



Community Board 12 - Manhattan Washington Heights & Inwood

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George Fernández Jr. - Chairman
Ebenezer Smith, District Manager

June 8, 2015

Ms. Rachel D. Godsil - Chair
Rent Guidelines Board
51 Chambers Street #202
New York, NY 10007

Dear Ms. Godsil:

Please be advised that at the General Meeting, Tuesday, May 26, 2015 Community Board 12 Manhattan passed a resolution by a vote of (30) In favor, (0) Opposed, (0) Abstain, recommending that the NYC Rent Guidelines Board not grant any rent increases for any rent stabilized apartments for all renewal leases commencing October 1st 2015.

Whereas, At a scheduled public hearing on May 7th, 2015 the NYC Rent Guidelines Board proposed a range of rent changes for the current "base rent" for rent stabilized apartments that will be finalized as **Rent Guideline Board Order #47** and together with such further adjustments as may be authorized by law the following proposed ranges of annual adjustment to be used for a determination of the new rent order are:

- For a **one-year** renewal lease commencing on or after **October 1, 2015** and on or before **September 30, 2015: 0% - 2%**
- For a **two-year** renewal lease commencing on or after **October 1, 2015** and on or before **September 30, 2015: 0.5% - 3.5%; and**

Whereas, Study after study and year after year has shown that NYC is still in an affordable housing crisis, including studies and reports by the Furman Center, the National Low Income Housing Coalition, the NYC Alliance to Preserve Public Housing, the Coalition for the Homeless, the NYS Comptroller's Office, the NYC Comptroller's Office and the NYC Mayor's "Five Borough Ten Year Plan"; and

Whereas, More than one million households in New York City are increasingly rent-burdened, which means they are paying 30 percent or more of household income on rent and almost 50 percent of households in our community are severely rent-burdened, which means they spend more than 50 percent of their income on rent; and

Whereas, Previous NYC Rent Guidelines Board orders since 1968 have failed not only to protect communities where affordability is disappearing, but failed to lessen the burdens imposed by our nation's slow recovery from a recession in the past seven years, or the effects of lingering unemployment, heavy government budget cuts or sequestration, neighborhood income inequality, the highest rate of homelessness and high eviction rates, and recovery from a rent substantial increase in the 2013 rent guidelines order of 4.45% and 7.75% for one and two years leases -- many rent burden households renters will be coming off that older order; and

Whereas, Research from this year's US Census Bureau Housing and Vacancy Survey showed that rent-stabilized tenants paid a median monthly rent of \$1,200 (after inflation-adjustments) there have been rent increases of 6.3 percent from 2011 to 2014; and

Whereas, There should be no desire to prevent landlords from making a profit in the real property marketplace or lament or ignore losses that comes with the risks of operating an enterprise; the burden of spending on operating costs and tenants paying successive and cumulative rent increases needs to be shared better than it has been in the past forty-eight years; **now therefore be it**

Resolved, Community Board 12, Manhattan strongly recommends that the NYC Rent Guidelines Board not grant any rent increases for any rent stabilized apartments for all renewal leases commencing October 1st 2015.

Sincerely,



George Fernandez, Jr.
Chair - Community Board 12 Manhattan

cc: Mayor Bill de Blasio
Commissioner Vicki Been - HPD
Hon. Letitia A. James - Public Advocate
Hon. Gale A. Brewer - Manhattan Borough President
Hon. Scott M. Stringer - Comptroller
Senator Adriano Espaillat
Senator Bill Perkins
Assemblyman Herman D. Farrell, Jr
Assemblyman Guillermo Linares
Council Member Mark Levine
Council Member Ydanis Rodriguez
Council Member Jumaane D. Williams

Mr. Steven Flax
Ms. Cecilia Joza
Mr. K. Sabeel Rahman
Ms. Helen Schaub
Mr. J. Scott Walsh
Ms. Sara Williams Willard
Mr. Harvey Epstein
Ms. Sheila Garcia
Mr. Andrew McLaughlin