0.77	0.76
Bronx	0.83	0.77	0.77	0.86
Brooklyn	0.74	0.73	0.72	0.75
Queens	0.74	0.73	0.72	0.77
St. Island	0.78	0.72	0.69	0.82
80% Decile	2015 I&E	2020 I&E	2022 I&E	2025 I&E
Citywide	0.83	0.80	0.81	0.86
Manhattan	0.82	0.81	0.85	0.85
Bronx	0.89	0.82	0.82	0.93
Brooklyn	0.80	0.78	0.77	0.80
Queens	0.80	0.78	0.78	0.84
St. Island	0.82	0.76	0.76	0.91

Q8: A Board member asked for a comparison of the gap between inflation-adjusted NOI in Core Manhattan vs. NYC outside Core Manhattan over each of the last ten years.

The following table shows the requested comparison:
Core Manhattan vs. City excluding Core Manhattan NOI Over Last 10 Years

	Core Manhattan NOI	NYC excluding Core Manh. NOI	Difference	Core Manh. this percentage larger than Upper Manh.
2015 I&E	\$ 1,199	\$ 453	\$ 746	165%
2016 I&E	\$ 1,244	\$ 478	\$ 766	160%
2017 I&E	\$ 1,353	\$ 527	\$ 827	157%
2018 I&E	\$ 1,364	\$ 555	\$ 809	146%
2019 I&E	\$ 1,260	\$ 534	\$ 726	136%
2020 I&E	\$ 1,210	\$ 518	\$ 692	134%
2021 I&E	\$ 1,221	\$ 536	\$ 685	128%

8 Numbers may not add up due to rounding.

2022 I&E	\$ 1,006	\$ 555	\$ 451	81%
2023 I&E	\$ 912	\$ 576	\$ 337	58%
2024 I&E	\$ 1,184	\$ 508	\$ 677	133%
2025 I&E	\$ 1,290	\$ 509	\$ 780	153%

[END OF MEMO]

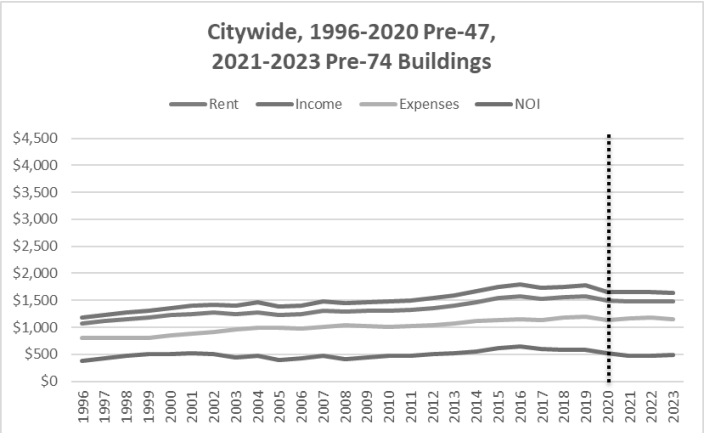
On May 21, 2025, the staff of the Rent Guidelines Board released a memo to Board members, providing additional details regarding the 2025 *Income and Expense Study*. The memo is as follows:

[START OF MEMO]

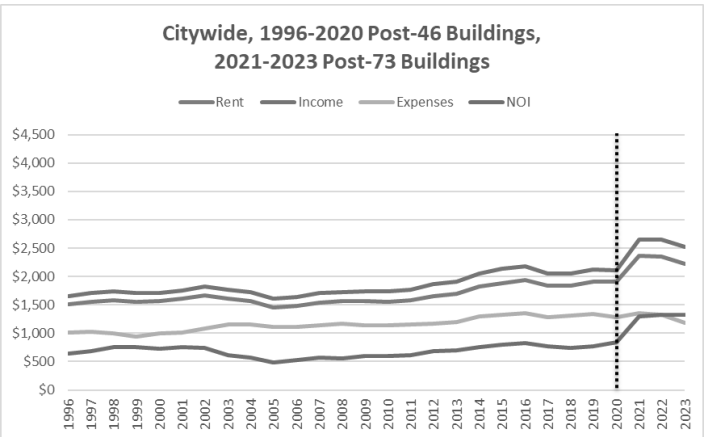
Following the presentation of the 2025 *Income & Expense Study*, board members requested that the charts on Pages 12 and 13 of the report (which provide inflation-adjusted data on rent, income, expenses, and net operating income (NOI)) be further stratified by the age of the buildings, in addition to adding analyses of both Core Manhattan and the City without Core Manhattan.

The following charts provide this data for the City as a whole and each borough, excluding Staten Island, for the period of 1996 through 2023. The data for both Core Manhattan and the City without Core Manhattan is available for the period of 1999 through 2023. Note that in each chart, the data through 2020 is based on a breakdown of pre-1947/post-1946 ages, and beginning in 2021, the data is based on a breakdown of pre-1974/post-1973 ages.

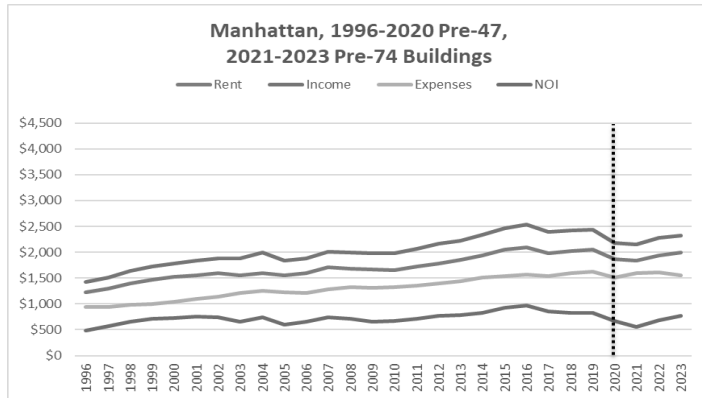
All figures are inflation-adjusted and expressed in 2023 dollars, the most recent year for which data is available.



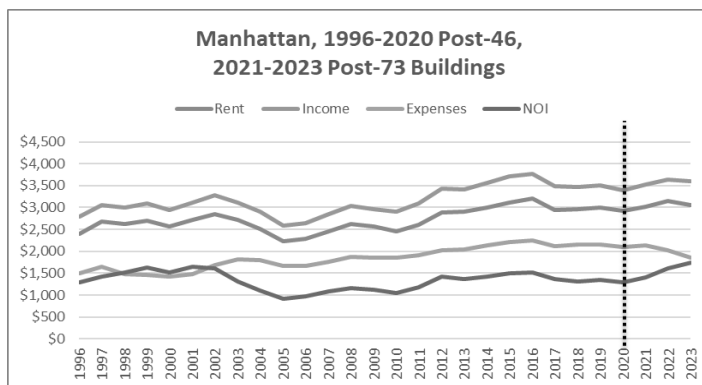
Inflation-Adjusted Change	Rent	Income	Expenses	NOI
1996 to 2020 Pre-47 Bldgs.	40.2%	41.0%	42.4%	38.0%
2021 to 2023 Pre-74 Bldgs.	-0.2%	-0.3%	-1.0%	1.6%



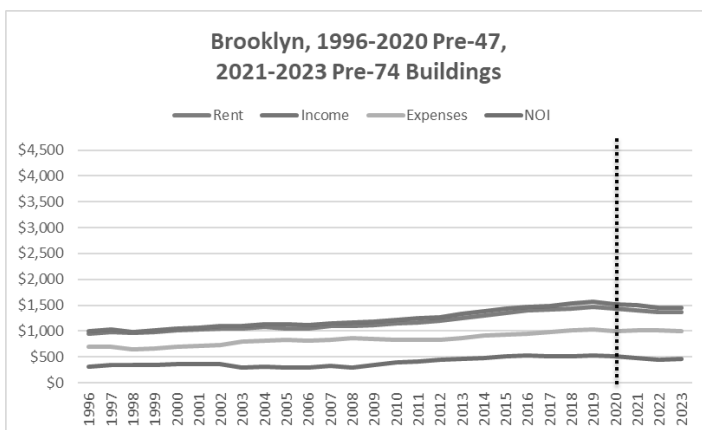
Inflation-Adjusted Change	Rent	Income	Expenses	NOI
1996 to 2020 Post-46 Bldgs.	25.8%	27.9%	26.1%	30.6%
2021 to 2023 Post-73 Bldgs.	-6.3%	-5.2%	-12.2%	2.2%



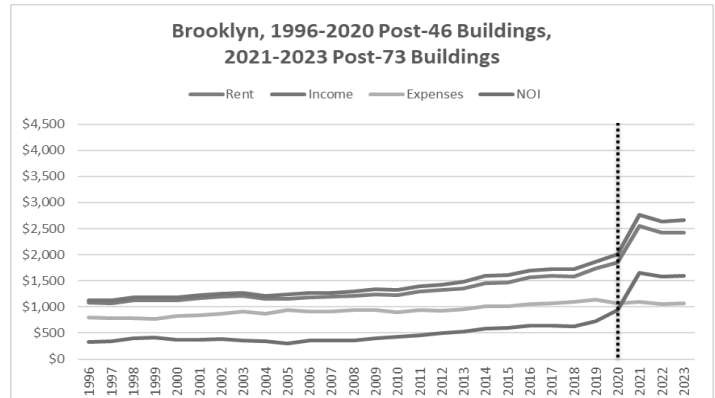
Inflation-Adjusted Change	Rent	Income	Expenses	NOI
1996 to 2020 Pre-47 Bldgs.	52.8%	52.8%	60.7%	37.5%
2021 to 2023 Pre-74 Bldgs.	8.7%	7.8%	-2.2%	36.4%



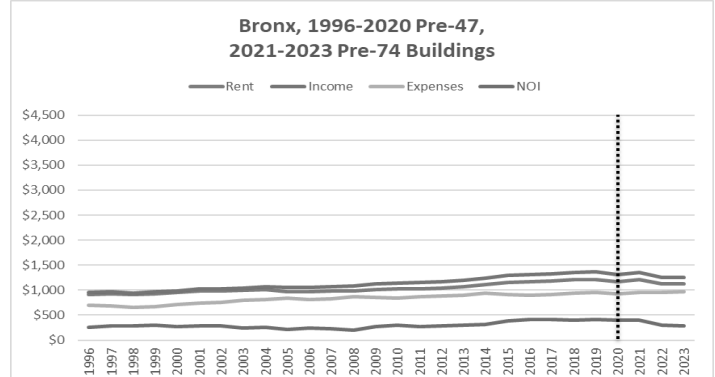
Inflation-Adjusted Change	Rent	Income	Expenses	NOI
1996 to 2020 Post-46 Bldgs.	21.9%	21.5%	39.1%	0.7%
2021 to 2023 Post-73 Bldgs.	0.9%	1.9%	-12.6%	24.0%



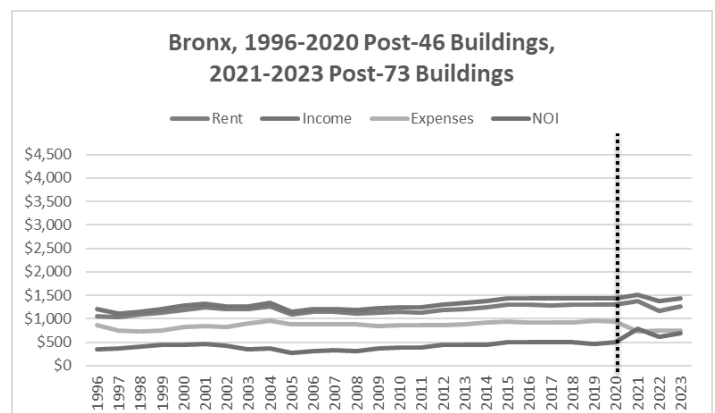
Inflation-Adjusted Change	Rent	Income	Expenses	NOI
1996 to 2020 Pre-47 Bldgs.	49.1%	50.7%	44.0%	65.6%
2021 to 2023 Pre-74 Bldgs.	-2.7%	-2.7%	-1.8%	-4.8%



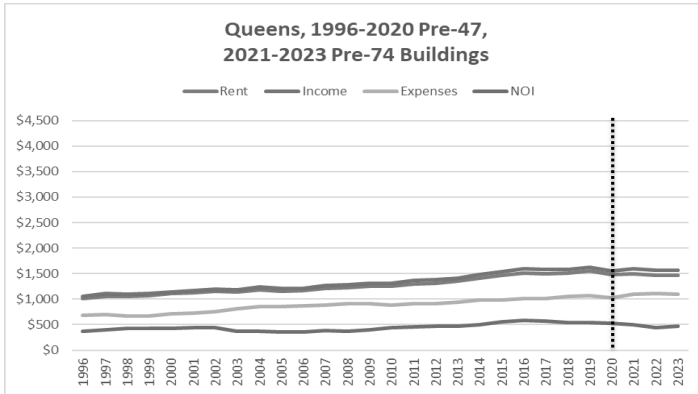
Inflation-Adjusted Change	Rent	Income	Expenses	NOI
1996 to 2020 Post-46 Bldgs.	72.3%	77.6%	33.4%	183.2%
2021 to 2023 Post-73 Bldgs.	-5.1%	-3.4%	-2.6%	-4.0%



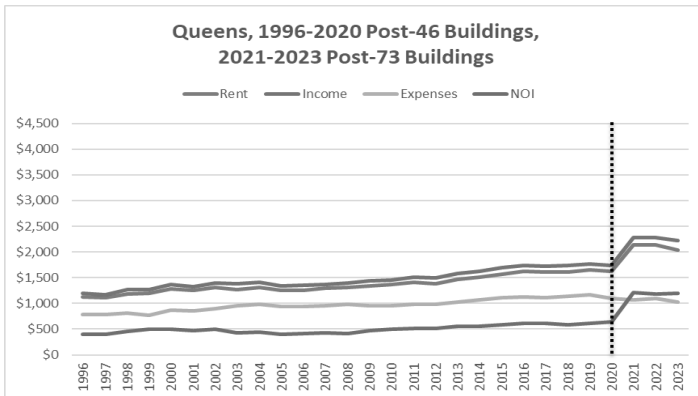
Inflation-Adjusted Change	Rent	Income	Expenses	NOI
1996 to 2020 Pre-47 Bldgs.	28.8%	36.8%	31.7%	50.3%
2021 to 2023 Pre-74 Bldgs.	-7.2%	-7.3%	1.6%	-29.0%



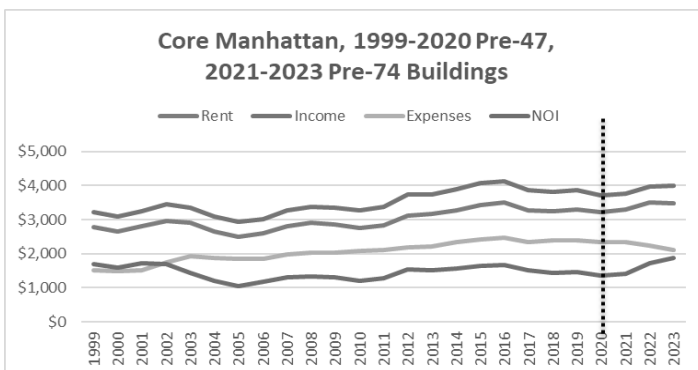
Inflation-Adjusted Change	Rent	Income	Expenses	NOI
1996 to 2020 Post-46 Bldgs.	22.3%	18.6%	7.8%	46.1%
2021 to 2023 Post-73 Bldgs.	-7.8%	-4.9%	4.4%	-13.5%



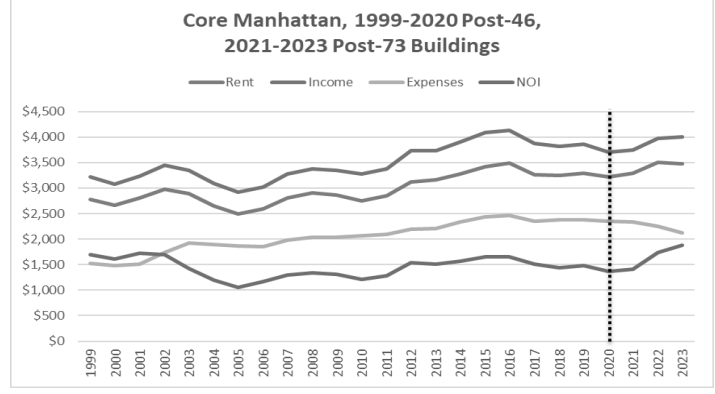
Inflation-Adjusted Change	Rent	Income	Expenses	NOI
1996 to 2020 Pre-47 Bldgs.	47.2%	47.4%	50.6%	41.4%
2021 to 2023 Pre-74 Bldgs.	-2.5%	-2.4%	-0.7%	-6.2%



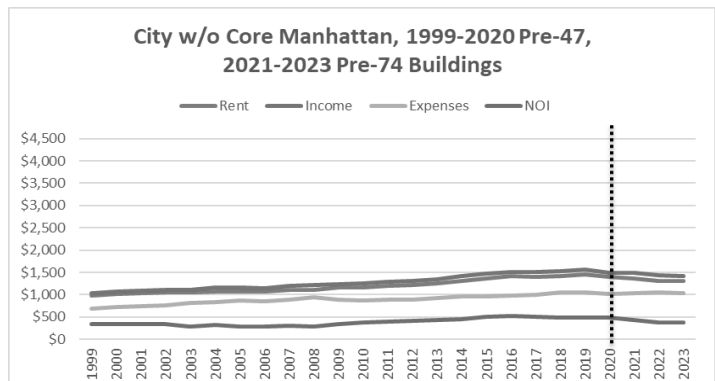
Inflation-Adjusted Change	Rent	Income	Expenses	NOI
1996 to 2020 Post-46 Bldgs.	43.6%	45.2%	38.0%	59.5%
2021 to 2023 Post-73 Bldgs.	-4.3%	-2.4%	-4.1%	-0.9%



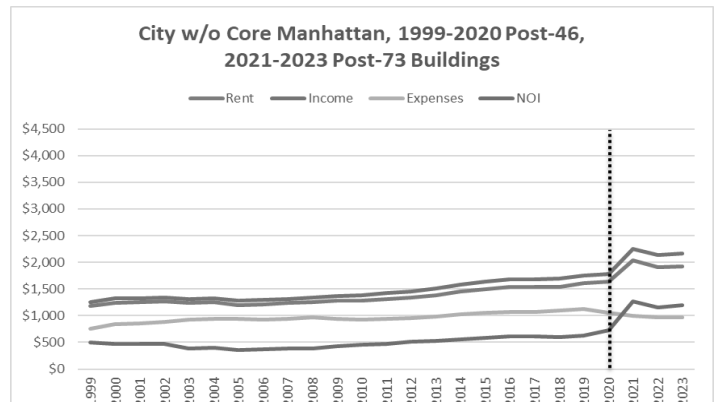
Inflation-Adjusted Change	Rent	Income	Expenses	NOI
1999 to 2020 Pre-47 Bldgs.	32.5%	31.9%	62.2%	-6.5%
2021 to 2023 Pre-74 Bldgs.	14.5%	13.2%	-4.3%	65.4%



Inflation-Adjusted Change	Rent	Income	Expenses	NOI
1999 to 2020 Post-46 Bldgs.	15.7%	15.3%	54.1%	-19.6%
2021 to 2023 Post-73 Bldgs.	5.3%	6.8%	-9.5%	33.8%



Inflation-Adjusted Change	Rent	Income	Expenses	NOI
1999 to 2020 Pre-47 Bldgs.	41.1%	43.7%	47.1%	37.0%
2021 to 2023 Pre-74 Bldgs.	-3.8%	-4.0%	-0.1%	-13.1%



Inflation-Adjusted Change	Rent	Income	Expenses	NOI
1999 to 2020 Post-46 Bldgs.	38.5%	42.5%	39.3%	47.5%
2021 to 2023 Post-73 Bldgs.	-5.4%	-4.2%	-2.9%	-5.2%

[END OF MEMO]

Forecasts of Operating and Maintenance Price Increases for 2025-26

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 2025-26 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 2024-25 and Projected 2025-26		
	Price Index 2024-25	Projected Price Index 2025-26
Taxes	3.9%	3.2%
Labor Costs	3.7%	4.1%
Fuel Oil	10.3%	-4.4%
Utilities	8.2%	5.0%
Maintenance	4.3%	5.7%
Administrative Costs	5.1%	4.3%
Insurance Costs	18.7%	17.7%
Total (Weighted)	6.3%	4.8%

Source: 2025 Price Index of Operating Costs.

Overall, the PIOC is expected to grow by 4.8% from 2025 to 2026. Costs are predicted to rise in each component except Fuel, with the largest growth (17.7%) projected to be in Insurance Costs. Taxes, the component that carries the most weight in the Index, is projected to increase by 3.2%, while Fuel is projected to decrease by 4.4%. Other projected increases include Maintenance (5.7%), Utilities (5.0%), Administrative Costs (4.3%), and Labor Costs (4.1%). Table 3 shows projected changes in PIOC components for 2026. The Core PIOC is projected to rise by 5.6%, 0.8 percentage points higher than the overall projected PIOC for rent stabilized apartments.

Commensurate Rent Adjustment

Commensurate rent adjustments have been used since the inception of the RGB in 1969. These formulas, each with their own methodology (utilizing data such operating costs, revenues, and inflation), provide a set of illustrative one- and two-year renewal rent adjustments that would hypothetically compensate owners for the change in prices measured by the PIOC, while keeping net operating income (NOI) constant.⁹ Note that these commensurate formulas do not constitute staff or Board recommendations for guideline adjustments. The various data points presented in this, and other, Rent Guidelines Board annual research reports (e.g., the *Income and Affordability Study* and the *Income and Expense Study*), supplementary data sources, in addition to

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

public testimony, can all be considered to determine appropriate rent adjustments.

The first commensurate method is called the “Net Revenue” approach, designed to consider the change in the PIOC, and revenue received by owners based on an estimate of tenants who sign either one- or two-year lease renewals.¹⁰ Under the “Net Revenue” formula, a guideline that would preserve NOI in the face of this year’s 6.3% increase in the PIOC is 4.5% for a one-year lease and 7.75% for a two-year lease.

The second commensurate method, the “CPI- Adjusted NOI” formula, considers the change in the PIOC, the mix of lease terms, and the effect of inflation on NOI. A guideline that would preserve NOI in the face of the 4.0% increase in the Consumer Price Index¹¹ and the 6.3% increase in the PIOC, is 6.25% for a one-year lease and 9.75% for a two-year lease.¹²

Note that in a change from prior years, and for the second consecutive year, staff is calculating a single formula for both the “Net Revenue” and “CPI-Adjusted NOI” commensurates, which assumes that, after a vacancy, owners will be able to collect the applicable RGB guidelines for renewal leases, as authorized under current New York State law. See Footnote 11 for more details about this methodological change.

The third commensurate method, the “traditional” commensurate adjustment, is the formula that has been in use since the inception of the Rent Guidelines Board, and is the only method that relies on both the current PIOC change as well as the PIOC projection for the following year. Note that this commensurate does not account for the mix of lease terms, or the effect of inflation on NOI. The “traditional” commensurate yields 4.1% for a one-year lease, and 5.8% for a two-year lease. This reflects the increase in operating costs of 6.3% found in the 2025 PIOC and the projection of a 4.8% increase next year.¹³

All of these commensurate methods have limitations. The “Net Revenue” formula does not attempt to adjust NOI by the effect of inflation. The “CPI-Adjusted NOI” formula does not consider that while inflation may change, the debt service portion of NOI may stay constant. As a means of compensating for cost changes, the “traditional” commensurate rent adjustment has two major flaws. First, although the formula is designed to keep owners’ current dollar NOI constant, it does not consider the mix of one- and two-year lease renewals. Since less than three-quarters of leases are renewed in any

10 Starting in 2024, and in a change from prior years, staff is calculating a single formula for this commensurate, which assumes that, after a vacancy, owners will be able to collect the applicable RGB guidelines for renewal leases, as authorized under current NYS law. With the passage of the Housing Stability and Tenant Protection Act in 2019, vacancy allowance increases are no longer permitted, but increases on vacancy leases equal to RGB renewal lease guidelines are permitted. In prior years, the RGB reported two variations of the “Net Revenue” commensurate. One assumed no increase upon vacancy. The other relied on estimates of the revenue owners received on vacant units (from NYS Homes and Community Renewal apartment registration data), in conjunction with the estimated level of turnover (based on NYC Housing and Vacancy Survey data).

11 The average CPI for All Urban Consumers, New York-Northeastern New Jersey for the year from March 2024 to February 2025 (336.4) compared to the average for the year from March 2023 to February 2024 (323.6) rose by 4.0%. This is the latest available CPI data and is roughly analogous to the ‘PIOC year.’

12 As with the “Net Revenue” commensurate, only one version of the “CPI Adjusted NOI” commensurate will now be calculated (see Endnote 7 for more details). The following assumptions were used in the computation of both the “Net Revenue” and “CPI Adjusted NOI” commensurates: (1) the required change in owner revenue is 64.9% of the 2025 PIOC increase of 6.3%, or 4.1%. The 64.9% figure is the most recent ratio of average operating costs to average income in buildings that contain rent stabilized units; (2) for only the “CPI-Adjusted NOI” commensurate, the increase in revenue due to the impact of inflation on NOI is 35.1% times the latest 12-month increase in the CPI ending February 2025 (4.0%), or 1.4%; (3) the proportion of one-year (42.4%) and two-year (57.6%) leases was derived from 2024 HCR registration files; and (4) the collectability of these commensurate adjustments is assumed. Also note that the lease adjustments generated by these commensurate formulas are only illustrative—other combinations of one- and two-year guidelines could produce the adjustment in revenue.

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

given year, with a majority of leases being renewed having a two-year duration, the formula does not necessarily accurately estimate the amount of income needed to compensate owners for O&M cost changes. A second flaw of the “traditional” commensurate formula (as well as the “Net Revenue” formula) is that it does not consider the erosion of owners’ income by inflation. By maintaining current dollar NOI at a constant level, adherence to the formula may cause NOI to decline over time. However, such degradation is not an inevitable consequence of using the “traditional” commensurate formula.¹⁴ Note that the “traditional” commensurate formula is the only formula of the three that uses the PIOC projection.

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 (6.3%). 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 (4.8%).

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 considered current mortgage interest rates and the availability of financing and refinancing. It reviewed the staff’s 2025 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

2025 Mortgage Survey ¹⁵ Average Interest Rates and Points for New Financing of Permanent Mortgage Loans 2017-2025									
	2017	2018	2019	2020	2021	2022	2023	2024	2025
Avg. Rates	4.3%	4.8%	4.7%	4.0%	3.8%	3.9%	6.0%	7.0%	6.7%
Avg. Points	0.44	0.44	0.38	0.22	0.38	0.32	0.29	0.37	0.30

Source: 2017–2025 Annual Mortgage Surveys, RGB.

Condition of the Rent Stabilized Housing Stock

In 2024, there was a 4.8% decrease from 2023 in the number of permits issued for new housing units, falling to 15,626. However, there was an increase of 21.5% in the number of units completed in new buildings, to 33,974. The number of units newly receiving 421-a benefits increased 1.0% from 2023 levels. Rehabilitation of housing units under the J-51 tax abatement and exemption program decreased by 12.3% in 2024. The number of permits for demolitions (both residential and commercial) fell by 8.8% in 2024. As of 2023, a tight housing market also remains in New York City, with a Citywide net rental vacancy rate of 1.41% and 9.2% of all rental housing considered overcrowded.

The Board reviewed the number of units that are exiting the rental market due to cooperative and condominium conversions. Table 5 presents the count of conversions since 2015.

14 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.

15 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.

Table 5

Number of Cooperative / Condominium Plans ¹⁶ Accepted for Filing, 2015-2023									
	2015	2016	2017	2018	2019	2020	2021	2022	2023
New Construction	212	206	224	233	227	186	183	130	158
Conversion Non-Eviction	28	27	18	11	11	12	4	3	2
Conversion Eviction	0	0	0	0	0	0	0	0	0
Rehabilitation	43	45	33	42	43	37	33	42	34
Total	283	278	275	286	281	235	220	205	194
Subtotal:									
HPD Sponsored Plans	1	0	0	1	0	0	0	0	0

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

On May 30, 2025, the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2025 Housing Supply Report. The following is an excerpt from that memo:

[START OF MEMO]

At the May 22, 2025 Housing Supply Report presentation, one question was asked for which an immediate answer could not be provided. The answer follows.

Question 1: Of the reported completions in 2024, how many overlap with the reported data on affordable housing starts and 421-a Final Certificates of Eligibility and may be rent stabilized?

As reported in the 2025 Housing Supply Report (HSR), there was an estimated 33,974 units of Class A housing in 1,234 newly constructed buildings containing Class A units of housing during 2024.¹⁷ The HSR also reports that 27,620 units of housing were started under programs sponsored by NYC in 2024 (with 14,145 of these units new construction), and 21,235 421-a units (including 20,623 rental units) received their Final Certificates of Eligibility (FCE) in 2024.

The figures for each of these data points cannot be compared to each other based solely on data reported in the HSR. The number of completed units is provided by the NYC Department of City Planning (DCP) for both rental and homeowner units. The number of City-sponsored units are starts, not completions. The number of newly certified 421-a units is a tally of the number of units that received their FCE in 2024, not a tally of units that completed construction in 2024. Receiving the FCE is a process that may not be completed in the same calendar year as the completion of construction, and as reported in the HSR, approximately 16% of the FCEs granted by the NYC Department of Housing Preservation and Development (HPD) in 2024 were due to prior compliance issues, possibly from buildings that completed construction years earlier.

Matching the list of buildings containing affordable housing (from HPD) with the list of newly completed buildings (from DCP), 22,718 of the 33,974 units (67%) in new buildings that completed construction in 2024 were in buildings containing affordable units of housing. Of the 1,234 buildings that completed construction in 2024, 346 were buildings that contained affordable units of housing. Of the 22,718 units in buildings containing affordable units, 10,716 were affordable and 12,002 were market rate (but are nonetheless likely to be subject to rent stabilization during the tax exemption period). Nearly all of the units were rental units (21,987 of the 22,718) and are likely to be subject to rent stabilization, for, at a minimum, the period of tax

16 “Accepted” refers only to those co-op and condo plans that require offering plans. Those that do not, and receive a “no-action” letter from the NYS Attorney General’s office, are not included in this data. Within the 2023 data there are 20 residential plans (with 73 residential units) that have been accepted for filing but have outstanding deficiencies. The information entered for these plans was entered upon processing of the initial submission of the offering plan, so some of the data may be outdated and/or incomplete.

17 It is unknown how many of these units are rental versus homeowner.

exemption (with 10,631 units of affordable rental housing likely to be rent stabilized indefinitely). Note that the data on City-sponsored housing starts includes 421-a projects, as well as any other tax incentive programs sponsored by the City.

Note that the RGB's annual Changes to the Rent Stabilized Housing Stock in NYC tracks the number of units newly added to the rent stabilized housing stock. The report quantifies the number of newly rent stabilized units, based on buildings that filed an initial registration with NYS Homes and Community Renewal (from the period of April 1 of one year, through March 30 of the following year). The 2025 Changes to the Rent Stabilized Housing Stock in NYC report detailed a total of 25,940 units added to the rent stabilized housing stock between April 1, 2024 and March 31, 2025, with the vast majority of these units from the 421-a program (22,574).

[END OF MEMO]

Consumer Price Index

The Board reviewed the Consumer Price Index. Table 6 shows the percentage change for the NY-Northeastern NJ Metropolitan area since 2018.

Table 6

Percentage Changes in the Consumer Price Index for the New York City - Northeastern New Jersey Metropolitan Area, 2018-2025 (For "All Urban Consumers")									
	2018	2019	2020	2021	2022	2023	2024	2025	
1st Quarter Avg. ¹⁸	1.6%	1.5%	2.3%	1.5%	5.5%	5.5%	3.1%	4.0%	
Yearly Avg.	1.9%	1.7%	1.7%	3.3%	6.1%	3.8%	3.8%	--	

Source: U.S. Bureau of Labor Statistics.

Calculation of the Current Operating and Maintenance Expense to Income Ratio

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

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

In order to calculate the change in income for the latest three years, staff uses the RGB Rent Index. The RGB Index calculates the change in rent based on the guidelines passed by the Board, as well as the change in rent upon vacancy. The RGB Index is calculated using the adjustments authorized in applicable Apartment and Loft Orders and the change in rents upon vacancy (most recently, 2.59%). Then, in order to represent the same 12-month time period as the change in costs, measured change in income is adjusted to match the same period as measured change in costs. Therefore, the change in rent incorporates seven months of the previous Rent Index (7/12 or 58.3%), plus five months of the most recent Rent Index, (5/12 or 41.7%).

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

18 First Quarter Average refers to the change of the CPI average of the first three months of one year to the average of the first three months of the following year.

Table 7

Revised Calculation of Operating and Maintenance Cost Ratio for Rent Stabilized Buildings from 1989 to 2026			
Year ¹⁹	Average Monthly O & M Per d.u. ²⁰	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	\$985 (\$905)	\$1,552	.63 (.58)
2017	\$984 (\$904)	\$1,524	.65 (.59)

19 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.

20 Operating and expense data listed through 2020 is based upon unaudited filings with the Department of Finance. Audits of 46 buildings conducted in 1992 suggest that expenses may be overstated by 8% on average. Beginning with 2021 data, expense adjustments were calculated by taking the difference between the weighted average operating costs among buildings that did not have any DOF assessment adjustments and compared it to the weighted average operating costs found in the Finance data set. In 2021, average costs among the main data set were 4.41 percentage points larger than among the non-adjusted building data set. In 2022, average costs among the main data set were 4.41 percentage points larger than among the non-adjusted building data set. Therefore, the cost adjustment for years 2022-2025 reduces expenses by 4.41% See the Local Law 63/Income & Expense Review section above for additional information. Figures in parentheses are adjusted to reflect these findings.

2018	\$1,034 (\$950)	\$1,568	.66 (.61)
2019	\$1,070 (\$983)	\$1,626	.66 (.61)
2020	\$1,035 (\$951)	\$1,580	.66 (.60)
2021	\$1,091 (\$1,037)	\$1,667	.65 (.62)
2022	\$1,164 (\$1,113)	\$1,769	.66 (.63)
2023	\$1,160 (\$1,111)	\$1,786	.65 (.62)
2024 ²¹	\$1,205 (\$1,154)	\$1,828	.66 (.63)
2025 ²²	\$1,281 (\$1,227)	\$1,878	.68 (.65)
2026 ²³	\$1,343 (\$1,286)	\$1,937	.69 (.66)

Source: RGB Income and Expense Studies, 1989-2025; Price Index of Operating Costs, 2023 – 2025
RGB Rent Index for 2023 – 2025.

Changes in Housing Affordability

Per the 2025 *Income and Affordability Study*, economic and social indicators in NYC in 2024 showed both strengths and weaknesses, compared to the preceding year. Positive indicators, on an annual average basis, include a 2.2% increase in employment levels within NYC businesses in 2024. Gross City Product is also forecast to increase, rising in inflation-adjusted terms by 2.1% in 2024. Both non-payment filings and calendared cases in Housing Court declined in 2024, decreasing by 11.7% and 6.1%, respectively. Inflation in the NYC metro area was also steady, remaining at 3.8% for the second consecutive year. Nominal average wages also grew in the most recent 12-month time period, by 3.1%. The poverty rate decreased by 0.1 percentage point in 2023 (the latest available data), to 18.2%.

Negative indicators, on an annual average basis, include an inflation-adjusted 0.4% decrease in average wages during the most recent 12-month period. Public benefit caseloads rose in 2024, with the average number of cash assistance recipients increasing by 16.2%; Supplemental Nutrition Assistance Program (SNAP) recipients increasing by 3.0%; and Medicaid enrollees increasing by 5.5%. The unemployment rate for NYC residents rose for the first time since 2020, up 0.3 percentage points from 2023, to 5.3%. Sheltered homeless levels in NYC Department of Homeless Services (DHS) facilities increased by 8.6%, including asylum-seekers. Excluding asylum-seekers, sheltered homeless levels also rose, by 8.7%. The number of residential evictions also rose, increasing by 22.6%. Personal bankruptcy filings in NYC also rose for the second consecutive year, increasing by 13.7%.

Compared to 2019 (the last full year preceding the pandemic), economic and social indicators are mixed. Compared to 2019, the unemployment rate in 2024 is 1.3 percentage points higher, despite a 2.7% increase in overall employment levels. Initial unemployment claims are 5.0% higher, cash assistance caseloads are 66.2% higher, Medicaid enrollees are 4.5% higher, and SNAP caseloads are 17.1% higher. However, average wages are higher, by 3.1% considering inflation, and by 22.6% nominally. Including asylum-seekers, DHS sheltered homeless levels are 46.4% higher (but excluding asylum-seekers, they are 5.8% lower). In Housing Court, non-payment filings

- 21 Estimated expense figure includes 2024 expense updated by the PIOC for the period from 3/1/23 through 2/29/24 (3.9%). Income includes the income for 2024 updated by staff estimate based upon guidelines and choice of lease terms for a period from 3/1/23 through 2/29/24 (2.36% -- i.e., the 10/1/22 to 9/30/23 rent projection (2.57%) times (.583), plus the 10/1/23 to 9/30/24 rent projection (2.08%) times (.417)).
- 22 Estimated expense figure includes 2025 expense updated by the PIOC for the period from 3/1/24 through 2/29/25 (6.3%). Income includes the income for 2025 updated by staff estimate based upon guidelines and choice of lease terms for a period from 3/1/24 through 2/29/25 (2.70% -- i.e., the 10/1/23 to 9/30/24 rent projection (2.08%) times (.583), plus the 10/1/24 to 9/30/25 rent projection (3.56%) times (.417)).
- 23 Estimated expense figure includes 2025 expense estimate updated by the 2025 PIOC projection for the period from 3/1/25 through 2/28/26 (4.8%). Income includes the income estimate for 2026 updated by staff estimate based upon guidelines and choice of lease terms for a period from 3/1/24 through 2/28/25 (3.15% - i.e., the 10/1/24 to 9/30/25 rent projection (3.56%) times (.583), plus the 10/1/25 to 9/30/26 rent projection (2.59%) times (.417)).

and calendared cases are both lower, by 33.6% and 29.1%, respectively. Residential evictions are also 7.1% lower.²⁴

On April 15, 2025, the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the 2025 *Income & Affordability Study*. The memo follows:

[START OF MEMO]

At the April 10, 2025 *Income & Affordability Study* (I&A) presentation, two questions were asked for which an immediate answer could not be provided. Answers follow.

Question 1: Can a summary of I&A data regarding rent delinquency be provided?

Following are all the measures of rent delinquency in the 2025 I&A Study, summarized:

Housing Court Statistics (2019-2024)²⁵

Year	Non-Payment Filings	Non-Payment Cases Noticed for a Hearing	Residential Evictions & Possessions (both non-payment and holdover)
2019	145,212	79,856	14,756
2020 ²⁶	63,331	29,814	2,614
2021	33,054	13,659	126
2022	88,510	44,885	3,742
2023	109,267	60,357	11,186
2024	96,443	56,651	13,711

2023 NYC Housing and Vacancy Survey (HVS) Statistics²⁷

Interviews for the 2023 HVS asked respondents if, over the past year, they were ever late paying the rent because they didn't have enough money at the time. For those who answered in the affirmative, the interviewer also asked how many times they were late paying the rent in the last year and if they currently had rent arrears that were at least 30 days past due. 17.9% of rent stabilized tenants reported that at some point in the past year, they were late paying the rent because they did not have money at the time rent was due.

- o Not including tenants receiving Section 8, 34.6% of these households were severely rent burdened (paying more than 50% of income towards rent)
- o Not including tenants receiving Section 8, 18.6% of these households were moderately rent burdened (paying more than 30% of income, but less than 50% of income, towards rent)
- o Not including tenants receiving Section 8, 46.8% were not rent burdened (paying 30% or less of income towards rent)
- Of those 17.9% of rent stabilized tenants that reported missing a rent payment at some point in the past year:
 - o 13.3% were late one time
 - o 20.0% were late two times
 - o 17.1% were late three times, and
 - o 49.6% were late four or more times
- Of those 17.9% of rent stabilized tenants that reported missing a rent payment at some point in the past year, 38.2% currently had rent arrears that were at least 30 days past due.

Household Pulse Survey (NYC metro area)²⁸

- 24 See the 2025 *Income and Affordability Study* for the sources of all data presented in this section.
- 25 See Appendix 10 of the 2025 *Income and Affordability Study* for data from 1983-2018.
- 26 Note that an eviction moratorium was in place from March 20, 2020 through January 15, 2022.
- 27 The data in this section was calculated directly from HVS microdata, which was not available to the RGB at the time of the publication of the 2024 I&A Study. Therefore, this data has never been published.
- 28 Note that the Census Bureau advised that the data from this survey was experimental, and that caution should be taken when using estimates based on subpopulations of the data because

One of the questions asked of respondents regarding housing was whether they were caught up on rent.

- From March to September 2024 (seven surveys that ranged from the publication of the *2024 I&A Study* through the final survey of the *Household Pulse Survey*), the average proportion of renter households in the NYC metro area reporting that they were not caught up on their rent was 16.6%, compared to 18.5% in the prior year.
 - o For households making less than \$35,000 per year, an average of 24.8% (between April 2023 and September 2024 – a 17-month period)²⁹ were not caught up on rent.
 - o For households making \$100,000 per year, an average of 4.4% (between April 2023 and September 2024 – a 17-month period)³⁰ were not caught up on rent.
- Among the 16.6% of households in the NYC metro area reporting rent delinquency from March to September 2024, an average of:
 - o 21.9% responded that they owed “zero” months of rent³¹
 - o 21.1% owed one month
 - o 16.1% owed two months of back rent
 - o 26.5% owed between three and seven months of back rent, and
 - o 14.4% owed eight months or more
- The average number of months of back rent owed remained relatively stable compared to the previous year. Across the past seven surveys, the average number of months of rent owed by NYC metro renters who are at least one month delinquent is 3.57 months, minimally changed from the previous year’s average of 3.55 months.

Community Service Society’s “Annual Survey of Housing and Economic Security”⁴³²

- 22% of NYC renters reported current rent arrears in 2024

“Poverty Tracker Annual Report” by the Poverty Tracker Research Group at Columbia University³³

The following data is consolidated from surveys conducted in 2019, 2022, and 2023 by the Poverty Tracker Research Group at Columbia University. Respondents were asked if they ever not paid their rent in full during the 12 months preceding each survey due to financial problems.

- An average of 27% of all renters below 200% of the Supplemental Poverty Measure (SPM) reported not paying their rent in full
 - o including 26% of rent stabilized tenants and 27% of market rate tenants
- An average of 13% of renters above 200% of the SPM reported

sample sizes may be small and the standard errors may be large. Data in this section is from Public Use Files from the U.S. Census Bureau’s Household Pulse Survey: <https://www.census.gov/programs-surveys/household-pulse-survey.html>.

- 29 Due to small sample sizes, data from 17 monthly surveys (April 2023-September 2024) were utilized to compute an average.
- 30 Due to small sample sizes, data from 17 monthly surveys (April 2023-September 2024) were utilized to compute an average.
- 31 The discrepancy between the householder responding that they were behind on rent and then subsequently answering that they were “zero” months behind on rent cannot be explained definitively. The survey is conducted online and all data is self-reported by the households selected to respond to the survey. In an email conversation, the Census Bureau speculates that respondents answering “zero” months behind may be less than one month behind. From April 2024 to September 2024, an average of 18.0% of renters reporting being behind on rent did not specify how many months. Therefore, reported proportions of the months that households are behind on rent is based solely on those households who responded with a specific number (including zero).
- 32 “Preventing Eviction in New York State: A Snapshot of What Works and What Doesn’t.” Community Service Society, March 2025. <https://www.cssny.org/publications/entry/preventing-eviction-in-new-york-state-snapshot>.
- 33 Poverty Tracker Research Group at Columbia University (2024). Poverty Tracker Data. Center on Poverty and Social Policy at Columbia University and Columbia Population Research Center. <https://www.povertycenter.columbia.edu/poverty-tracker-data>. Note that data is weighted for persons, not households.

not paying their rent in full

- o including 17% of rent stabilized tenants and 11% of market rate tenants
- In total, an average of 22% of all renters were not current on their rent at some point during the 12 months preceding each survey
 - o including 23% of rent stabilized tenants and 21% of market rate tenants

Question 2: Can data from the 2023 American Community Survey provide median gross rent-to-income ratios for tenants, based on the length of tenancy?

The following table provides data from the 2023 American Community Survey for median gross rent-to-income ratios,³⁴ in addition to median household income, and median gross rent, for select categories of tenancy length. See the table below for detailed data for all New York City renter households:

2023 American Community Survey Data³⁵ for New York City Renters, by Length of Tenancy

Length of Tenancy	Median Gross Rent-to-Income Ratio	Median Household Income	Median Gross Rent
12 months or less	32%	\$82,785	\$2,420
13 to 23 months	29%	\$96,854	\$2,380
2 to 4 years	30%	\$78,095	\$2,100
5 to 9 years	30%	\$57,399	\$1,660
10 to 19 years	31%	\$48,937	\$1,480
20 to 29 years	31%	\$40,577	\$1,300
30 years or more	31%	\$36,703	\$1,100

Similar data can also be obtained from the *2023 NYC Housing and Vacancy Survey*. In the following table, the length of tenancy has been grouped to roughly fit the pre-defined categories of the *American Community Survey* (see above). Data is provided for all renters, all rent stabilized households, rent stabilized households in buildings built prior to 1974, and tenants in market rentals. Note that the gross rent-to-income ratios do not include households that receive Section 8³⁶ and that due to small sample sizes, data tenants in buildings after 1973 were not included, as margins of error may be large.

2023 NYC Housing and Vacancy Survey Data (Median Gross Rent-to-Income Ratio, Excluding Tenants Receiving Section

- 34 Unlike the data that follows from the 2023 NYC Housing and Vacancy Survey, the median gross rent-to-income ratios included in this table encompass all households, including those who receive Section 8.
- 35 Per the Census Bureau, estimates generated using the ACS Public Use Microdata Sample (PUMS) files will be slightly different from the pre-tabulated ACS estimates on data.census.gov because PUMS data include only about two-thirds of the cases used to create estimates on data.census.gov, and contain additional edits and modifications to protect respondent confidentiality. Due to these differences, the estimates provided directly from the Census Bureau (such as the data for all households) is considered more accurate than data from the PUMS.
- 36 For tenants receiving rent assistance, such as Section 8 or CityFHEPS, “out-of-pocket” rent is generally no more than 30% of their income. However, the HVS calculates the rent-to-income ratio by dividing the contract or gross rent of the apartment (i.e., the amount the owner receives from both the tenant and the rental assistance program) by the respondent’s monthly income, resulting in artificially high rent-to-income ratios, often exceeding 100%. Approximately 198,000 renter households receive rent assistance, including 104,000 rent stabilized households. Of those households for which a gross rent-to-income ratio can be computed, approximately 70% who receive rent assistance are recorded by the HVS as paying more than 30% of their income towards gross rent, two-thirds pay more than 40%, and almost one-third pay 100% or more.

8³⁷), by Year Moved into Unit

Year Moved into Unit	Median Gross Rent-to-Income Ratio (Excluding Tenants Receiving Section 8)			
	All Renters	All Rent Stabilized	Rent Stabilized (pre-74)	Market Rentals
2022-2023	28.4%	32.2%	29.0%	27.6%
2021	26.7%	29.9%	29.9%	25.1%
2018-2020	28.3%	29.4%	28.6%	26.6%
2013-2017	28.6%	27.3%	27.3%	28.6%
2003-2012	27.8%	28.4%	27.8%	25.9%
1993-2002	26.6%	22.9%	22.9%	31.0%
1992 or earlier	34.7%	33.5%	34.5%	44.3%

2023 NYC Housing and Vacancy Survey Data (Median Household Income), by Year Moved into Unit

Year Moved into Unit	Median Household Income in 2022			
	All Renters	All Rent Stabilized	Rent Stabilized (pre-74)	Market Rentals
2022-2023	\$91,092	\$75,000	\$76,000	\$110,000
2021	\$100,000	\$80,000	\$75,000	\$132,000
2018-2020	\$75,000	\$65,200	\$70,045	\$95,000
2013-2017	\$60,000	\$52,700	\$58,000	\$80,000
2003-2012	\$52,199	\$47,000	\$50,000	\$72,000
1993-2002	\$50,900	\$60,968	\$62,000	\$62,288
1992 or earlier	\$32,000	\$35,484	\$35,600	\$44,000

2023 NYC Housing and Vacancy Survey Data (Median Gross Rent), by Year Moved into Unit

Year Moved into Unit	Median Gross Rent			
	All Renters	All Rent Stabilized	Rent Stabilized (pre-74)	Market Rentals
2022-2023	\$2,143	\$1,845	\$1,845	\$2,488
2021	\$2,395	\$2,010	\$1,849	\$2,835
2018-2020	\$1,974	\$1,831	\$1,841	\$2,270
2013-2017	\$1,668	\$1,604	\$1,625	\$1,913
2003-2012	\$1,500	\$1,400	\$1,438	\$1,886
1993-2002	\$1,302	\$1,350	\$1,352	\$1,500
1992 or earlier	\$1,097	\$1,150	\$1,150	\$1,228

[END OF MEMO]

On May 21, 2025, the staff of the Rent Guidelines Board distributed an email to Board members with additional historic data that compares rent increases authorized by the RGB to inflation. Hard copies of these documents were distributed to the members at the May 22 public meeting of the board. The email follows:

37 See Endnote 37.

[START OF EMAIL]

The tables and charts below, distributed to the board members on May 21, 2025, are data requests from Alex Schwartz and Alex Armlovich, both of whom asked that additional historic data be provided to the Board that compares rent increases authorized by the RGB to inflation (as measured by the Consumer Price Index, or CPI).

Alex Schwartz specifically asked that data regarding a comparison of the RGB Rent Index and the CPI be distributed to the Board. The RGB's Rent Index is a composite measure that estimates the overall impact of the Board's guidelines on rent rolls. The formula considers the one- and two-year guidelines authorized by the Board, the mix of lease terms (i.e., the proportion of tenants who take a one-year lease versus a two-year lease), and prior to 2019, the impact of increases upon vacancy. To accurately compare this measure to the Consumer Price Index (CPI), the change in CPI is calculated as the change from the period October-September of one year, compared to period of October-September in the following year.

Alex Armlovich asked that data regarding a comparison of the one-year renewal lease guidelines and CPI be distributed to the Board.

As these requests both include a comparison to CPI, the requests have been combined in a single table. In addition, Alex Schwartz also created charts of the comparison of the RGB rent index to the CPI, which are below the table.

One-Year Guideline, CPI, and RGB Rent Index Adjustments 1969-2025						
Order Number	Guideline Year	One-Year Guideline	CPI in Guideline Period	One-Year Guideline Minus CPI in Guideline Period	RGB Rent Index	RGB Rent Index Minus CPI in Guideline Period
1	7/1/68 to 6/30/70	10.0%	3.40%	6.6%	8.0%	4.60%
2	7/1/70 to 6/30/71	6.0%	6.76%	-0.8%	5.8%	-0.96%
3	7/1/71 to 6/30/72	7.0%	5.01%	2.0%	6.4%	1.39%
4	7/1/72 to 6/30/73	6.0%	4.68%	1.3%	5.40%	0.72%
5	7/1/73 to 6/30/74	6.5%	8.94%	-2.4%	5.40%	-3.54%
6	7/1/74 to 6/30/75	8.5%	9.85%	-1.3%	5.64%	-4.21%
7	7/1/75 to 6/30/76	7.5%	6.60%	0.9%	5.62%	-0.98%
8	7/1/76 to 6/30/77	6.5%	5.24%	1.3%	5.33%	0.09%
9	7/1/77 to 6/30/78	6.5%	5.21%	1.3%	5.49%	0.28%
10	7/1/78 to 6/30/79	4.5%	6.95%	-2.5%	4.23%	-2.72%
11	7/1/79 to 6/30/80	8.5%	10.63%	-2.1%	7.73%	-2.90%
12	7/1/80 to 6/30/81	11.0%	10.40%	0.6%	10.28%	-0.12%
13	10/1/81 to 9/30/82	10.0%	9.32%	0.7%	10.11%	0.79%
14	10/1/82 to 9/30/83	4.0%	5.25%	-1.2%	3.52%	-1.73%
15	10/1/83 to 9/30/84	4.0%	4.76%	-0.8%	4.93%	0.17%
16	10/1/84 to 9/30/85	6.0%	3.89%	2.1%	5.82%	1.93%
17	10/1/85 to 9/30/86	4.0%	3.58%	0.4%	6.55%	2.97%
18	10/1/86 to 9/30/87	6.0%	4.21%	1.8%	6.18%	1.97%
19	10/1/87 to 9/30/88	3.0%	5.22%	-2.2%	5.87%	0.65%
20	10/1/88 to 9/30/89	6.0%	5.32%	0.7%	6.39%	1.07%
21	10/1/89 to 9/30/90	5.5%	5.93%	-0.4%	6.16%	0.23%
22	10/1/90 to 9/30/91	4.5%	5.27%	-0.8%	4.15%	-1.12%
23	10/1/91 to 9/30/92	4.0%	3.46%	0.5%	3.93%	0.47%
24	10/1/92 to 9/30/93	3.0%	3.41%	-0.4%	3.11%	-0.30%
25	10/1/93 to 9/30/94	3.0%	2.34%	0.7%	2.93%	0.59%
26	10/1/94 to 9/30/95	2.0%	2.42%	-0.4%	2.73%	0.31%
27	10/1/95 to 9/30/96	2.0%	2.92%	-0.9%	4.10%	1.18%
28	10/1/96 to 9/30/97	5.0%	2.49%	2.5%	5.72%	3.23%
29	10/1/97 to 9/30/98	2.0%	1.80%	0.2%	3.66%	1.87%
30	10/1/98 to 9/30/99	2.0%	1.75%	0.2%	3.71%	1.96%
31	10/1/99 to 9/30/00	2.0%	2.89%	-0.9%	3.91%	1.02%
32	10/1/00 to 9/30/01	4.0%	2.92%	1.1%	5.04%	2.12%
33	10/1/01 to 9/30/02	4.0%	2.21%	1.8%	4.78%	2.57%
34	10/1/02 to 9/30/03	2.0%	3.04%	-1.0%	3.61%	0.57%
35	10/1/03 to 9/30/04	4.5%	3.38%	1.1%	5.72%	2.34%
36	10/1/04 to 9/30/05*	3.5%	3.82%	-0.3%	4.75%	0.92%
37	10/1/05 to 9/30/06*	2.75%	4.09%	-1.3%	4.22%	0.13%
38	10/1/06 to 9/30/07*	4.25%	2.61%	1.6%	4.38%	1.77%
39	10/1/07 to 9/30/08	3.0%	4.12%	-1.1%	3.57%	-0.55%
40	10/1/08 to 9/30/09**	4.5% ^a	0.76%	3.7%	8.00%	7.24%
41	10/1/09 to 9/30/10*	3.0% ^a	1.69%	1.3%	5.82%	4.13%
42	10/1/10 to 9/30/11	2.25%	2.45%	-0.2%	3.40%	0.95%
43	10/1/11 to 9/30/12	3.75%	2.23%	1.5%	4.54%	2.30%
44	10/1/12 to 9/30/13*	2.0%	1.85%	0.2%	2.84%	0.99%
45	10/1/13 to 9/30/14	4.0%	1.44%	2.6%	4.62%	3.19%
46	10/1/14 to 9/30/15	1.0%	0.18%	0.8%	2.39%	2.21%
47	10/1/15 to 9/30/16	0.0%	0.81%	-0.8%	1.55%	0.74%
48	10/1/16 to 9/30/17	0.0%	1.96%	-2.0%	1.72%	-0.24%
49	10/1/17 to 9/30/18	1.25%	1.86%	-0.6%	2.35%	0.49%
50	10/1/18 to 9/30/19	1.5%	1.65%	-0.2%	2.66%	1.01%
51	10/1/19 to 9/30/20	1.5%	1.77%	-0.3%	1.87%	0.09%
52	10/1/20 to 9/30/21	0.0%	2.57%	-2.6%	0.40%	-2.17%
53	10/1/21 to 9/30/22	0% ^a , 1.5% ^a	5.74%	-5.0%	1.86%	-3.88%
54	10/1/22 to 9/30/23	3.25%	4.55%	-1.3%	2.57%	-1.99%
55	10/1/23 to 9/30/24	3.0%	3.53%	-0.5%	2.08%	-1.44%
56	10/1/24 to 9/30/25	2.75%	3.01%	-0.3%	3.56%	0.55%

(Order 56 CPI number is not yet final)

* For tenants who pay for their heat separately the guidelines was 3.0%.

** For tenants who pay for their heat separately the guidelines was 2.25%.

† For tenants who pay for their heat separately the guidelines was 3.75%.

‡ For tenants who pay for their heat separately the guidelines was 4.0%.

§ For tenants who pay for their heat separately the guidelines was 2.5%.

a Provided, however, that where the most recent vacancy lease was executed 6 yrs or more prior to the date of the renewal lease under this Order, the following shall apply:

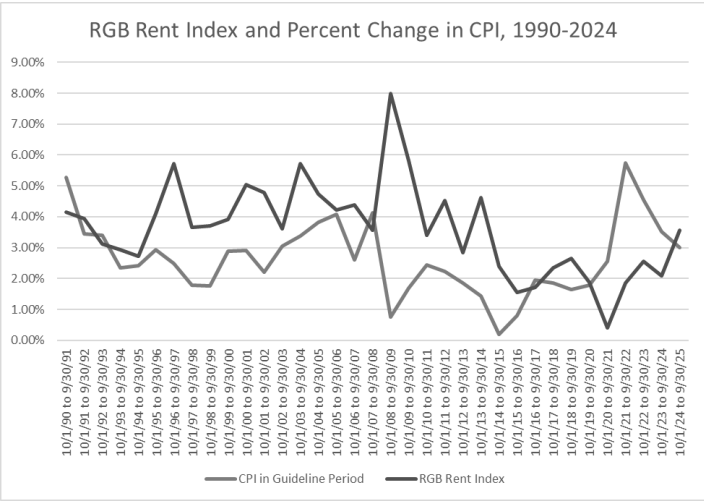
For a one-year renewal lease: 3.0% or \$45, whichever is greater.

b Provided, however, that where the most recent vacancy lease was executed 6 yrs or more prior to the date of the renewal lease under this Order, the following shall apply:

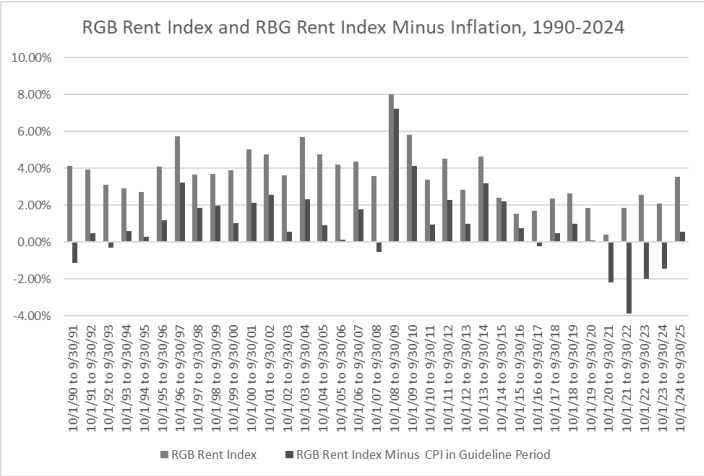
For a one-year renewal lease: 3.0% or \$30, whichever is greater (tenants paying heat, 2.5% or \$25, whichever is greater).

c 2% or \$20 whichever is greater.

d 0.0% for the first six months, 1.5% for the last six months of the lease.



Note: CPI for the guideline period of 10/1/24-9/30/25 is not final.



Note: CPI for the guideline period of 10/1/24-9/30/25 is not final.

[END OF EMAIL]

On June 11, 2025, the staff of the Rent Guidelines Board released a memo to Board members with an analysis of the potential correlation between building violations and the financial health in buildings containing rent stabilized units. The memo follows:

[START OF MEMO]

Introduction

At the request of Board members, staff was asked to examine the relationship between the number of violations in buildings that contain rent stabilized units, and the financial health of such buildings.

The first section (including Tables 1, 2, and 3) of this memo focuses on violation data for buildings that contain rent stabilized units and have a high number of violations relative to their size. For the purposes of this analysis, buildings deemed to have a high number of violations were those that generally matched the criteria for inclusion in the NYC Department of Housing Preservation and Development’s (HPD) Alternative Enforcement Program (AEP), the criteria for which is explained in detail in the summary and in Section 4.

To assess the financial health of buildings with a high number of violations, the second section of this memo (including Tables 4-12) presents summary statistics from the NYC Department of Finance’s (DOF) 2023 Real Property Income and Expense filings for a subset of buildings that contain rent stabilized units and generally matched the criteria for inclusion in AEP. It includes data on costs, rents, incomes, and the related statistics of net operating income and cost-to-income ratios.

The third section of this memo provides some caveats regarding the violation data, and the fourth section provides detailed program information for AEP.

Appendix 1 provides a general overview of violation data for buildings that contain rent stabilized units, compared to both all buildings, as well as those buildings that do not contain rent stabilized units.

Appendix 2 provides detailed definitions of terms used in this memo and sources of data.

Summary

This memo provides data regarding buildings containing rent stabilized units³⁸ that have a significant number of B or C violations (those deemed hazardous or immediately hazardous),³⁹ relative to their size.⁴⁰ The criteria used to select buildings with a significant number of violations is similar to that of HPD’s Alternative Enforcement Program (AEP), which selects 250 buildings each year that have a significant number of housing maintenance code violations relative to their size and compels owners to resolve the outstanding violation issues (see Sections 1 and 4 for detailed AEP program criteria) The study frame includes buildings that contain rent stabilized units (as identified in the 2023 NYS Homes and Community Renewal (HCR) annual registration file) and have Class B and C violations that were open as of February 12, 2025 (that were initially issued within the five years preceding that date).⁴¹ Among the findings:

- 23,724 buildings that contain rent stabilized units had open B/C violations on February 12, 2025 that were issued in the five years prior to that date (accounting for 53.7% of the 44,154 buildings that registered with HCR in 2023). See Table 1 for more information.
- Of the buildings in the study frame, a total of 1,185 buildings would generally qualify for inclusion in AEP (2.7% of the 44,154 buildings that contain rent stabilized units, and 5.0% of the 23,724 buildings with violations). These buildings have a total of 22,413 units of housing (1.5% of the units in buildings that contain rent stabilized housing and 2.2% of units in buildings that contain rent stabilized units and had open B/C violations on February 12, 2025 that were issued in the five years prior to that date). Of the 22,413 units in these buildings, 18,942 (85%) of the units are registered as currently occupied by rent stabilized tenants in 2023, 2.1% of the total number of registered occupied rent stabilized units in 2023 (918,217).⁴² See Table 1 for more information.
- Of the 1,185 buildings that contain rent stabilized units and would generally qualify for inclusion in AEP, 440 (37.1%) have been placed in the official AEP program by HPD at some point between 2007 and 2025. See Table 1 for more information.
- Of the 1,185 buildings that contain rent stabilized units and would generally qualify for inclusion in AEP, approximately 810 (68.4%) have a proportion of rent stabilized units of at least 80%, and 414 (34.9%) have a proportion of rent stabilized units of 100%.⁴³ See Table 2 for more information.
- Of the 22,413 units in buildings that contain rent stabilized units and would generally qualify for inclusion in AEP, approximately 15,942 (71.1%) are in buildings that had a proportion of rent stabilized units of at least 80%, and 5,430 (24.2%) are in buildings that had a proportion of rent stabilized units of 100%.⁴⁴ See Table 2 for more information.
- The overall average number of B and C violations per unit in buildings that contain rent stabilized units is 0.53, compared to 5.63 violations per unit in buildings that contain rent stabilized units and generally qualify for AEP.⁴⁵ See Table 3 for more information.

To assess the financial health of buildings that contain rent stabilized units and have significant violations, summary statistics from 2023 Real Property Income and Expense (RPIE) reports for the 1,185 buildings that contain rent stabilized units that generally met the qualifications for AEP were requested from DOF. DOF was able to

38 See footnote 47 and Appendix 2 for the definition of a “building” and footnote 52 for the methodology of identifying buildings that contain rent stabilized units.

39 See footnote 49 and Appendix 2 for a detailed description of Class B and Class C violations.

40 See footnote 50 for the parameters of this analysis.

41 See footnote 52 and Appendix 2 for a definition of buildings that contain rent stabilized units and footnote 50 for the parameters of this analysis.

42 See footnote 53 and Appendix 2 for a discussion of “registered occupied rent stabilized units.”

43 See footnote 57 for a description of the caveats for calculating the proportion of rent stabilized units.

44 See footnote 57 for a description of the caveats for calculating the proportion of rent stabilized units.

45 See footnotes 64 and 65.

provide the RGB with data for 384 of these properties that were constructed prior to 1974 (Pre-1974). This data is presented in Tables 4-12. In summary, compared to data from the full sample of 15,403 Pre-1974 buildings that were reported in the *2025 Income and Expense Study*, in the 384 Pre-1974 buildings that generally met the criteria for AEP:

- the average building size Citywide is 30.7% smaller (29 units per building versus 42 units per building)
- average costs Citywide are 7.1% less overall (\$1,073 versus \$1,155), but significantly higher for fuel, insurance, and utilities, and lower for taxes and labor
- the average rent Citywide is 20.4% lower (\$1,176 versus \$1,477)
- the average income Citywide is 18.9% lower (\$1,332 versus \$1,642)
- the average Net Operating Income (NOI) Citywide is 46.9% lower (\$259 versus \$488)
- the average cost-to-income ratio Citywide is 10.3 percentage points higher (80.6% versus 70.3%)
- Citywide, 22.7% of the high-violation sample was considered distressed, compared to 9.7% of overall Pre-1974 buildings
- the change in the Citywide average NOI between 2022 and 2023 is 12.3 percentage points lower than the change in NOI in the overall Pre-1974 buildings (a decline of 1.1% versus an increase of 11.2%)

Also see Section 3 for caveats to the violation data, and Section 4 for detailed program information for AEP. Appendix 1 provides comparison data for buildings that contain rent stabilized units to both all buildings, and those buildings that do not contain rent stabilized units. Appendix 2 provides more detailed information and the terms and sources of data used in this memo.

Section 1: Buildings That Generally Fit the Criteria of the Alternative Enforcement Program (With Open Class B/C Violations on February 12, 2025 (That Were Issued Between February 13, 2020 and February 12, 2025))

This section focuses on buildings that contain rent stabilized units with a high number of violations.⁴⁶ Violation data is published daily on the NYC OpenData portal by HPD.⁴⁷ The data includes detailed information about each violation, such as the building address, issue date, violation class (A, B, or C)⁴⁸, specific violation, and current status (whether it is open or closed, and if closed, the date that the violation was cured with HPD). For this analysis, buildings with a high number of violations were defined as those generally matching the criteria for inclusion in HPD's Alternative Enforcement Program (AEP). This includes buildings with open Class B/C violations as of February 12, 2025 (that were issued between February 13, 2020 and February 12, 2025).⁴⁹ AEP is an HPD enforcement program for apartment buildings

with a significant number of housing maintenance code violations relative to their size. The program aims to improve housing conditions by performing frequent inspections to monitor correction of violations, and issue Orders to Correct if the owner fails to act. The program also allows HPD to make repairs and replace building systems if necessary.

AEP selection criteria include the number of Class B (hazardous) and Class C (immediately hazardous) housing maintenance code violations, as well as the dollar value of emergency repair charges incurred from HPD's repair work. Each January 31, HPD selects 250 buildings for inclusion in this program, and by statute, approximately 90% of these selected buildings have 6 or more units. Failure to correct the qualifying conditions may result in emergency repair charges, liens, and significant fees, and buildings may also be subject to tax liens to repay these costs. For a full description of the AEP statute, including selection criteria, fines, and how buildings are discharged from the program, see Section 4 of this memo.

The following analysis applies the general selection criteria of AEP to buildings containing rent stabilized units with open Class B/C violations on February 12, 2025 that were issued within the five years preceding that date (February 13, 2020 to February 12, 2025). Note that the RGB did not consider the amount of emergency repair charges paid by any building (which is part of the AEP statute). Therefore, the analysis below is based solely on the number of violations per dwelling unit, using the AEP criteria outlined in Section 4: five or more violations per unit for buildings with fewer than 15 units, and three or more violations per unit for buildings with 15 or more units. Residential unit data was obtained from the NYC Department of City Planning and HPD (including both Class A and Class B units).⁵⁰

Table 1 illustrates that a total of 23,724 of the 44,154 buildings⁵¹ (53.7%) registered with HCR in 2023 had Class B and C violations (those deemed hazardous or immediately hazardous) that were open as of February 12, 2025, and initially issued within the five years preceding that date (February 13, 2020 through February 12, 2025). Of these, 1,185 buildings, or 2.7% of the total registered rent stabilized buildings, would have generally met the AEP qualifications (not considering emergency repair charges). As a proportion of only those buildings with violations (23,724 buildings), 5.0% of buildings containing rent stabilized units with open B/C violations would generally qualify for AEP.

Of the 1,185 buildings that contain rent stabilized units and generally qualify for AEP, 440 (37.1%) have been placed in the official AEP program by HPD at some point between 2007 and 2025. Buildings that successfully clear their violations can be discharged from AEP. As of June 1, 2025, 238 of the 440 buildings in the study frame that have been officially placed in AEP at some point since 2007 had yet to be discharged from the official AEP program. This represents 54% of the 440 buildings in the study frame that were officially part of AEP, and 20.1% of the 1,185 buildings that generally qualified for AEP in February 2025. The latest round of AEP (Round 18) began just prior to this memo's study period. A total of 102 (8.6%) of the 1,185 buildings found to generally qualify for AEP in February 2025 were placed in the official AEP program in January 2025 (16 of which have since been discharged from the program, as of June 1, 2025). These 102 buildings represent 23% of the 440 buildings in the study frame that were officially part of AEP, and 8.6% of the 1,185 buildings in the study frame that generally qualified for AEP in February 2025.

The 23,724 buildings that contain rent stabilized units and have B/C violations (as of February 2025) collectively contain an estimated total of just over one million units of housing (including market rate units). This accounts for 69.1% of the total number of units in

nyc.gov/site/hpd/services-and-information/alternative-enforcement-program-aep.page.

46 The use of the term "building," throughout this memo, refers to single parcels, which may contain multiple buildings. The identification of buildings that contain rent stabilized units is based on the 2023 HCR building registration file. See Appendix 2 for a detailed description of the 2023 HCR building registration file and its difference from the 2024 HCR building registration file (which was unavailable at the time of this analysis).

47 Violation data is updated daily on the NYC OpenData portal: https://data.cityofnewyork.us/Housing-Development/Housing-Maintenance-Code-Violations/vwx-fdw5/about_data.

48 The violation class correlates to the severity of the violation. Class A violations are considered non-hazardous, and are not considered in this analysis. Class B violations are deemed hazardous, and Class C violations are deemed immediately hazardous. Many of Class C violations must be corrected by the owner within 24 hours. Note that owners have up to 30 days to correct Class B violations, and depending on the type of Class C violation, up to 21 days to correct Class C violations. This analysis does not account for violations issued within 30 days of February 12, 2025 that could have been corrected on time by owners. Because 6.3% of all violations (or almost 60,000), were issued within 30 days of February 12, 2025, the analysis somewhat overstates both the number of buildings that would qualify for the AEP program and the average number of violations per dwelling unit. See Appendix 2 for a more detailed definition of Class B and C violations.

49 The parameters for this analysis include buildings with Class B and C violations (those that are deemed hazardous or immediately hazardous) that were open as of February 12, 2025, and initially issued within the five years preceding that date (February 13, 2020 through February 12, 2025). Inclusion in AEP also requires a certain threshold of violations per dwelling unit (which varies based on the size of the buildings), as well as a threshold for Emergency Repair Charges, that were not considered as part of this analysis. See Sections 1 and 4 for more detailed program criteria and methodology, or refer to HPD's website: <https://www.hpd.nyc.gov/site/hpd/services-and-information/alternative-enforcement-program-aep.page>.

50 Note that the number of residential units in a building may differ depending on the source. The residential units presented in this memo are based on the greater of the total number of residential units reported by either HPD or DCP for buildings registered with HCR in 2023. See Appendix 2 for a more detailed description of "residential units."

51 Any references to buildings containing rent stabilized units are based on the 2023 NYS Homes and Community Renewal building registration file, which contained 44,154 individual borough, block, and lot designations (parcels), and 47,594 individual buildings. The 2024 HCR registration file, which was unavailable at the time this analysis was completed, has 46,225 parcels and 49,789 buildings (or 2,071 additional records that could have been matched to the violation data). The increased number of parcels in the 2024 registration file would have enabled more buildings with violations to be identified as rent stabilized, with an estimated impact of an additional 1,331 buildings in the sample frame that contain rent stabilized units, 124 of which would generally qualify for inclusion in AEP.

buildings containing rent stabilized units (including buildings without B/C violations). The buildings that would generally qualify for AEP contain a total of 22,413 housing units, representing 1.5% of all units in buildings that contain rent stabilized units, and 2.2% of units in only those buildings with B/C violations. As noted previously, 440 of the 1,185 buildings that contain rent stabilized units that generally qualify for AEP have been part of HPD's AEP program at some point between 2007 and 2025. These 440 buildings contain 9,975 housing units (44.5% of the 22,413 units in buildings that generally qualified for AEP in February 2025). Of the 9,975 units in buildings entered in AEP, 6,356 have yet to be discharged from AEP. This represents 28.4% of the 22,413 units in buildings that generally qualify for AEP, and 64% of the units that have been entered into AEP at some point since 2007. A total of 3,210 of the 22,413 units in buildings that generally qualified for AEP in February 2025 were placed in the official AEP program in January 2025. This represents 32% of the 9,975 units in buildings in the study frame that were officially part of AEP and 14.3% of the 22,413 units in the study frame that generally qualified for AEP in February 2025.

The 2023 HCR annual registration file records 918,217 occupied rent stabilized housing units.⁵² Of the 918,217 occupied rent stabilized housing units registered with HCR in 2023, a total of 681,757 (74.2%) had Class B or Class C violations open as of February 12, 2025 that were initially issued within the five years preceding that date (February 13, 2020, through February 12, 2025). Of these occupied and registered rent stabilized units, 18,942, or 2.1% of the total occupied and registered rent stabilized units, would have generally met the AEP qualifications (not considering emergency repair charges). As noted previously, these buildings contain a total of 22,413 units, 85% of which (18,942) are registered as occupied rent stabilized.

Table 1: Data for Buildings that Contain Rent Stabilized Units with Open Class B/C Violations on February 12, 2025 (That Were Issued Between February 13, 2020 and February 12, 2025)⁵³

AEP and Violation Metrics	Number	Proportion
Total number of buildings that contain rent stabilized units (April 2023)	44,154	--
Buildings that contain rent stabilized units with B/C violations (February 2025)	23,724	53.7%
Buildings that contain rent stabilized units and generally qualify for AEP (February 2025)	1,185	2.7%
<i>Buildings that contain rent stabilized units, generally qualify for AEP, and have been part of any official AEP Round (2007-2025)</i>	<i>440</i>	<i>37.1%</i>
<i>Buildings that contain rent stabilized units, generally qualify for AEP, and have not been discharged from AEP (2007-2025)</i>	<i>238</i>	<i>20.1%</i>
<i>Buildings that contain rent stabilized units, generally qualify for AEP, and were part of the most recent AEP Round (Round 18, 2025)</i>	<i>102</i>	<i>8.6%</i>

⁵² This analysis is only able to quantify those registered rent stabilized units that are currently registered as occupied in the 2023 HCR building registration file. Because the registered vacant units may, or may not, be rent stabilized (as opposed to market rate), it is not possible to obtain an accurate count of rent stabilized units using HCR data. Therefore, the number of rent stabilized units is likely somewhat higher, but cannot be quantified.

⁵³ See footnote 50 for the parameters of this analysis.

Total units in buildings that contain rent stabilized units (April 2023)⁵⁴	1,493,346	--
Total units in buildings that contain rent stabilized units with B/C violations (February 2025)	1,032,001	69.1%
Total units in buildings that generally qualify for AEP (February 2025)	22,413	1.5%
<i>Total units in buildings that contain rent stabilized units, generally qualify for AEP, and have been part of any official AEP Round (2007-2025)</i>	<i>9,975</i>	<i>44.5%</i>
<i>Total units in buildings that contain rent stabilized units, generally qualify for AEP, and have not been discharged from AEP (2007-2025)</i>	<i>6,356</i>	<i>28.4%</i>
<i>Total units in buildings that contain rent stabilized units, generally qualify for AEP, and were part of the most recent AEP Round (Round 18, 2025)</i>	<i>3,210</i>	<i>14.3%</i>
Total registered and occupied rent stabilized units in buildings that contain rent stabilized units (April 2023)⁵⁵	918,217	--
Total registered and occupied rent stabilized units in buildings that contain rent stabilized units with B/C violations (February 2025)	681,757	74.2%
Total registered and occupied rent stabilized units in buildings that generally qualify for AEP (February 2025)	18,942	2.1%

Source: NYC OpenData Portal and 2023 HCR Building Registration File

Table 2 illustrates that of the 1,185 buildings that contain rent stabilized units and would generally qualify for AEP, approximately 114 (9.6%) had a proportion of rent stabilized units of less than 50%; 1,071 (90.4%) had a proportion of rent stabilized units of at least 50%; 810 (68.4%) had a proportion of rent stabilized units of at least 80%; and 414 (34.9%) had a proportion of rent stabilized units of 100%.⁵⁶ Of the 22,413 units in these buildings, approximately 1,753 (7.8%) are in buildings with a proportion of rent stabilized units of less than 50%; 20,660 (92.2%) are in buildings with a proportion of rent stabilized units of at least 50%; 15,942 (71.1%) are in buildings with a proportion of rent stabilized units of at least 80%; and 5,430 (24.2%) are in buildings with a proportion of rent stabilized units of 100%.

Of the 1,185 buildings that contain rent stabilized units and would generally qualify for inclusion in AEP, approximately 80 (6.8%) have fewer than six units; 420 (35.4%) have between six and 10 units; 221 (18.6%) have between 11 and 19 units; 400 (33.8%) have between 20 and 49 units; 59 (5.0%) have between 50 and 99 units; and five (0.4%)

⁵⁴ See footnote 51 for a discussion of residential unit counts.

⁵⁵ See footnote 53.

⁵⁶ Calculating a proportion of rent stabilized units is complicated by both an unknown number of vacant rent stabilized units (see footnote 15), and differing unit counts of the total number of units in buildings, depending on the agency reporting the units. This proportion is based on the number of occupied rent stabilized units registered with NYS Homes and Community Renewal in 2023, divided by the greater of the number of total units reported by either HPD or the NYC Department of City Planning.

have 100 or more units.⁵⁷ Of the 22,413 units in these buildings, approximately 264 (1.2%) are in buildings that have fewer than six units; 3,028 (13.5%) are in buildings that have between six and 10 units; 3,379 (15.1%) are in buildings that have between 11 and 19 units; 11,502 (51.3%) are in buildings that have between 20 and 49 units; 3,702 (16.5%) are in buildings that have between 50 and 99 units; and 538 (2.4%) are in buildings that have 100 or more units.

Table 2: Data for Buildings that Contain Rent Stabilized Units with Open Class B/C Violations on February 12, 2025 (That Were Issued Between February 13, 2020 and February 12, 2025), by Proportion of Rent Stabilized Units and Building Size⁵⁸

AEP and Violation Metrics	Number	Proportion
Buildings containing rent stabilized units that generally qualify for AEP, by proportion of rent stabilized units (February 2025)⁵⁹	1,185	--
Less than 50% rent stabilized	114	9.6%
50% or more rent stabilized	1,071	90.4%
80% or more rent stabilized	810	68.4%
100% rent stabilized	414	34.9%
Units in buildings containing rent stabilized units that generally qualify for AEP, by proportion of rent stabilized units (April 2023 and February 2025)⁶⁰	22,413	--
Less than 50% rent stabilized	1,753	7.8%
50% or more rent stabilized	20,660	92.2%
80% or more rent stabilized	15,942	71.1%
100% rent stabilized	5,430	24.2%
Buildings containing rent stabilized units that generally qualify for AEP, by building size (February 2025)⁶¹	1,185	--
1-5 Units	80	6.8%
6-10 Units	420	35.4%
11-19 Units	221	18.6%
20-49 Units	400	33.8%
50-99 Units	59	5.0%
100+ Units	5	0.4%
Units in buildings containing rent stabilized units that generally qualify for AEP, by building size (February 2025)⁶²	22,413	--
1-5 Units	264	1.2%
6-10 Units	3,028	13.5%
11-19 Units	3,379	15.1%
20-49 Units	11,502	51.3%
50-99 Units	3,702	16.5%
100+ Units	538	2.4%

⁵⁷ See footnote 51 for a discussion of residential unit counts.

⁵⁸ See footnote 50 for the parameters of this analysis.

⁵⁹ See footnote 57 for a description of the caveats for calculating the proportion of rent stabilized units.

⁶⁰ See footnote 57 for a description of the caveats for calculating the proportion of rent stabilized units.

⁶¹ See footnote 51 for a discussion of residential unit counts.

⁶² See footnote 51 for a discussion of residential unit counts.

Source: NYC OpenData Portal and 2023 HCR Building Registration File

Table 3 illustrates that the average number of B/C violations per unit in buildings that generally qualify for AEP is significantly higher than the average B/C violations per unit in the overall population of buildings with violations. The overall average number of B and C violations per unit in buildings that contain rent stabilized units (23,724 buildings, see Table 1) is 0.53.⁶³ However, the average number of B and C violations per dwelling unit decreases as building size increases. In the overall stock of buildings that contain rent stabilized units and had open B/C violations in February 2025, the average B and C violations per dwelling unit for buildings with fewer than six units is 2.29; between six and 10 units: 1.62; between 11 and 19 units: 1.06; between 20 and 49 units: 0.81; between 50 and 99 units: 0.52; and 100 or more units: 0.18.

For the 1,185 buildings that contain rent stabilized units and would generally qualify for inclusion in AEP, the average violations per dwelling unit is 5.63.⁶⁴ However, the average number of B and C violations per dwelling unit generally decreases as building size increases. In buildings that contain rent stabilized units and generally qualify for AEP, the average B and C violations per dwelling unit for buildings with fewer than six units is 10.28; between six and 10 units: 9.02; between 11 and 19 units: 5.82; between 20 and 49 units: 5.00; between 50 and 99 units: 4.43; and 100 or more units: 4.63.

Table 3: Average B/C Violations by Building Size in Buildings that Contain Rent Stabilized Units (For Violations That Were Issued Between February 13, 2020 and February 12, 2025)⁶⁵

Building Size	Average Violations per Dwelling Unit
Average B/C violations per unit in all buildings containing rent stabilized units that were open as of February 12, 2025, and initially issued within the five years preceding that date, by building size (23,724 buildings, 1,032,001 units) ⁶⁶	0.53
1-5 Units (674 buildings, 2,392 units)	2.29
6-10 Units (5,686 buildings, 42,320 units)	1.62
11-19 Units (3,652 buildings, 54,954 units)	1.06
20-49 Units (7,741 buildings, 243,521 units)	0.81
50-99 Units (4,135 buildings, 281,053 units)	0.52
100+ Units (1,836 buildings, 407,761 units)	0.18
Average B/C violations per unit in buildings containing rent stabilized units that generally qualify for AEP (as of February 12, 2025), by building size (1,185 buildings, 22,413 units) ⁶⁷	5.63
1-5 Units (80 buildings, 264 units)	10.28
6-10 Units (420 buildings, 3,028 units)	9.02
11-19 Units (221 buildings, 3,379 units)	5.82
20-49 Units (400 buildings, 11,502 units)	5.00
50-99 Units (59 buildings, 3,702 units)	4.43

⁶³ This average is computed for all buildings that contain rent stabilized units and had Class B and C violations (those that are deemed hazardous or immediately hazardous) that were open as of February 12, 2025, and initially issued within the five years preceding that date (February 13, 2020 through February 12, 2025). See footnote 49 for a discussion on why this figure is somewhat overstated.

⁶⁴ This figure was calculated using the same parameters as those for all buildings that contain rent stabilized units (see footnote 64), but only for those buildings that generally meet the qualifications for AEP.

⁶⁵ See footnote 50 for the parameters of this analysis.

⁶⁶ See footnote 64.

⁶⁷ See footnote 65.

100+ Units (5 buildings, 538 units)	4.63
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Source: NYC OpenData Portal and 2023 HCR Building Registration File

Section 2: Financial Health of Buildings That Contain Rent Stabilized Units and Generally Meet the Criteria for Inclusion in AEP

In April 2025, the RGB submitted the list of 1,185 buildings that contain rent stabilized units that generally met the qualifications for AEP to the NYC Department of Finance (DOF), in order to obtain summary statistics on average and median costs, rents, and incomes in these buildings, based on 2023 Real Property Income and Expense (RPIE filings).⁶⁸ Owners of buildings with more than 10 units are required to file RPIE statements with DOF annually, and the RGB uses this data to produce an annual Income & Expense Study (I&E).

Of the 1,185 buildings that contain rent stabilized units that generally met the qualifications for AEP, approximately 660 (or 56%) had more than 10 units and were required to file RPIE statement. However, DOF was only able to provide summary statistics for 394 of these buildings, representing 33% of the total sample submitted, and 60% of the buildings required to file RPIE statements.⁶⁹ Since only 10 of these

68 As noted in footnote 52 and Appendix 2, the identification of buildings that contain rent stabilized units was based on 2023 HCR registration data. Only those buildings that both registered with HCR and generally qualified for AEP were provided to DOF for computation of RPIE summary statistics.

69 Due to small sample sizes, data for Queens, Core Manhattan, and buildings with 100 or more units cannot be reported separately, but are included in both the Citywide and City excluding Core Manhattan analyses. There were also no buildings from Staten Island provided to the RGB for these analyses. For the 266 buildings that had more than 10 units, but were not represented in the RPIE data provided by DOF, it is unknown if it is because they did not file RPIE statements in 2023, or if the buildings were excluded from the analysis because they did not qualify for the inclusion criteria set by DOF (which excludes buildings that are 1st and 99th percentiles of monthly income and expense or have an expense ratio of equal to or more than 300%).

buildings were built after 1973, the following analysis will focus solely on buildings built before 1974 (Pre-1974) to ensure a more parallel comparison with the full RPIE sample.⁷⁰ The tables below compare data from the Pre-1974 buildings in the *2025 I&E Study* (which analyzed 2023 RPIE data for 15,403 buildings that contain rent stabilized units), to the 384 buildings that generally met the qualifications for AEP and reported data to DOF on 2023 RPIE statements (hereafter referred to as the “high-violation sample”). Each of the datasets includes buildings registered with NYS Homes and Community Renewal in 2023.⁷¹ Note that due to small sample sizes, data for Queens, Core Manhattan, and buildings with 100 or more units cannot be reported separately, but are included in both the Citywide and City excluding Core Manhattan analyses. Additionally, no buildings in Staten Island were provided to the RGB for these analyses.

Table 4 illustrates the number of buildings and dwelling units, in 2023, for both the Pre-1974 high-violation sample and the overall Pre-1974 sample. With the exception of Citywide 11-19 unit buildings (where the sizes are roughly equal), the average building size for the high-violation sample is smaller than that of the overall sample. The average building size is 30.7% smaller in the Citywide Pre-1974 high-violation sample compared to the overall Pre-1974 sample (29 units per building versus 42 units per building, respectively) and 32.3% smaller compared to the City excluding Core Manhattan (29 units per building versus 43 units per building, respectively).

Table 4: Building and Unit Counts in 2023, Pre-1974 Buildings That Contain Rent Stabilized Units (High-Violation Sample Versus All Buildings)

70 While 7.8% of buildings in the full 2023 RPIE analysis were built after 1973, in the sample of high-violation buildings, only 2.5% were built after 1973.

71 See footnote 52.

Location ⁷²	Number of Buildings		Number of Units		Average Building Size		Percentage Difference in Average Building Size
	Pre-1974 High-Violation Sample	All Pre-1974 Buildings	Pre-1974 High-Violation Sample	All Pre-1974 Buildings	Pre-1974 High-Violation Sample	All Pre-1974 Buildings	
Citywide	384	15,403	11,116	643,140	29	42	-30.7%
11-19 units	116	4,056	1,808	60,870	16	15	3.9%
20-99 units	265	10,583	8,991	438,109	34	41	-18.0%
Bronx	147	3,418	4,861	155,922	33	46	-27.5%
Brooklyn	112	3,887	2,840	154,852	25	40	-36.4%
Manhattan	104	6,206	2,562	233,861	25	38	-34.6%
Upper Manhattan	85	2,171	2,104	81,296	25	37	-33.9%
City w/o Core Man	365	11,368	10,658	490,575	29	43	-32.3%

Source: NYC Department of Finance, RPIE Filings (2023) and 2023 HCR Building Registration File

Table 5 illustrates the average cost per unit per month for eight categories of expenses (in 2023). While the Pre-1974 high-violation sample spent less, on average, each month on overall operating and maintenance expenses (an average of \$82 per month, or 7.1% less), certain expense categories were significantly higher than those for the sample of all Pre-1974 buildings. Notably, fuel costs are 42.8% higher, insurance 21.3% higher, and utility costs 16.1% higher in the high-violation sample compared to all buildings. However, the high-violation sample spent significantly less on labor (16.7% less) and taxes (12.5% less).

72 See footnote 70.

Table 5: Average Costs per Unit per Month in 2023, Pre-1974 Buildings That Contain Rent Stabilized Units (High-Violation Sample Versus All Buildings)

Average Costs per Unit per Month (2023)	Taxes	Labor	Fuel	Utilities	Maint.	Admin.	Insurance	Misc.	Total
Pre-1974 high-violation sample	\$288	\$98	\$136	\$135	\$217	\$136	\$119	\$63	\$1,073
All pre-1974 buildings	\$329	\$118	\$95	\$116	\$201	\$136	\$98	\$61	\$1,155
Difference (\$)	-\$41	-\$20	\$41	\$19	\$16	\$0	\$21	\$2	-\$82
Difference (%)	-12.5%	-16.7%	42.8%	16.1%	7.7%	-0.3%	21.3%	3.8%	-7.1%

Source: NYC Department of Finance, RPIE Filings (2023) and 2023 HCR Building Registration File

Table 6 illustrates that, in almost all cases, both average and median rents in the Pre-1974 high-violation sample are lower than overall rents for Pre-1974 buildings (in 2023). The only exception is median rent in the Bronx, which is 3.0% higher in the high-violation sample. In all other building categories analyzed, both average and median rents are lower in the high-violation sample compared to the overall Pre-1974 buildings, with almost all showing a double-digit percentage difference. Average rent Citywide is 20.4% lower in the Pre-1974 high-violation sample, and 11.7% lower in the City excluding Core Manhattan. Similarly, median rent Citywide is 15.6% lower in the Pre-1974 high-violation sample, and 9.1% lower in the City excluding Core Manhattan.

Table 6: Average and Median Rent per Unit per Month in 2023, Pre-1974 Buildings That Contain Rent Stabilized Units (High-Violation Sample Versus All Buildings)

Location ⁷³	Pre-1974 High-Violation Sample		All Pre-1974 Buildings		Difference (\$)		Difference (%)	
	Average Rent	Median Rent	Average Rent	Median Rent	Average Rent	Median Rent	Average Rent	Median Rent
Citywide	\$1,176	\$1,149	\$1,477	\$1,361	-\$301	-\$212	-20.4%	-15.6%
11-19 units	\$1,154	\$1,100	\$1,484	\$1,467	-\$330	-\$367	-22.3%	-25.0%
20-99 units	\$1,183	\$1,156	\$1,360	\$1,325	-\$177	-\$169	-13.0%	-12.8%
Bronx	\$1,100	\$1,138	\$1,124	\$1,105	-\$24	\$33	-2.1%	3.0%
Brooklyn	\$1,127	\$1,099	\$1,371	\$1,301	-\$244	-\$202	-17.8%	-15.5%
Manhattan	\$1,316	\$1,226	\$1,992	\$1,836	-\$676	-\$610	-33.9%	-33.2%
Upper Manhattan	\$1,270	\$1,208	\$1,424	\$1,349	-\$154	-\$141	-10.8%	-10.5%
City w/o Core Man	\$1,158	\$1,139	\$1,312	\$1,253	-\$154	-\$114	-11.7%	-9.1%

Source: NYC Department of Finance, RPIE Filings (2023) and 2023 HCR Building Registration File

Table 7 illustrates that, in almost all cases, average and median income in the Pre-1974 high-violation sample is lower than the overall Pre-1974 income (in 2023). With the exception of median income in the Bronx, which is 0.5% higher in the high-violation sample, average and median income is lower in each of the other building categories analyzed. In addition, almost all income levels in the high-violation sample are lower than those in the overall Pre-1974 buildings, by double digits. The average income Citywide is 18.9% lower in the Pre-1974 high-violation sample, and 9.3% lower in the City excluding Core Manhattan, compared to overall Pre-1974 buildings. Similarly, the median income Citywide is 16.7% lower in the Pre-1974 high-violation sample, and 9.3% lower in the City excluding Core Manhattan.

Table 7: Average and Median Income per Unit per Month in 2023, Pre-1974 Buildings That Contain Rent Stabilized Units (High-Violation Sample Versus All Buildings)

Location ⁷⁴	Pre-1974 High-Violation Sample		All Pre-1974 Buildings		Difference (\$)		Difference (%)	
	Average Income	Median Income	Average Income	Median Income	Average Income	Median Income	Average Income	Median Income
Citywide	\$1,332	\$1,228	\$1,642	\$1,474	-\$310	-\$246	-18.9%	-16.7%
11-19 units	\$1,345	\$1,205	\$1,743	\$1,660	-\$398	-\$455	-22.8%	-27.4%
20-99 units	\$1,322	\$1,231	\$1,494	\$1,415	-\$172	-\$184	-11.5%	-13.0%
Bronx	\$1,221	\$1,218	\$1,248	\$1,212	-\$27	\$6	-2.2%	0.5%
Brooklyn	\$1,179	\$1,116	\$1,459	\$1,370	-\$280	-\$254	-19.2%	-18.5%
Manhattan	\$1,640	\$1,478	\$2,324	\$2,126	-\$684	-\$648	-29.4%	-30.5%
Upper Manhattan	\$1,544	\$1,409	\$1,649	\$1,524	-\$105	-\$115	-6.4%	-7.5%

⁷³ See footnote 70.

⁷⁴ See footnote 70.

City w/o Core Man	\$1,294	\$1,218	\$1,427	\$1,343	-\$133	-\$125	-9.3%	-9.3%
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Source: NYC Department of Finance, RPIE Filings (2023) and 2023 HCR Building Registration File

Table 8 illustrates that, in almost all cases, average and median costs in the Pre-1974 high-violation sample are lower than, or only slightly higher than, overall Pre-1974 costs (in 2023). While average and median costs are slightly higher in the Pre-1974 high-violations sample in Upper Manhattan and the City excluding Core Manhattan, there is a greater disparity in the Bronx, where average costs are 5.0% higher and median costs 6.1% higher. However, in Manhattan, costs are significantly lower in the Pre-1974 high-violation sample compared to the overall Pre-1974 buildings, with average costs 17.5% lower and median costs 15.9% lower. Average costs Citywide are 7.1% lower in the Pre-1974 high-violation sample, and 0.5% higher in the City excluding Core Manhattan. Similarly, median costs Citywide are 5.7% lower in the Pre-1974 high-violation sample and 1.1% higher in the City excluding Core Manhattan.

Table 8: Average and Median Costs per Unit per Month in 2023, Pre-1974 Buildings That Contain Rent Stabilized Units (High-Violation Sample Versus All Buildings)

Location ⁷⁵	Pre-1974 High-Violation Sample		All Pre-1974 Buildings		Difference (\$)		Difference (%)	
	Average Costs	Median Costs	Average Costs	Median Costs	Average Costs	Median Costs	Average Costs	Median Costs
Citywide	\$1,073	\$1,003	\$1,155	\$1,064	-\$82	-\$61	-7.1%	-5.7%
11-19 units	\$1,119	\$1,051	\$1,217	\$1,177	-\$98	-\$126	-8.1%	-10.7%
20-99 units	\$1,049	\$966	\$1,071	\$1,028	-\$22	-\$62	-2.1%	-6.0%
Bronx	\$1,017	\$998	\$969	\$941	\$48	\$57	5.0%	6.1%
Brooklyn	\$938	\$885	\$1,001	\$947	-\$63	-\$62	-6.3%	-6.5%
Manhattan	\$1,287	\$1,161	\$1,560	\$1,380	-\$273	-\$219	-17.5%	-15.9%
Upper Manhattan	\$1,228	\$1,149	\$1,218	\$1,129	\$10	\$20	0.8%	1.8%
City w/o Core Man	\$1,048	\$993	\$1,043	\$982	\$5	\$11	0.5%	1.1%

Source: NYC Department of Finance, RPIE Filings (2023) and 2023 HCR Building Registration File

Table 9 illustrates that, in all cases, average and median Net Operating Income (NOI) in the Pre-1974 high-violation sample is lower than overall Pre-1974 NOI (in 2023). Average NOI Citywide is 46.9% lower in the Pre-1974 high-violation sample, and 35.9% lower in the City excluding Core Manhattan, compared to overall Pre-1974 buildings. Similarly, median NOI Citywide is 45.1% lower in the Pre-1974 high-violation sample and 37.7% lower in the City excluding Core Manhattan.

Table 9: Average and Median Net Operating Income (NOI) per Unit per Month in 2023, Pre-1974 Buildings That Contain Rent Stabilized Units (High-Violation Sample Versus All Buildings)

Location ⁷⁶	Pre-1974 High-Violation Sample		All Pre-1974 Buildings		Difference (\$)		Difference (%)	
	Average NOI	Median NOI	Average NOI	Median NOI	Average NOI	Median NOI	Average NOI	Median NOI
Citywide	\$259	\$225	\$488	\$410	-\$229	-\$185	-46.9%	-45.1%
11-19 units	\$226	\$154	\$526	\$483	-\$300	-\$329	-57.0%	-68.1%
20-99 units	\$273	\$265	\$423	\$387	-\$150	-\$122	-35.5%	-31.5%
Bronx	\$204	\$220	\$279	\$271	-\$75	-\$51	-26.9%	-18.8%
Brooklyn	\$241	\$231	\$458	\$423	-\$217	-\$192	-47.4%	-45.4%
Manhattan	\$353	\$317	\$765	\$746	-\$412	-\$429	-53.8%	-57.5%
Upper Manhattan	\$316	\$260	\$431	\$395	-\$115	-\$135	-26.8%	-34.2%
City w/o Core Man	\$246	\$225	\$384	\$361	-\$138	-\$136	-35.9%	-37.7%

Source: NYC Department of Finance, RPIE Filings (2023) and 2023 HCR Building Registration File

Table 10 presents average cost-to-income ratios for each of the categories of buildings. As the table illustrates, in all cases, the average cost-to-income ratio in the Pre-1974 high-violation sample is higher than overall Pre-1974 cost-to-income ratios (in 2023). The average cost-to-income ratio Citywide in the Pre-1974 high-violations sample, 80.6%, is 10.3 percentage points higher than the average cost-to-income ratio in the Pre-1974 buildings overall. Similarly, the ratio for the City excluding Core Manhattan, 81.0%, is 7.9 percentage points higher than the full sample.⁷⁷

⁷⁵ See footnote 70.

⁷⁶ See footnote 70.

⁷⁷ The annual Income & Expense Studies (I&E) apply an adjustment to reported costs because a 1992 NYC Department of Finance audit found that owners overstated costs when filing RPIE statements. The methodology for that adjustment has changed over time, and was calculated to be 4.25% in the 2025 report. Because that adjustment could not be made to the high-violation sample, all reported cost-to-income ratios (including both the high-violation sample and the overall pre-1974 sample) are unadjusted. For reference, the adjusted cost-to-income ratio for all pre-1974 buildings in 2023 (as reported in the 2025 I&E Study) was 67.3%, versus an unadjusted ratio of 70.3% (as reported here).

Table 10: Average Cost-to-Income Ratios in 2023, Pre-1974 Buildings That Contain Rent Stabilized Units (High-Violation Sample Versus All Buildings)

Location ⁷⁸	Average Cost-to-Income Ratio		Percentage Point Difference
	Pre-1974 High-Violation Sample	All Pre-1974 Buildings	
Citywide	80.6%	70.3%	10.3%
11-19 units	83.2%	69.8%	13.4%
20-99 units	79.3%	71.7%	7.6%
Bronx	83.3%	77.6%	5.7%
Brooklyn	79.6%	68.6%	11.0%
Manhattan	78.5%	67.1%	11.4%
Upper Manhattan	79.5%	73.8%	5.7%
City w/o Core Man	81.0%	73.1%	7.9%

Source: NYC Department of Finance, RPIE Filings (2023) and 2023 HCR Building Registration File

Table 11 provides the number and proportion of Pre-1974 high-violation buildings classified as distressed in 2023. Buildings that have operating and maintenance costs that exceed gross income are considered, for the purposes of this study, distressed.⁷⁹ Citywide, 22.7% of the buildings in the high-violation sample were considered distressed, as were 23.0% of the buildings in the City excluding Core Manhattan. This compares to a distress rate of 9.7% for Pre-1974 buildings Citywide, and 10.7% for buildings in the City excluding Core Manhattan.

Table 11: Number and Proportion of Distressed Buildings in 2023, Pre-1974 Buildings That Contain Rent Stabilized Units (High-Violation Sample)

Building Size	Pre-1974 High-Violation Sample		All Pre-1974 Buildings	
	Citywide	City w/o Core Manhattan	Citywide	City w/o Core Manhattan ⁸⁰
All distressed pre-1974 buildings in the high-violation sample	87	84	1,492	1,211
11-19 units	38	37	536	395
20-99 units	49	47	927	797
<i>Distressed buildings (as a proportion of all pre-1974 buildings)</i>	22.7%	23.0%	9.7%	10.7%

Source: NYC Department of Finance, RPIE Filings (2023) and 2023 HCR Building Registration File

Table 12 presents a longitudinal analysis of Net Operating Income (NOI). The longitudinal analysis compares the change in NOI in same

set of 336 buildings in the high-violation sample in 2022 and 2023, as well as the same set of 14,113 buildings in the overall Pre-1974 sample. As the table illustrates, the change in NOI between 2022 and 2023 was negative for all categories within the Pre-1974 high-violation sample (except for Manhattan and Citywide 20-99 unit buildings), whereas the change was positive in all categories in the overall Pre-1974 sample. In all cases, the change in NOI was higher in the overall Pre-1974 sample than in the high-violation sample. The change in the Citywide average NOI for the high-violations sample, -1.1%, was 12.3 percentage points lower than the change in NOI in the overall Pre-1974 buildings. Similarly, change in NOI in the City excluding Core Manhattan, -7.5%, was 13.4 percentage points lower than the full sample.

Table 12: Longitudinal Change in Average Net Operating Income, 2022-2023, Pre-1974 Buildings That Contain Rent Stabilized Units (High-Violation Sample Versus All Buildings)

Location ⁸¹	Number of Buildings		Change in NOI (2022-2023)		Percentage Point Difference
	Pre-1974 High-Violation Sample	All Pre-1974 Buildings	Pre-1974 High-Violation Sample	All Pre-1974 Buildings	
Citywide	336	14,113	-1.1%	11.2%	-12.3%
11-19 units	94	3,630	-7.4%	16.1%	-23.5%
20-99 units	240	9,761	1.1%	9.7%	-8.6%
Bronx	134	3,162	-5.0%	0.1%	-5.1%
Brooklyn	95	3,547	-4.9%	8.0%	-12.9%
Manhattan	91	5,678	8.7%	21.2%	-12.5%
Upper Manhattan	73	1,977	-10.2%	9.9%	-20.1%
City w/o Core Man	318	10,412	-7.5%	5.9%	-13.4%

Source: NYC Department of Finance, RPIE Filings (2022 and 2023) and 2023 HCR Building Registration File

Section 3: Caveats to the Data

While HPD violation data offers the advantages of easy accessibility and daily updates, making it a valuable information source, it's important to acknowledge several caveats when interpreting this data. Among the potential caveats:

- It is unknown whether every "open" violation has actually been cured. Violations might remain open for a variety of reasons, such as the repair not being reported to HPD, HPD not updating the repair confirmation from the owner, or the owner not paying paid accrued fines.
- There may be inconsistencies in the violation reporting by inspectors. For instance, if the heat is out in an entire building, the violation is sometimes recorded only for the apartment(s) that reported the issue to 311 (i.e., one violation per reporting unit) or can be issued for each unit of the building, regardless of how many complaints were made. Additionally, the classification of a violation is at the inspector's discretion, meaning similar issues could receive different violation classes.
- Generally, violations are issued only upon complaints to 311, therefore, the number of unreported violations can never be known. In addition, HPD inspectors require access to the premises to properly inspect and issue the violation. If HPD cannot gain access to the premises, a violation will not be issued. Note that this memo's study period starts in February 2020, just before the start of the COVID-19 pandemic. It is likely that tenants were less likely to allow inspectors into their homes during the height of the pandemic.
- The identification of buildings containing rent stabilized units relies solely on annual registration data from NYS Homes and Community Renewal (HCR). As such, any building with violations that contains rent stabilized units and did not register with HCR in 2023 was classified as a building that does not contain rent stabilized units in Appendix 1 of this memo. In addition, only those buildings that both registered with HCR in 2023 and generally qualified for AEP were provided to DOF for computation of RPIE summary statistics. Updated data from

⁷⁸ See footnote 70.

⁷⁹ As noted in footnote 70, the RPIE data excludes buildings with income and expenses that are outliers. This includes buildings with cost-to-income ratios of 300% or more, that would otherwise be considered distressed. It is unknown if any of the buildings in the high-violation sample met this parameter for exclusion.

⁸⁰ Not shown in this table, there also 29 buildings of 100 units or more that are distressed Citywide in the full sample, including 19 in the City excluding Core Manhattan.

⁸¹ See footnote 70.

HCR may have resulted in a slightly different set of buildings that contain rent stabilized units. For instance, HCR continues to compel owners to register their rent stabilized properties annually, increasing the number of buildings that can be identified as rent stabilized. In addition, newly constructed buildings are registered each year (however, buildings which leave rent stabilization are removed from the registration file each year). For instance, the 2024 HCR registration file, which was unavailable at the time this analysis was completed, has 46,225 individual borough, block, and lot designations (or parcels) and 49,789 individual buildings, 2,071 more parcels than the 2023 registration file. The increased number of parcels in the 2024 registration file would have enabled more buildings with violations to be identified as rent stabilized, with an estimated impact of an additional 1,331 buildings in the sample frame that contain rent stabilized units, 124 of which would generally qualify for inclusion in AEP.

- The identification of buildings with open violations that were issued in the past five years, and those that would generally qualify for AEP, should be thought of as a “moment in time,” that may or may not be reflective of general trends. As violations are cured, buildings may no longer fit the general criteria for AEP. Concurrently, new violations are being issued every day, bringing new buildings into qualification for AEP. The 1,185 buildings that contain rent stabilized units and generally qualified for AEP on February 12, 2025 are 2.7% of all rent stabilized buildings. This relatively small sample of buildings was provided to DOF to obtain summary statistics on costs, rents, and incomes in these buildings. A total of 394 buildings of the 1,185 buildings provided to DOF **could** be used in their summary statistics, 384 of which (the Pre-1974 sample) were **utilized** in this analysis. This very small sample of buildings was then compared to a relatively large number of buildings from the full 2023 RPIE sample (15,403 pre-1974 buildings). The trends identified in this data (as detailed in Section 2 of this memo) reflect data from this “moment in time,” but may or may not be generally reflective of buildings with a high number of violations.

Section 4: AEP Statutes

Per the AEP statute,⁸² buildings are selected for AEP based on the criteria that:

- “The Department will identify no more than twenty-five multiple dwellings that contain less than six units for participation in the program. Such multiple dwellings must have: (i) A ratio of open hazardous and immediately hazardous violations that were issued by the Department within the five-year period prior to such identification that equals in the aggregate five or more such violations for every dwelling unit in the multiple dwelling; and (ii) Paid or unpaid Emergency Repair Charges of five thousand dollars (\$5,000.00) or more, which were incurred within the five-year period prior to such identification.”
- “A multiple dwelling that contains at least six but not more than fourteen dwelling units must have: (i) A ratio of open hazardous and immediately hazardous violations that were issued by the Department within the five-year period prior to such identification that equals in the aggregate five or more such violations for every dwelling unit in the multiple dwelling; and (ii) Paid or unpaid Emergency Repair Charges of five thousand dollars (\$5,000.00) or more, which were incurred within the five-year period prior to such identification.”
- “A multiple dwelling that contains fifteen or more dwelling units must have: (i) A ratio of open hazardous and immediately hazardous violations that were issued by the Department within the five-year period prior to such identification that equals in the aggregate three or more such violations for every dwelling unit in the multiple dwelling; and (ii) Paid or unpaid Emergency Repair Charges of two thousand five hundred dollars (\$2,500.00) or more, which were incurred within the five-year period prior to such identification.”

In order to be discharged from AEP, selected buildings must meet the following criteria, within four months of notification from HPD:

- Correct, using safe work practices:
 - All heat and hot water violations
 - All immediately hazardous class “C” mold violations and at least 80% of hazardous class “B” mold violations
 - At least 80% of vermin violations
 - At least 80% of all other class “B” and “C” violations

- Pay all outstanding fees and charges, including liens, complaint inspections, and work performed by HPD, or enter into an agreement with the Department of Finance (DOF) to pay such charges
- Submit a current, valid property registration statement

The building can also get discharged from AEP if it has been vacant for at least one year, except for any building that contains six or more units and is the subject of a Vacate Order, or if the city transfers the building to a third party because the owner failed to pay property taxes.

If the owner does not correct the qualifying conditions within the first four months, HPD will issue an AEP Order to Correct that lists the underlying conditions in need of fixing. The AEP Order to Correct is mailed to the owner, posted at the building, and filed with the County Clerk. If the owner fails to comply, HPD may hire a contractor to make the repairs at the owner’s expense. An owner’s failure to pay the bill may result in a tax lien being placed against the property. HPD may initiate legal action against the owner in Housing Court.

Buildings not discharged within the first four months of the initial notice are subject to fees:

- \$500 per dwelling unit every six months, beginning on the date of the building wide inspection, with a maximum total fee of \$1,000 per dwelling unit during participation in AEP
- \$200 for any complaint inspection performed in the subject property that results in the issuance of a class “B” (hazardous) or “C” (immediately hazardous) violation
- \$100 for each re-inspection pursuant to a certification of correction of violation(s) submitted to HPD where HPD finds one or more violations have not been corrected

Failure to pay these fees may result in filing of a tax lien or liens against the property.

Appendix 1: Violation Metrics in Buildings with Open Class B/C Violations on February 12, 2025 (That Were Issued Between February 13, 2020 and February 12, 2025), by Type of Building

Appendix 1 details data for all buildings with violations, buildings that contain rent stabilized units, and buildings that do not contain rent stabilized units.⁸³ In contrast to other sections of this memo (which focused on those buildings that contain rent stabilized units that generally qualify for AEP), the data in this Appendix references all buildings with Class B or Class C violations that were issued between February 13, 2020 and February 12, 2025, and remained open on February 12, 2025.

As the below table illustrates, there were nearly 950,000 violations that were issued between February 13, 2020 and February 12, 2025, and remained open on February 12, 2025. (including almost 550,000 in buildings containing rent stabilized units). In buildings that contain rent stabilized units,⁸⁴ 59.0% of the violations were Class B (compared to 64.8% in buildings that did not contain rent stabilized units) and 41.0% were Class C (compared to 35.2% in buildings that did not contain rent stabilized units).

Of the 946,746 violations among all types of buildings, a greater proportion, 57.8% (or 547,345 B/C violations), were in buildings containing rent stabilized units. However, of the 54,782 buildings that received the violations, a lesser proportion, 43.3% (or 23,724 buildings), were buildings containing rent stabilized units. A disproportionate share of violations was in buildings containing rent stabilized units because, on average, buildings containing rent stabilized units are 2.5 times larger than those that did not. The average building size in this sample is 44 units for buildings containing rent stabilized units and 17 units for those that do not, primarily due to most buildings containing rent stabilized units having at least six units.

Due to larger buildings generally having fewer violations per dwelling unit than smaller buildings, the average number of violations per unit in buildings containing rent stabilized units (0.53) was less than that of buildings that do not contain rent stabilized units (0.77). This can

⁸³ Those buildings that contain rent stabilized units were determined by matching Borough, Blocks, and Lots in the 2023 NYS Homes and Community Renewal building registration file to HPD violations data. See footnote 52 and Appendix 2 for a discussion about the difference between 2023 HCR data and 2024 HCR data (which was not available at the time the analysis in this memo was initiated). Note that any building with violations that did not register with HCR in 2023 was classified as a building that does not contain rent stabilized units in this Appendix.

⁸⁴ The use of the term “building,” throughout this memo, refers to single parcels, that may contain multiple buildings. See also footnote 47 and Appendix 2.

⁸² <https://www.nyc.gov/assets/hpd/downloads/pdfs/services/AEP-Rules.pdf>.

be attributed primarily to the vast majority of buildings that have rent stabilized units having at least six units (as do 97.2% of buildings in this sample frame that contain rent stabilized units, compared to 29.9% of those that do not). When isolating the sample frame to only those buildings with at least six units, the average B/C violations per unit for buildings containing rent stabilized units is 0.53, higher than the average of 0.42 for those that do not.

As the table also shows, the average violations per unit decreases as building sizes increase. For buildings that contain rent stabilized units with 1-5 units, the average violations per unit is 2.29; with 6-10 units, 1.62; with 11-19 units, 1.06; with 20-49 units, 0.81; with 50-99 units, 0.52; and with 100 units or more, 0.18. Nearly 40% of the units in buildings containing rent stabilized units that have open B/C violations are in buildings of at least 100 units, which, as previously noted, have an average of B/C violations per unit of 0.18.

Approximately 56.1% of units in buildings containing rent stabilized units are in buildings with an average of less than 0.25 violations per unit; 71.5% are in buildings with less than 0.5 violations per unit; and 85.0% are in buildings with less than 1 violation per unit.

See the table below for a detailed comparison of violation metrics for buildings that contain rent stabilized units to both buildings that do not contain rent stabilized units, and all buildings. Note that any building with violations that did not register with HCR in 2023 was classified as a building that does not contain rent stabilized units in this Appendix.

Violation Metrics in Buildings with Open Class B/C Violations on February 12, 2025 (That Were Issued Between February 13, 2020 and February 12, 2025)

Violation Metrics	All Buildings	Buildings That Contain Rent Stabilized Units ⁸⁵	Buildings That Do Not Contain Rent Stabilized Units
Class B violations	581,669	322,944	258,725
Proportion of Class B violations (of all B/C violations)	61.4%	59.0%	64.8%
Class C violations	365,077	224,401	140,676
Proportion of Class C violations (of all B/C violations)	38.6%	41.0%	35.2%
Total Class B/C violations	946,746	547,345	399,401
Proportion of total B/C violations (by building type)	--	57.8%	42.2%
Average building size of buildings with B/C violations	28	44	17
Median building size of buildings with B/C violations	7	23	3
Average violations per unit , by building size	0.61	0.53	0.77
1-5 units	3.54	2.29	3.59
6-10 units	1.76	1.62	1.96
11-19 units	1.10	1.06	1.21
20-49 units	0.81	0.81	0.79
50-99 units	0.49	0.52	0.37
100 or more units	0.16	0.18	0.13
Count of all buildings with B/C violations	54,782	23,724	31,058

⁸⁵ Note that any building with violations that did not register with HCR in 2023 was classified as a building that does not contain rent stabilized units in this Appendix.

Proportion of buildings with B/C violations (by building type)	--	43.3%	56.7%
Count of buildings with six or more units and B/C violations	32,324	23,050	9,274
Proportion of buildings with B/C violations and six or more units (of all building sizes)	59.0%	97.2%	29.9%
Average violations per unit in buildings with six or more units	0.49	0.53	0.42
Average building size in buildings with six or more units	46	45	49
Median building size in buildings with six or more units	21	24	14
Total units in buildings with six or more units with B/C violations	1,487,258	1,029,609	457,649
Proportion of units in building with six or more units with B/C violations (of all building sizes)	96.1%	99.8%	88.8%
Total units in buildings with 100 or more units with B/C violations	692,474	407,761	284,713
Proportion of units in buildings with 100 or more units with B/C violations (of all building sizes)	44.7%	39.5%	55.2%
Proportion of units in buildings with an average of less than 0.25 B/C violations per unit (of all units)	59.8%	56.1%	67.2%
Proportion of units in buildings with an average of less than 0.5 B/C violations per unit (of all units)	72.8%	71.5%	75.5%
Proportion of units in buildings with an average of less than 1.0 B/C violations per unit (of all units)	84.7%	85.0%	84.2%

Source: NYC OpenData Portal and 2023 HCR Building Registration File

Appendix 2: Definitions and Sources

Definitions:

Building: The use of the term “building,” throughout this memo, refers to single parcels, which may contain multiple buildings. Each parcel has its own individual Borough, Block, and Lot identifier that was used to match buildings across datasets.

Buildings that Contain Rent Stabilized Units: The identification of buildings that contain rent stabilized units is based on the 2023 NYS Homes and Community Renewal building registration file, which contained 44,154 individual borough, block, and lot designations (parcels), and 47,594 individual buildings. The 2024 HCR registration file, which was unavailable at the time this analysis was completed, has 46,225 parcels and 49,789 buildings (or 2,071 additional records that could have been matched to the violation data). The increased number of parcels in the 2024 registration file would have enabled more buildings with violations to be identified as rent stabilized, with an estimated impact of an additional 1,331 buildings in the sample frame that contain rent stabilized units, 124 of which would generally qualify for inclusion in AEP.

Class B Violation: Class B violations are deemed hazardous and may include conditions such as rodent or insect infestations; no smoke

detector and/or carbon monoxide detector in apartment; or water leaks or mold. The owner has 30 days to correct Class B violations.

Class C Violation: Class C violations are deemed immediately hazardous and may include conditions such as no heat or hot water; broken sinks, showers, or toilets; broken appliances; or missing window guards in apartments that contain children. Many of Class C violations must be corrected by the owner within 24 hours. Note that owners have up to 30 days to correct Class B violations, and depending on the type of Class C violation, up to 21 days to correct Class C violations. This analysis does not account for violations issued within 30 days of February 12, 2025 that could have been corrected on time by owners. Because 6.3% of all violations (or almost 60,000), were issued within 30 days of February 12, 2025, the analysis somewhat overstates both the number of buildings that would qualify for the AEP program and the average number of violations per dwelling unit.

Alternative Enforcement Program (AEP): AEP is an HPD enforcement program for apartment buildings that have a significant number of housing maintenance code violations in relation to the size of the building. The goal of the program is to improve housing conditions by performing frequent inspections to monitor correction of violations, and issue Orders to Correct if the owner fails to act. The program also allows HPD to make repairs and replace building systems if necessary. Selection criteria for AEP include the number of Class “B” hazardous and Class “C” immediately hazardous housing maintenance code violations and the dollar value of emergency repair charges incurred as a result of repair work performed by HPD. Each January 31, HPD selects 250 buildings for inclusion in this program, and by statute, approximately 90% of these selected buildings have 6 or more units. Failure to correct the qualifying conditions may result in emergency repair charges, liens, and significant fees, and buildings may also be subject to tax liens to repay these costs. For a full description of the AEP statute, including selection criteria, fines, and how buildings are discharged from the program, see Section 4 of this memo or refer to HPD’s website: <https://www.nyc.gov/site/hpd/services-and-information/alternative-enforcement-program-aep.page>

Residential Units: The number of residential units in a building may differ depending on the source. For the purposes of this memo, the number of residential units was determined by utilizing the greater number of units reported in either the NYC Department of City Planning’s Primary Land Use Tax Lot Output database or the NYC Department of Housing Preservation and Development’s database of Buildings Subject to HPD Jurisdiction, both available on NYC OpenData.

Registered Occupied Rent Stabilized Units: This term refers to those rent stabilized units that are currently registered as occupied in the 2023 HCR building registration file. Because the registered vacant units may, or may not, be rent stabilized (as opposed to market rate), it is not possible to obtain an accurate count of rent stabilized units using HCR data.

Sources:

NYC OpenData Portal: The following datasets were utilized from the NYC Data Portal (<https://opendata.cityofnewyork.us/>)

- **Housing Maintenance Code Violations (NYC Department of Housing Preservation and Development):** Violation data is published on the NYC OpenData portal by the NYC Department of Housing Preservation and Development (HPD) daily. The data includes detailed information about each violation, such as the building address, issue date, violation class (A, B, or C), specific violation, and current status (whether it is open or closed, and if closed, the date that the violation was cured with HPD). https://data.cityofnewyork.us/Housing-Development/Housing-Maintenance-Code-Violations/vyxf-dwi5/about_data. Also see Section 3 of this memo for caveats to the violation data.
- **Buildings Subject to HPD Jurisdiction (NYC Department of Housing Preservation and Development):** This dataset is one of the two data sources for residential unit counts. Pursuant to New York City’s Housing Maintenance Code, the Department of Housing Preservation and Development (HPD) collects information on multiple dwellings in New York City, and other buildings that fall under its jurisdiction. HPD’s Buildings Open Data covers all buildings that meet any of the following criteria: HPD has required the owner to register the building under the Housing Maintenance Code (HMC); HPD has initiated a litigation action under the HMC; HPD has received a complaint for the building; HPD has initiated a work order for the purposes of emergency repair, demolition, or the Alternative Enforcement Program (AEP) for the building; or HPD has added the property to the AEP program. The database reports registered Class A and Class B units. For the purposes of this memo, the number of residential units utilized in the analysis is the greater of the total of HPD’s count of Class A and Class B units, or the reported

residential unit count from the Department of City Planning (see below). https://data.cityofnewyork.us/Housing-Development/Buildings-Subject-to-HPD-Jurisdiction/kj4p-ruqc/about_data

- **Primary Land Use Tax Lot Output (PLUTO, NYC Department of City Planning):** This dataset is one of the two data sources for residential unit counts. This database includes extensive land use and geographic data at the tax lot level. The PLUTO files contain more than seventy fields derived from data maintained by city agencies. For the purposes of this memo, the number of residential units utilized in the analysis is the greater of the total residential units in the PLUTO file, or the reported Class A and Class B unit count from the Department Housing Preservation and Development (see above).
- **Buildings Selected for the Alternative Enforcement Program (NYC Department of Housing Preservation and Development):** Each year, HPD designates severely distressed multiple dwellings for participation in the Alternative Enforcement Program (AEP). This dataset includes all buildings selected for participation in the AEP and the current status of the building in the program. It is updated monthly. https://data.cityofnewyork.us/Housing-Development/Buildings-Selected-for-the-Alternative-Enforcement/hcir-3275/about_data

2023 NYS Homes and Community Renewal (HCR) Annual

Registration Data: Owners are required to file annually with HCR with detailed information for each building they own, and each rent stabilized apartment within these buildings, as of April 1 of each year. As noted in this memo, a building cannot be identified as containing rent stabilized units unless the owner registers with HCR. Subsequent to the start of the analysis in this memo, but before its completion, the RGB was given access to updated 2024 HCR data, but that data could not be utilized in this memo. As noted in the definition of “buildings that contain rent stabilized units,” above, the increased number of parcels in the 2024 registration file would have enabled more buildings with violations to be identified as rent stabilized, with an estimated impact of an additional 1,331 buildings in the sample frame that contain rent stabilized units, 124 of which would generally qualify for inclusion in AEP.

[END OF MEMO]

Buildings with Different Fuel and Utility Arrangements

The Board was also informed of the circumstances of buildings with different fuel and utility arrangements including buildings that are master metered for electricity and that are heated with gas versus oil (see Table 8). Under some of the Board’s Orders in the past, separate adjustments have been established for buildings in certain of these categories where there were indications of drastically different changes in costs in comparison to the generally prevailing fuel and utility arrangements. This year the Board did not make a distinction between guidelines for buildings with different fuel and utility arrangements under Order 57.

Table 8

Changes in Price Index of Operating Costs for Apartments in Buildings with Various Heating Arrangements, 2024-25	
Index Type	2024-25 Price Index Change
All Dwelling Units	6.3%
Pre-1974	6.4%
Post-1973	6.5%
Oil Used for Heating	6.6%
Gas Used for Heating	6.2%

Source: 2025 Price Index of Operating Costs.

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

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

such separate category and guideline.”

The increase in the Loft PIOC this year was 9.6%, higher than the increase of 8.6% in 2024. Increases in costs were seen in all eight components that make up this index. Insurance Costs saw the highest proportional increase, rising by 18.7%, followed by rises in Fuel of 12.5%, and Utilities of 8.0%. The remaining five components all rose by lesser proportions, including Administration Costs-Legal (6.7%), Administrative Costs-Other (5.0%), Maintenance (4.4%), Taxes (3.9%), and Labor Costs (3.6%). Note that historically Administrative Costs in the Loft Index has been split into two components — Administrative Costs-Legal and Administrative Costs-Other. Therefore, the Loft PIOC has eight components.

This year’s guidelines for lofts are for a one-year period 3% and for a two-year period 4.5%.

Table 9

Changes in the Price Index of Operating Costs for Lofts from 2024-25	
	Loft Price Index Change
All Buildings	9.6%

Source: 2025 Price Index of Operating Costs.

Special Guidelines for Vacancy Decontrolled Units Entering the Stabilized Stock

Pursuant to Section 26-513(b) of the New York City Administrative Code, as amended, the Rent Guidelines Board establishes a special guideline in order to aid NYS Homes and Community Renewal in determining fair market rents for housing accommodations that enter the stabilization system. This year, the Board set the guidelines at 49% above the maximum base rent.

The Board concluded that for units formerly subject to rent control 49% above the maximum base rent was a desirable minimum increase.

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

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

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

Votes

The votes of the Board on the adopted motion pertaining to the provisions of Order #57 were as follows:			
	Yes	No	Abstentions
Guidelines for Apartment Order #57	5	4	-
Dated: June 30, 2025			
Filed with the City Clerk: July 1, 2025			
Doug Apple			
Chair			
NYC Rent Guidelines Board			

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The City of New York Rent Stabilization Law of 1969 Section 26 - 501 et seq.
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NEW YORK CITY RENT GUIDELINES BOARD

2025 Hotel Order #55

June 30, 2025

Order Number 55 - Hotels, Rooming Houses, Single Room Occupancy Buildings and Lodging Houses. Rent levels to be effective for leases commencing October 1, 2025 through September 30, 2026.

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, 2025.

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, 2025, 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, 2025 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, 2025 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%

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]).

In view of the Board's withdrawal of the Apartment and Loft Order 57 adopted April 30, 2025, the prior proposed rule for Hotel Order 55 adopted April 30, 2025 was also withdrawn.

Dated: June 30, 2025

Doug Apple
Chair
New York City Rent Guidelines Board

EXPLANATORY STATEMENT - HOTEL ORDER #55

Explanatory Statement and Findings of the Rent Guidelines Board in Relation to 2025-26 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 55, Effective October 1, 2025 through and including September 30, 2026.⁸⁶

Pursuant to the authority vested in it by the Rent Stabilization Law of 1969 and the Emergency Tenant Protection Act of 1974, implemented by Resolution Number 276 of 1974 of the New York City Council, and extended by the Housing Stability and Tenant Protection Act of 2019, it is the responsibility of the Rent Guidelines Board to establish guidelines for hotel increases. Hotel Order Number 55, adopted on June 30, 2025, applies to stabilized hotel units occupied by non-transient tenants.

Hotel Order Number 55 provides for an allowable increase of 0% over the lawful rent actually charged and paid on September 30, 2025 for rooming houses, lodging houses, Class B hotels, single room occupancy buildings, and Class A residential hotels. The Order does not limit rental levels for commercial space, non-rent stabilized residential units, or transient units in hotel stabilized buildings during the guideline period. The Order also provides that for any dwelling unit in a hotel stabilized building which is voluntarily vacated by the tenant thereof, the rent charged for a new tenancy may not exceed the rent charged on September 30, 2025.

DEFINITIONS

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

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

BACKGROUND

The Board issued Order No. 55 following **eight** public meetings, and **five** public hearings, as well as the Board's review of written, oral and video submissions provided by the public and a review of research and memoranda prepared by the Board's staff.

Public meetings of the Board were held on March 27, April 10, 17, and 24, and May 22, 2025, following public notices. On April 30, the Board adopted proposed rent guidelines for hotels, apartments, and lofts, and then adopted revised guidelines on May 27.

Five public hearings were held on June 5, June 9, June 12, June 17, and June 27, 2025. The hearings were held from 5:30 p.m. to 9:15 p.m. on June 5; 5:30 p.m. to 9:50 p.m. on June 9; 5:35 p.m. to 10:30 p.m. on June 12; 5:10 p.m. to 8:00 p.m. on June 17; and 10:05 a.m. to 11:50 a.m. on June 27. The Board heard testimony from approximately one hotel tenant representative and one public official. In addition, the Board received approximately one written submission from a tenant representative and one public official. On June 30, 2025, the Board adopted guidelines set forth in Hotel Order Number 55.

⁸⁶ 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.

Selected Oral and Written Testimony from Tenants and Tenant Groups:

– "Unfortunately, the poor conditions that SRO tenants have faced in the past remain unchanged: SRO tenants continue to struggle while buildings designated for residential use by rent-stabilized tenants are increasingly used for other purposes which generate significant profits in these buildings. This is further coupled by the recent inflation crisis, which heavily impacts people on fixed incomes. Considering that a disproportionate amount of people on fixed income live in SROs, SRO tenants are heavily impacted by high inflation. As a result, we hope our testimony today will compel the Board to vote for a 0% rent increase for tenants of SROs again this year."

– "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."

– "Tenants seeking assistance from our office routinely report incomes as lower than \$10,000 per year. For many, the affordability of their SRO home means the difference between having a roof over their head and being homeless. With vacancy rates in apartments during 2019 costing below \$800 at just 1.15% and homelessness at a nightly average of over 60,000, the City cannot afford to increase rents on what is one of the last sources of truly affordable housing for low-income New Yorkers."

– "SRO owners are making profits by both legally, and illegally, renting out rent-stabilized units to tourists on a nightly or weekly basis, depending on the classification, zoning, and fire-code regulations that apply to the building. Some SRO Hotels are lawfully permitted to offer transient rentals, but the vast majority never inform their guests that the rooms are subject to rent stabilization, and the guest has a right to become a permanent tenant. Although the strengthening of the law prohibiting illegal hotels in 2010 and increased enforcement have helped curb the practice of transient rentals to a certain extent, many SRO owners continue to skirt the law and charge exorbitant rates for rooms that have legal rents that would be affordable for low-income New Yorkers. In 2021 alone, the Mayor's Office of Special Enforcement issued 2,760 violations for illegal short-term of SRO units."

Selected Oral and Written Testimony from Owners and Owner Groups:

– None submitted.

Selected Oral and Written Testimony from Public Officials:

– I urge the Board to continue 0% increases for SRO and lodging house tenants as they are among the city's most vulnerable residents.

MATERIAL CONSIDERED BY THE BOARD

In addition to oral and written testimony presented at its public meetings and hearings, the Board's decision is based upon material gathered from the *2025 Price Index of Operating Costs* and *2025 Hotel Report*, prepared by the staff of the Rent Guidelines Board, reports and testimony submitted by owner and tenant groups relating to the hotel sector, and reports submitted by public agencies. The Board heard and received written testimony from invited guest speakers on April 24, 2025. Guest speakers representing hotel tenants included Larry Wood from the Goddard Riverside Law Project.

FINDINGS OF THE RENT GUIDELINES BOARD

Rent Guidelines Board Research

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

1. *2025 Mortgage Survey Report*, April 2025 (an evaluation of recent underwriting practices, financial availability and terms, and lending criteria);
2. *2025 Income and Affordability Study*, April 2025 (including employment trends, housing court actions, changes in eligibility requirements and public benefit levels in New York City);
3. *2025 Price Index of Operating Costs*, April 2025 (measuring the price change for a market basket of goods and services which are used in the operation and maintenance of stabilized hotels);
4. *2025 Hotel Report*, May 2025 (including data on rent stabilized

- hotels derived from NYS Homes and Community Renewal registration files, illegal hotel violations, and the number of Certifications of No Harassment);
- 2025 Housing Supply Report, May 2025 (including information new housing construction measured by certificates of occupancy in new buildings and units authorized by new building permits, tax abatement and exemption programs, and cooperative and condominium conversion and construction activities in New York City); and
 - Changes to the Rent Stabilized Housing Stock in NYC in 2024, May 2024 (quantifying events that lead to additions to and subtractions from the rent stabilized housing stock).

The six reports listed above may be found in their entirety on the RGB's website, www.nyc.gov/rgb, and are also available at the RGB offices, 1 Centre St., Suite 2210, New York, NY upon request.

Price Index of Operating Costs for Rent Stabilized Hotel Units

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

The Hotel Price Index for all hotels that contain rent stabilized units increased by 7.3% this year, compared to the rise of 3.3% in last year’s PIOC. There were increases in all seven Hotel PIOC components. The Insurance Costs component had the highest proportional increase, rising by 18.7%, but accounts for just 8.5% of the index. Fuel rose by 10.1%, and Utilities by 8.2%. More moderate increases were seen in Administrative Costs (7.1%), Taxes (6.0%), Maintenance (3.9%), and Labor Costs (3.7%). See the table on this page for changes in costs and prices for all hotels that contain rent stabilized units from 2024-2025.

Among the different categories of Hotels, the index for “Traditional” Hotels increased by 7.5%, Rooming Houses by 7.7%, and SROs by 7.1%.

Percent Change in the Components of the Price Index of Operating Costs
April 2024 to March 2025, By Hotel Type and All Hotels

Item Description	All Hotels	“Traditional” Hotel	Rooming House	SRO
TAXES	6.0%	7.2%	3.9%	4.1%
LABOR COSTS	3.7%	3.7%	4.3%	4.1%
FUEL	10.1%	10.1%	10.9%	9.7%
UTILITIES	8.2%	7.5%	9.5%	7.7%
MAINTENANCE	3.9%	4.1%	3.3%	3.3%
ADMINISTRATIVE COSTS	7.1%	7.2%	7.0%	7.0%
INSURANCE COSTS	18.7%	18.7%	18.7%	18.7%
ALL ITEMS	7.3%	7.5%	7.7%	7.1%

Source: 2025 Price Index of Operating Costs

Changes in Housing Affordability

Per the 2025 Income and Affordability Study, economic and social indicators in NYC in 2024 showed both strengths and weaknesses, compared to the preceding year. Positive indicators, on an annual average basis, include a 2.2% increase in employment levels within NYC businesses in 2024. Gross City Product is also forecast to increase, rising in inflation-adjusted terms by 2.1% in 2024. Both non-payment filings and calendared cases in Housing Court declined in 2024, decreasing by 11.7% and 6.1%, respectively. Inflation in the NYC metro area was also steady, remaining at 3.8% for the second consecutive year. Nominal average wages also grew in the most recent 12-month time period, by 3.1%. The poverty rate decreased by 0.1 percentage point in 2023 (the latest available data), to 18.2%.

Negative indicators, on an annual average basis, include an inflation-adjusted 0.4% decrease in average wages during the most recent 12-month period. Public benefit caseloads rose in 2024, with the average number of cash assistance recipients increasing by 16.2%;

Supplemental Nutrition Assistance Program (SNAP) recipients increasing by 3.0%; and Medicaid enrollees increasing by 5.5%. The unemployment rate for NYC residents rose for the first time since 2020, up 0.3 percentage points from 2023, to 5.3%. Sheltered homeless levels in NYC Department of Homeless Services (DHS) facilities increased by 8.6%, including asylum-seekers. Excluding asylum-seekers, sheltered homeless levels also rose, by 8.7%. The number of residential evictions also rose, increasing by 22.6%. Personal bankruptcy filings in NYC also rose for the second consecutive year, increasing by 13.7%.

Compared to 2019 (the last full year preceding the pandemic), economic and social indicators are mixed. Compared to 2019, the unemployment rate in 2024 is 1.3 percentage points higher, despite a 2.7% increase in overall employment levels. Initial unemployment claims are 5.0% higher, cash assistance caseloads are 66.2% higher, Medicaid enrollees are 4.5% higher, and SNAP caseloads are 17.1% higher. However, average wages are higher, by 3.1% considering inflation, and by 22.6% nominally. Including asylum-seekers, DHS sheltered homeless levels are 46.4% higher (but excluding asylum-seekers, they are 5.8% lower). In Housing Court, non-payment filings and calendared cases are both lower, by 33.6% and 29.1%, respectively. Residential evictions are also 7.1% lower.⁸⁷

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 2017.

Percentage Changes in the Consumer Price Index for the New York City - Northeastern New Jersey Metropolitan Area, 2017-2025 (For “All Urban Consumers”)									
	2017	2018	2019	2020	2021	2022	2023	2024	2025
1st Quarter Avg. ⁸⁸	2.5%	1.6%	1.5%	2.3%	1.5%	5.5%	5.5%	3.1%	4.0%
Yearly Avg.	2.0%	1.9%	1.7%	1.7%	3.3%	6.1%	3.8%	3.8%	N/A

Source: U.S. Bureau of Labor Statistics.

Effective Rates of Interest

The Board took into account current mortgage interest rates and the availability of financing and refinancing. It reviewed the staff’s 2025 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.

2025 Mortgage Survey ⁸⁹ Average Interest Rates and Points for New and Refinanced Permanent Mortgage Loans 2016-2025										
New Financing of Permanent Mortgage Loans, Interest Rate and Points										
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Avg. Rates	4.0%	4.3%	4.8%	4.7%	4.0%	3.8%	3.9%	6.0%	7.0%	6.7%
Avg. Points	0.42	0.44	0.44	0.38	0.22	0.38	0.32	0.29	0.37	0.30

Source: 2016–2025 Annual Mortgage Surveys, RGB.

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

An analysis of 2023/2024 HCR registration data identified registration records for 84 hotels and 267 rooming houses (a total of 351 buildings). These 351 buildings contained 6,555 hotel units and 5,185 rooming house units (a total of 11,740 units). Slightly less than half of these units (5,588) were registered as “rent stabilized,” with most units

87 See the 2025 Income and Affordability Study for the sources of all data presented in this section.

88 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.

89 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.

including corresponding rent data. The balance of the units (6,152) were registered as either vacant or exempt. For those units where rent data is reported, the median legal rent is \$965 for hotels and \$1,246 for rooming houses (with an overall median of \$1,172). The average legal rent is \$1,201 for hotels and \$1,264 for rooming houses (with an overall average of \$1,235). The median “rent received” (the legal rent, except in cases where there is a preferential rent provided) is \$823 for hotels and \$1,163 for rooming houses (with an overall median of \$962). The average “rent received” is \$1,050 for hotels and \$1,132 for rooming houses (with an overall average of \$1,095). In addition, a longitudinal analysis of the change in rent in the same set of units in both 2023 and 2024 shows that the median legal rent decreased by 1.0% in hotels, and rose by 2.5% in rooming houses, and by 2.5% overall. The average legal rent in the longitudinal sample rose by 2.2% in hotels, 4.1% in rooming houses, and 3.3% overall. For the “rent received” by owners in the longitudinal sample, the median decreased by 1.7% in hotels, and rose by 1.5% in rooming houses, and by 2.0% overall. The average “rent received” in the longitudinal sample rose by 2.6% in hotels, 4.4% in rooming houses, and 3.6% overall.⁹⁰

SRO Housing and Airbnb Rentals

Single Room Occupancy (SRO) owners may convert SRO housing to other uses after obtaining a “Certification of No Harassment” (CONH) from the NYC Department of Housing Preservation and Development (HPD). In 2024, the number of buildings granted CONHs granted by HPD rose, but the number of units in the buildings granted CONHs fell. A total of 70 CONHs were granted to buildings in 2024, an increase of 9.4%.² These buildings contained 1,467 units of housing, a decline of 34.3% from the 2,234 units in 2023.⁹¹

Efforts are also underway to ensure that units meant to provide permanent housing are not used as transient hotels. As of May 1, 2011, a law was passed clarifying that Class A multiple dwellings were only to be used for occupancy of 30 consecutive days or more,⁹² while additional legislation in 2012⁹³ and 2016⁹⁴ strengthened the law and authorized fines of up to \$7,500.

On January 3, 2021, New York City’s Booking Service data reporting law took effect. All transactions for listings that have five or more nights booked per quarter are required to be reported to the Mayor’s Office of Special Enforcement (OSE) if the listings offer entire home rentals or home rentals to three or more individuals at the same time. Listings for units in “Class B multiple dwellings” — which are lawfully used for short-term rental — are exempt from the reporting requirements. The reports are required to be submitted quarterly to OSE and include information that allows OSE to ascertain if the listings are legal.⁹⁵ In January 2022, New York City enacted Local Law 18 (also known as the Short-Term Rental Registration Law) to help curb the use of permanent housing for short-term rentals. The law, which took effect on March 6, 2023 and was enforced as of September 2023, requires anyone wishing to operate as a host of a short-term rental (a rental of less than 30 days) to register with OSE and receive a registration number. Registration numbers cannot be issued by OSE unless the unit is verified to be legal for residential occupancy and the permanent residence of the applicant, and the applicant discloses online listings and agrees to follow all applicable laws. The law also prohibits the registration of rent regulated units, and allows building owners to certify that short-term rentals are not allowed in their buildings and add their buildings to OSE’s prohibited building list, thereby preventing OSE from issuing a registration number to an individual tenant of such a building. In addition, upon receipt of registration applications from renters, OSE will notify the owner of record of the dwelling unit/building. The law also requires that booking services (such as Airbnb, VRBO, Booking.com, and other similar platforms) verify that listings are properly registered with OSE before they can take a fee.⁹⁶

As of May 1, 2025, almost 14,000 buildings have applied to be on the

prohibited buildings list,⁹⁷ and over 7,700 applications for registration numbers have been received by OSE. Of these applications, 3,054 (or 39.5%) have been granted. However, 4,284 (or 55.4%) of the reviewed applications have been denied. One reason for denial is that the building contains rent stabilized or rent controlled units, as was the case with 540 of the denials (12.6% of the denials). An additional 361 applications (or 4.7%) have been returned to the applicant to provide additional information or correct deficiencies. A total of 35 applications (0.5%) have either not yet been reviewed, or are being reviewed for a second time after corrections were made by the applicant.⁹⁸

In 2024, 1,452 violations were issued by OSE relating to the illegal short-term rental of units (including apartments, private homes, and SROs), an increase of 14.7% from 2023. As is the case in most years, the vast majority of violations issued by OSE in 2024 were substantive, a total of 1,389 violations, or 95.7% of all violations. A total of only 63 B263 violations were issued in 2024, or 4.3% of all violations issued.⁹⁹ By borough, 593 (40.8% of the total), were for dwelling units in Brooklyn, with 439 violations in Manhattan (30.2% of the total); 352 violations in Queens (24.2% of the total); 49 violations in the Bronx (3.4% of the total); and 19 in Staten Island (1.3% of the total). Between May 2011 and December 2024, approximately 27,000 violations have been issued by OSE as part of its efforts to address illegal short-term rentals.¹⁰⁰ Note that violations issued by OSE for the illegal short-term rental of units (as described above) are primarily for units intended to be used for permanent housing. For instance, in 2023, 60% of the 1,266 violations were issued to units in multiple dwellings, while 36% were issued to units in one- and two-family homes, and just 4% issued in commercial and manufacturing locations.¹⁰¹ The 1,266 violations issued in 2023 were contained in 277 buildings, approximately 32% of which were buildings containing rent stabilized units (with 24% of the violations issued to units in buildings that contain rent stabilized units).¹⁰²

OTHER RELEVANT INFORMATION

The NYS Division of Housing and Community Renewal released a memo to the Board dated April 16, 2025 in which they outline information from their registration database relating to Hotels/SROs/Rooming Houses. The following is an excerpt from that memo (Pages 2-3):

[START OF MEMO]

6. What is the total number of SRO/Hotel units registered with the DHCR in 2024? How many of these units are rent stabilized? How many are temporarily and permanently exempt? How many are registered as transient? How many are vacant?

Rent Stabilized Units	9,766
Vacant Units	1,482

- 97 Buildings which apply to be on the Prohibited Buildings List are automatically approved by OSE, and as of May 1, 2025, 13,979 buildings submitted applications to be on this list. In addition, other entirely rent regulated buildings were proactively added to this list, including Mitchell-Lama buildings, buildings reported by HPD to OSE as being rent regulated, and NYCHA buildings.
- 98 Per data from the Mayor’s Office of Special Enforcement, current as of May 1, 2025.
- 99 Violations issued by OSE include both substantive violations (those issued based on inspection and observation of illegal conditions), as well as violations for failure to comply with an order to file a certification of correction with the NYC Department of Buildings (DOB), known as a B263 violation. When OSE finds a unit of permanent housing being used as an illegal short term rental, it will issue a violation for illegal conversion or occupancy contrary to that allowed by the DOB, and companion violations for missing safety features required for transient use, including sprinklers, adequate means of egress, and fire alarms. These are the most common substantive violations, in addition to exceeding the number of units permitted on the Certificate of Occupancy (which are issued when units are illegally subdivided into multiple rooming units).
- 100 Office of the Criminal Justice Coordinator, Mayor’s Office of Special Enforcement.
- 101 Mayor’s Office of Special Enforcement, 2023 Annual Report.
- 102 The 2023 Annual Report issued by the Mayor’s Office of Special Enforcement provides a list of violations, as well as the corresponding BIN number. This BIN number was matched to a list of Multiple Dwelling Registrations (as published by HPD on Open Data), from which the corresponding Borough, Block, and Lot (BBL) was matched to 2024 NYS Homes and Community Renewal annual registration data. Individual violations data for 2024 is not yet available.

90 2023 and 2024 NYS Homes and Community Development apartment registration files.

91 NYC Department of Housing Preservation and Development.

92 Press Release, Mayor’s Office, “Mayor Bloomberg Announces Results of City’s Efforts to Curb Dangerous Illegal Hotels in New York City After State Legislation Enhances Enforcement Abilities.” April 27, 2012.

93 Local Law No. 45 of 2012 (Council Int No. 404-Aof 2010).

94 “Cuomo Signs Bill That Deals Huge Blow to Airbnb.” New York Post. October 21, 2016.

95 <https://www.nyc.gov/site/specia enforcement/reporting-law/reporting-law.page>

96 <https://www.nyc.gov/site/specia enforcement/registration-law/registration.page>

Temporary Exempts Units	6,553
Permanent Exempt Units	69
Total Number of Units	17,870

10. What is the total number of SRO/Hotel units registered with the DHCR on an annual basis from 2009-20234

- In 2009 the total number of units registered was 24,890
- In 2010 the total number of units registered was 25,771
- In 2011 the total number of units registered was 25,156
- In 2012 the total number of units registered was 24,586
- In 2013 the total number of units registered was 23,474
- In 2014 the total number of units registered was 23,529
- In 2015 the total number of units registered was 22,299
- In 2016 the total number of units registered was 21,994
- In 2017 the total number of units registered was 21,817
- In 2018 the total number of units registered was 21,666
- In 2019 the total number of units registered was 21,042
- In 2020 the total number of units registered was 19,904
- In 2021 the total number of units registered was 17,997
- In 2022 the total number of units registered was 18,604
- In 2023 the total number of units registered was 18,012 and
- In 2024 the total number of units registered was 17,870

Please note that this data has been updated as of 3/27/2025. Please be aware that owners continue to file late registration. The numbers from past years reflect that change.

11. What is the average and median rent for rent stabilized SRO/Hotel units in 2024?

- The average rent stabilized rent for SRO/Hotel units in 2024 is \$1,417; the median rent is \$1,336.

[END OF MEMO]

VOTE

The vote of the Rent Guidelines Board on the adopted motion pertaining to the provisions of Order Number 55 was as follows:

	<u>Yes</u>	<u>No</u>	<u>Abstentions</u>
Guidelines for Hotels	7	2	-

Dated: June 30, 2025
Filed with the City Clerk: July 1, 2025

Doug Apple
Chair
NYC Rent Guidelines Board

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Resolution Number 276 of 1974 of the New York City Council.
Chapter 203 of the Laws of 1977.
Chapter 933 of the Laws of 1977 (Open Meetings Law).
Local Laws of the City of New York for the year 1979, No. 25.
Chapter 234 of the Laws of 1980.
Chapter 383 of the Laws of 1981.
Local Laws of the City of New York for the Year 1982, No. 18.
Chapter 403 of the Laws of 1983.
Chapter 248 of the Laws of 1985.
Chapter 45 of the New York City Charter.
Chapter 65 of the Laws of 1987.
Chapter 144 of the Laws of 1989.
Chapter 167 of the Laws of 1991.
Chapter 253 of the Laws of 1993.
Rent Regulation Reform Act of 1997.
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Housing Stability and Tenant Protection Act of 2019.
RGB Staff, 2025 Price Index of Operating Costs.
RGB Staff, 2025 Income and Affordability Study.
RGB Staff, 2025 Mortgage Survey Report.
RGB Staff, 2025 Housing Supply Report.
RGB Staff, Changes to the Rent Stabilized Housing Stock in NYC in 2024.
RGB Staff, 2025 Hotel Report.
Written, oral and video submissions by tenants, tenant organizations, owners, and owner organizations.

➔ a8

SPECIAL MATERIALS

CITYWIDE ADMINISTRATIVE SERVICES

■ NOTICE

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9636
FUEL OIL AND KEROSENE

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 08/04/2025
4287148	1	#2DULS	CITYWIDE BY TW	GLOBAL MONTELLO	-0.0484 GAL.	2.6346 GAL.
4287148	2	#2DULS	RACK PICK-UP	GLOBAL MONTELLO	-0.0484 GAL.	2.5176 GAL.
4287148	3	#2DULS	CITYWIDE BY TW	GLOBAL MONTELLO	-0.0484 GAL.	2.6728 GAL.
4287148	4	#2DULS	RACK PICK-UP	GLOBAL MONTELLO	-0.0484 GAL.	2.5558 GAL.
4287149	5	#2DULS	CITYWIDE BY TW	SPRAGUE	-0.0484 GAL.	2.9192 GAL.
4287149	6	#2DULS	CITYWIDE BY TW	SPRAGUE	-0.0484 GAL.	3.1322 GAL.
4287149	7	B100	CITYWIDE BY TW	SPRAGUE	-0.0709 GAL.	4.9177 GAL.
4287149	8	#2DULS	RACK PICK-UP	SPRAGUE	-0.0484 GAL.	2.7692 GAL.
4287149	9	#2DULS	RACK PICK-UP	SPRAGUE	-0.0484 GAL.	2.9822 GAL.
4287149	10	B100	RACK PICK-UP	SPRAGUE	-0.0709 GAL.	4.7677 GAL.
4287149	11	#1DULS	CITYWIDE BY TW	SPRAGUE	-0.0429 GAL.	3.5452 GAL.
4287149	12	B100	CITYWIDE BY TW	SPRAGUE	-0.0709 GAL.	4.9417 GAL.
4287149	13	#1DULS	RACK PICK-UP	SPRAGUE	-0.0429 GAL.	3.3952 GAL.
4287149	14	B100	RACK PICK-UP	SPRAGUE	-0.0709 GAL.	4.7917 GAL.
4287149	15	#2DULS	BARGE DELIVERY	SPRAGUE	-0.0484 GAL.	2.6686 GAL.
4287149	16	#2DULS	BARGE DELIVERY	SPRAGUE	-0.0484 GAL.	2.7346 GAL.
4287149	17	#2DULSB50	CITYWIDE BY TW	SPRAGUE	-0.0484 GAL.	3.5434 GAL.
4287149	18	#2DULSB50	CITYWIDE BY TW	SPRAGUE	-0.0709 GAL.	4.5319 GAL.
4287149	19	#2DULSB50	RACK PICK-UP	SPRAGUE	-0.0484 GAL.	3.3934 GAL.

4287149	20	#2DULSB50	RACK PICK-UP	SPRAGUE	-0.0709 GAL.	4.3819 GAL.
4287126	1	JET	FLOYD BENNETT	SPRAGUE	-0.0434 GAL.	3.4494 GAL.
Non-Winterized		Apr 1 - Oct 31				
4287149		#2DULSB5	95% ITEM 5.0 5% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	-0.0495 GAL. 3.0191 GAL.
4287149		#2DULSB10	90% ITEM 5.0 10% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	-0.0506 GAL. 3.1191 GAL.
4287149		#2DULSB20	80% ITEM 5.0 20% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	-0.0529 GAL. 3.3189 GAL.
4287149		#2DULSB5	95% ITEM 8.0 5% ITEM 10.0	RACK PICK-UP	SPRAGUE	-0.0495 GAL. 2.8691 GAL.
4287149		#2DULSB10	90% ITEM 8.0 10% ITEM 10.0	RACK PICK-UP	SPRAGUE	-0.0506 GAL. 2.9691 GAL.
4287149		#2DULSB20	80% ITEM 8.0 20% ITEM 10.0	RACK PICK-UP	SPRAGUE	-0.0529 GAL. 3.1689 GAL.
4287149		#2DULSB50	50% ITEM 17.0 50% ITEM 18.0	CITYWIDE BY TW	SPRAGUE	-0.0596 GAL. 4.0377 GAL.
4287149		#2DULSB50	50% ITEM 19.0 50% ITEM 20.0	RACK PICK-UP	SPRAGUE	-0.0596 GAL. 3.8877 GAL.
4387392		HDRD NW1	HDRD 95%+B100 5% (TW)	CITYWIDE BY TW	APPROVED OIL CO	0.0000 GAL. 3.8314 GAL.
4387392		HDRD NW2	HDRD 95%+B100 5% (P/U)	RACK PICK-UP	APPROVED OIL CO	0.0000 GAL. 3.6814 GAL.
4387376	1	HDRD100	(BARGE)	BARGE DELIVERY	SPRAGUE	-0.0713 GAL. 3.8359 GAL.
Winterized		Nov 1 - Mar 31				
4287149		#2DULSB5	95% ITEM 6.0 5% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	-0.0495 GAL. 3.2215 GAL.
4287149		#2DULSB10	90% ITEM 6.0 10% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	-0.0506 GAL. 3.3108 GAL.
4287149		#2DULSB20	80% ITEM 6.0 20% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	-0.0529 GAL. 3.4893 GAL.
4287149		#2DULSB5	95% ITEM 9.0 5% ITEM 10.0	RACK PICK-UP	SPRAGUE	-0.0495 GAL. 3.0715 GAL.
4287149		#2DULSB10	90% ITEM 9.0 10% ITEM 10.0	RACK PICK-UP	SPRAGUE	-0.0506 GAL. 3.1608 GAL.
4287149		#2DULSB20	80% ITEM 9.0 20% ITEM 10.0	RACK PICK-UP	SPRAGUE	-0.0529 GAL. 3.3393 GAL.
Non-Winterized/ Winterized		Year-Round				
		#1DULSB20	80% ITEM 11.0 20% ITEM 12.0	CITYWIDE BY TW	SPRAGUE	-0.0485 GAL. 3.8245 GAL.
4287149		#1DULSB20	80% ITEM 13.0 20% ITEM 14.0	RACK PICK-UP	SPRAGUE	-0.0485 GAL. 3.6745 GAL.
4287149		#1DULSB5	95% ITEM 11.0 5% ITEM 12.0	CITYWIDE BY TW	SPRAGUE	-0.0443 GAL. 3.6151 GAL.
4287149		#1DULSB5	95% ITEM 13.0 5% ITEM 14.0	RACK PICK-UP	SPRAGUE	-0.0443 GAL. 3.4651 GAL.
4287149						

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9637
FUEL OIL, PRIME AND START**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 08/04/2025
4287030	1	#4B5	MANHATTAN	UNITED METRO	-0.0478 GAL.	2.5585 GAL.
4287030	2	#4B5	BRONX	UNITED METRO	-0.0478 GAL.	2.5785 GAL.
4287030	3	#4B5	BROOKLYN	UNITED METRO	-0.0478 GAL.	2.5185 GAL.
4287030	4	#4B5	QUEENS	UNITED METRO	-0.0478 GAL.	2.5485 GAL.
4287031	5	#4B5	RICHMOND	APPROVED OIL CO	-0.0478 GAL.	2.7385 GAL.
4187014	11	#2B10	CITYWIDE BY TW	SPRAGUE	-0.0506 GAL.	2.7501 GAL.
4187014	12	#2B20	CITYWIDE BY TW	SPRAGUE	-0.0529 GAL.	2.8523 GAL.

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9638
FUEL OIL AND REPAIRS**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 08/04/2025
20258800919	2	#4B5	All Boroughs - Delivery	APPROVED OIL CO	-0.0478 GAL	2.5686 GAL.
20258800919	3	#2B10	All Boroughs - Delivery	APPROVED OIL CO	-0.0506 GAL	2.7233 GAL
20258800919	4	#2B20	All Boroughs - Delivery	APPROVED OIL CO	-0.0529 GAL	2.8221 GAL

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9639
GASOLINE**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 08/04/2025
4387063	1.0	Reg UL	CITYWIDE BY TW	GLOBAL MONTELLO	0.0959 GAL	2.3464 GAL.
4387063	2.0	Prem UL	CITYWIDE BY TW	GLOBAL MONTELLO	0.0774 GAL	2.6051 GAL.
4387063	3.0	Reg UL	RACK PICK-UP	GLOBAL MONTELLO	0.0959 GAL	2.2442 GAL.
4387063	4.0	Prem UL	RACK PICK-UP	GLOBAL MONTELLO	0.0774 GAL	2.5079 GAL.

NOTE:

1. Biodiesel tax credit expired on 12/31/2024. New invoices will not reflect the credit.
2. 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.
3. The National Oil Heat Research Alliance (NORA) has been extended until February 6, 2029. A related assessment of \$.002 per gallon has been added to the posted weekly fuel prices and will appear as a separate line item on invoices. This fee applies to heating oil only and since 2015 has included #4 heating oil. All other terms and conditions remain unchanged.
4. Federal Superfund Tax is included in the DCAS weekly pricing schedule, and it should not show as an additional fee.

REMINDER FOR ALL AGENCIES:

All entities utilizing DCAS fuel contracts are reminded to pay their invoices **on time** to avoid interruption of service. Please send inspection copy of receiving report for all gasoline (E70, UL PREM) delivered by tank wagon to OCP/Bureau of Quality Assurance (BQA), 1 Centre Street, 18th Floor, New York, NY 10007.

- **Effective July 1, 2025, New York City agencies will no longer be permitted to place orders for #2B5 heating fuel. In accordance with updated state regulations, all heating oil sold in NYS must contain a minimum 10% biofuel blend (B10). Any orders for #2B5 heating fuel scheduled for delivery on or after July 1st must be converted to #2B10 and will be invoiced at the applicable rate.**
- April 1st – October 31st transition to Non-Winter fuel.
- November 1st – March 31st transition to Winter fuel.
- HDRD Fuel (Barge Deliveries) contract is now registered. Refer to Contract # 4387376.
- HDRD Non-Winter to begin on May 5th, 2025.

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CHANGES IN PERSONNEL

CITY COUNCIL FOR PERIOD ENDING 06/20/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
ABBADY	AMIR	A 94074	\$116699.0000	RESIGNED	YES 06/01/25	102
ALLEYNE	KYRA	J 94425	\$32.0500	APPOINTED	YES 06/03/25	102
ANNIBALE	JAIME	V 94074	\$56650.0000	APPOINTED	YES 05/30/25	102
AULT	SPENCER	12611	\$75934.0000	APPOINTED	YES 06/08/25	102
BHAVSAR	DEVANSHI	N 94425	\$32.0500	APPOINTED	YES 06/03/25	102
BLAKE	ROBERT	94425	\$32.0500	APPOINTED	YES 06/03/25	102
BURKE	EMMA	F 94074	\$56650.0000	APPOINTED	YES 06/10/25	102
CAMPOS	JUSTIN	X 94381	\$72626.0000	APPOINTED	YES 06/01/25	102
CARMONA	JOHANNA	94387	\$118450.0000	RESIGNED	YES 06/05/25	102
CAROLINA	LAMONT	94074	\$92700.0000	RESIGNED	YES 06/01/25	102
COHEN	MOLLY	E 94074	\$48555.0000	APPOINTED	YES 06/01/25	102
DESIR	LISA	94074	\$65000.0000	APPOINTED	YES 06/08/25	102

CITY COUNCIL FOR PERIOD ENDING 06/20/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
ETIENNE	BRENDON	R 94074	\$56650.0000	APPOINTED	YES 06/05/25	102
FERREIRA	ALYSSA	K 94074	\$56650.0000	RESIGNED	YES 05/31/25	102
FONTAINO	FRANK	T 94074	\$21083.0000	APPOINTED	YES 06/08/25	102
GROSS	MICHAEL	94425	\$32.0500	APPOINTED	YES 06/03/25	102
ILEKA	STEVEN	P 94074	\$92700.0000	RESIGNED	YES 06/12/25	102
JONES	MYRTLE	94074	\$90000.0000	APPOINTED	YES 06/04/25	102
LAO	KEVIN	94074	\$24280.0000	APPOINTED	YES 06/01/25	102
LEE	REYNA	N 94425	\$32.0500	APPOINTED	YES 06/03/25	102
MARTINEZ	CAROLINE	M 94074	\$58214.0000	RESIGNED	YES 06/01/25	102
NIESCHMIDT	JACQUELI	I 94074	\$32370.0000	APPOINTED	YES 06/01/25	102
ORTIZ	SHAYNA	C 94425	\$32.0500	APPOINTED	YES 06/03/25	102
POWELL	MAYA	94074	\$56650.0000	APPOINTED	YES 06/01/25	102
ROSARIO	JESSICA	94055	\$88400.0000	APPOINTED	YES 06/06/25	102
SALINA	CATHERIN	L 94381	\$72626.0000	APPOINTED	YES 06/08/25	102
ST. SURIN	SAMANTHA	M 94074	\$19734.0000	RESIGNED	YES 06/01/25	102
STIGLMEIER	JOHN	M 94425	\$32.0500	APPOINTED	YES 06/03/25	102
TERZULLI	THOMAS	94074	\$22659.0000	APPOINTED	YES 06/04/25	102
TOIV	SHERI	94074	\$80000.0000	APPOINTED	YES 06/05/25	102
WEHRLE	BRIDGET	M 94425	\$32.0500	APPOINTED	YES 06/03/25	102

DEPARTMENT FOR THE AGING FOR PERIOD ENDING 06/20/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
ARAUJO	ANA	M 56058	\$72298.0000	RESIGNED	YES 05/29/25	125
ARMSTRONG-DRAME	CARLA	A 56058	\$72480.0000	RESIGNED	YES 06/01/25	125
DATTA	AANYA	10209	\$20.0000	APPOINTED	YES 06/08/25	125
ESGUERRA	ANTOINE	O 56058	\$62868.0000	APPOINTED	YES 06/08/25	125
LAWRENCE	DIANE	12627	\$45.0000	APPOINTED	YES 06/08/25	125
SMITH	CAROLDIN	A 10124	\$78793.0000	RETIRED	NO 05/30/25	125

CULTURAL AFFAIRS FOR PERIOD ENDING 06/20/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
MEDINA	GABRIELL	M 10232	\$17.4300	APPOINTED	YES 06/02/25	126
PENROSE	WILLIAM	G 60496	\$68875.0000	RESIGNED	YES 06/04/25	126
WASSERMAN	REBECCA	I 10234	\$16.5000	APPOINTED	YES 06/02/25	126

INDEPENDENT BUDGET OFFICE FOR PERIOD ENDING 06/20/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
E	DAYANG	10232	\$26.2200	INCREASE	YES 06/01/25	132
FARAHMAND	MINA	J 1020B	\$19.6200	APPOINTED	YES 06/01/25	132
LEVERENZ	HANNAH	C 06713	\$78000.0000	INCREASE	YES 06/01/25	132
ROSARIO	BRYANT	J 10232	\$26.2200	INCREASE	YES 06/01/25	132

LANDMARKS PRESERVATION COMM FOR PERIOD ENDING 06/20/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
MCHALE	KATHERIN	L 10034	\$144948.0000	RETIRED	NO 06/27/24	136
WILEY	KEVIN	L 92248	\$38.5100	APPOINTED	YES 06/01/25	136

TAXI & LIMOUSINE COMMISSION FOR PERIOD ENDING 06/20/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
ALI	SYED	U 35116	\$52931.0000	RESIGNED	YES 06/04/25	156
BALLARD	JAYANA	M 10209	\$16.5000	RESIGNED	YES 05/21/25	156
FLANAGAN	JORDYNN	30086	\$72510.0000	RESIGNED	YES 06/08/25	156
MAZESKI	JASON	W 10079	\$130000.0000	APPOINTED	YES 06/01/25	156
ZUNIGA	JORGE	J 35116	\$63441.0000	RETIRED	NO 05/27/25	156

PUBLIC SERVICE CORPS FOR PERIOD ENDING 06/20/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
MERCIER	SUKANYA	N 10209	\$18.0000	RESIGNED	YES 06/01/25	210
TOBIAS	KAREN	F 10209	\$17.5000	RESIGNED	YES 06/11/25	210

OFFICE OF RACIAL EQUITY FOR PERIOD ENDING 06/20/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
HOWARD	NIJA	0527A	\$130000.0000	APPOINTED	YES 06/08/25	213

OFFICE OF LABOR RELATIONS FOR PERIOD ENDING 06/20/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
YERMAKOU	ANDREI	V 12627	\$100533.0000	RESIGNED	NO 05/31/25	214

HUMAN RIGHTS COMMISSION FOR PERIOD ENDING 06/20/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
GHARTI-CHHETRY	MONITA	55018	\$71935.0000	RESIGNED	YES 06/11/25	226

NYC FIRE PENSION FUND FOR PERIOD ENDING 06/20/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
AGUON-GIARRATAN	DAPHNE J A	40491	\$60918.0000	RESIGNED	YES 06/10/25	257

DEPT OF YOUTH & COMM DEV SRVS FOR PERIOD ENDING 06/20/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
AKTHER	AZMA	56058	\$62868.0000	APPOINTED	YES 06/01/25	261
ALLENDE	CHRISTOP	56058	\$83500.0000	APPOINTED	YES 06/01/25	261
COX	TERRY	L 56058	\$34.4100	APPOINTED	YES 06/08/25	261
FRANCO GORDO	ANDRES	M 10209	\$17.5000	RESIGNED	YES 06/10/25	261
GERACIOTI	DAVID	W 30087	\$108000.0000	APPOINTED	YES 06/01/25	261
HIGGINS	CARLOS	F 12158	\$80956.0000	RESIGNED	NO 06/08/25	261
HUNTER	YVONNE	C 56058	\$75000.0000	APPOINTED	YES 06/01/25	261
LOCKETT	SHERRIN	1009A	\$82588.0000	DISMISSED	NO 09/29/24	261

MACKLIN	JERMAINE L	06843	\$16.7500	RESIGNED	YES	03/13/25	261
MITCHELL	MARIANO T	56058	\$34.4100	APPOINTED	YES	06/08/25	261
NIEVES	ERICK	10025	\$158622.0000	INCREASE	NO	04/13/25	261
NUNEZ	DORISLEN	56058	\$34.4100	APPOINTED	YES	06/08/25	261

**BOARD OF ELECTION POLL WORKERS
FOR PERIOD ENDING 06/20/25**

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ABTHAHI	KAZI	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ACEVEDO JR	EDUARDO	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ACOSTA	ADRIAN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ADLER	AMELIA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
AHMED	ASIF H	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
AKTER	NURJAHAN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ALBA	STOLIMAR E	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ALBA	TANYA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ALBETI	CAROLYN G	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ALCANTARA SR	HRCTOR J	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ALEXANDER	DESTINY E	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ALI	AYESHA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ALMONTA	SARAH M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ALVARADO	YESLY	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ANAMIKA	AZMI	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ANDREWS	MARK	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ANTONINI	CARINA E	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
APPIO	MATTHEW	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300

**BOARD OF ELECTION POLL WORKERS
FOR PERIOD ENDING 06/20/25**

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ARIAS VASQUEZ	LESLIE P	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ARTOIS	CHRISTOP	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ASCENCIO	ASHLEY	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ASKEW	LUCY	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ATASSI	JERRIER M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ATTANASIO	NARI C	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ATTAWAY	STEPHEN P	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
AUCIELLO	ANTHONY J	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
AYALA	JACQUELI	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BAINS	ORIENTHA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BALDEYAUQUE	ALBERTH J	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BARNES	JULIAN W	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BARNETTE	ASHLEE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BARRERA	MELISSA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BARTLETT	MARSHALL W	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BATTEN	LAILAH R	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BECH	SOREN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BERGER	KAITLYN L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BERMAN	ELAINA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BICZEL	DOROTA M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BIESIADA	JEDRZEJ	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BLAKE	SAMANTHA M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BOROJEVIC	NENAD	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BOU	CYNTHIA Y	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BOUREK	SARAH M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BOWMAN	JONATHAN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BRADY	HELEN J	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BRIGHT	HANNAH E	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BRISBANE	JOYCE L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BRITO	JASON	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BROOKS JR	CLARENCE L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BROSE	LAURA	9POLL	\$1.0000	APPOINTED	YES	06/10/25	300
BROWN	LATONI	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BROWN	LOYSE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BROWN	PHLICIA T	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BROWN	RAHREN A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BRUNER	JOSIE S	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BRYANT	ANTHONY M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BUTLER	ELI	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
BUTT	SALMAN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CABRERA	VANESSA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CALICCHIO	MARIANNE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CAMACHO	JELISSA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CARCATERRA	FRANK S	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CARCIA	ARIANNA N	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CARRENARD	JENISE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CARROLL	LAUREB	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CASTLE	WENDY A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CHAN	KAGI L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CHANCE	LUCAS J	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CHANDLER	KAWANDA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300

**BOARD OF ELECTION POLL WORKERS
FOR PERIOD ENDING 06/20/25**

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
CHARGE	SHREYA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CHATMAN	REGINALD	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CHAUMETTE	WINSTON	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CHAVEZ	SHIRLEY	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CHEN	KURT	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CHISHOLM	CAROLINE H	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CHOWDHURY	WASIMA S	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CHUVASHEVA	MARIA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CLARK	JULIAN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CLARK	TERRI L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
COE	MEGHAN R	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300

COHEN	RONNY H	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CONTRERAS	STACY	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CORTEZ JR	LUIS	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
COUNCIL	MAURICE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
COX	KAYDEN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CROMER	KEVIN K	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CUNNINGHAM	GLORIA D	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
CURTIS	ANABELA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DA COSTA	JOAO A	9POLL	\$1.0000	APPOINTED	YES	06/13/25	300
DAILEY	REBECCA C	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DAKWAR	ROBERT	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DAMATO	RALPH	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DANILIAN-ARDANI	GAIA G	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DAVIS	EMILY E	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DAVIS	JACLYN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DAYANGHIRANG	EUGENE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DE AGUIAR	DANIEL A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DE JESUS DIAZ	FRANSLER	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DELACRUZ	JANET	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DELEG	BORIS C	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DEMENT	CARA L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DENNIS	NATSHA A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DERRAS	AKISSA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DEVLIN	SHANTIA	9POLL	\$1.0000	APPOINTED	YES	02/01/24	300
DIA SR	MAGUETTE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DIARRA	OUSMANE	9POLL	\$1.0000	APPOINTED	YES	06/02/25	300
DIAZ	JALALIC	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DICKEY	NADIA K	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DIMSON	SELINA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DOLABI	ALEXANDE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DOMINICI	ALESSAND	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DOWWELL	STACY	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DOUGLAS	ZOE E	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DOYLE	JUSTIN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DSILVA	JAYANNA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
DU	VIVIAN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ELLIOTT	ADRIANNA R	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ESCARRAMAN	CARMEN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ESPINALES	DERECK A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ESTEVE	E CHRIST	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300

**BOARD OF ELECTION POLL WORKERS
FOR PERIOD ENDING 06/20/25**

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ESTIMADA	ELIJAH L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
FALU	STORY C	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
FERDOUS	JANNATUL	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
FERGUSON	LYDIA R	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
FERNANDEZ-SORIA	XIOMARIS	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
FLEMISTER	ERICK B	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
FORGASH	JENNIFER L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
FORMAN	FARI J	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
FRASER	EMILY J	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
FREEDMAN	JILL L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
GATER	AMARI F	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
GALICIA	DOMINIQUE F	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
GALLO	CHRISTOP	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
GALLO	LORI A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
GALLO	VICTORIA L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
GARCIA	LAUR A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
GEORGES	RENWICKA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
GERSTEL	ELIOT	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
GIRAUDO	VERA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
GOLDSTEIN	NADYA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
GOMEZ	MICAH G	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
GOMEZ	OLGA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
GRAHAM	SOPHIE R	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
GRANT	BRIA B	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
GRAVES	MOTIQUE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
GRIFFIN	ANGEL	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
GUAN	RENJIE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
GUEVARA	JHOANA E	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
GUZMAN	YANELLY	9POLL	\$1.0000	APPOINTED	YES	01	