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THE CITY RECORD

Official Journal of The City of New York

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THE CITY RECORD

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Commissioner, Department of Citywide Administrative Services

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Editor, The City Record

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Visit The City Record Online (CROL) at www.nyc.gov/cityrecord for a searchable database of all notices published in The City Record.

PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

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, July 29, 2026, 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.

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/content/planning/pages/calendar

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] or made by calling 212-720-3366. Requests must be submitted at least five business days before the meeting.

BOROUGH OF BROOKLYN
Nos. 1 and 2
1455 CONEY ISLAND AVENUE REZONING
No. 1

CD 14 **C 220449 ZMK**

IN THE MATTER OF an application submitted by Prospect Park Land LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d:

1. eliminating from within an existing R5 District a C2-3 District bounded by Avenue K, a line midway between Coney Island Avenue and East 12^{th} Street, a line 300 feet northerly of Avenue L, and Coney Island Avenue; and
2. changing from an R5 District to a C4-5D District property bounded by Avenue K, a line midway between Coney Island Avenue and East 12^{th} Street, a line 300 feet northerly of Avenue L, and Coney Island Avenue;

as shown on a diagram (for illustrative purposes only) May 11, 2026, and subject to the conditions of CEQR Declaration E-772.

No. 2

CD 14 **N 220450 ZRK**

IN THE MATTER OF an application submitted by Prospect Park Land 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 (Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas) 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

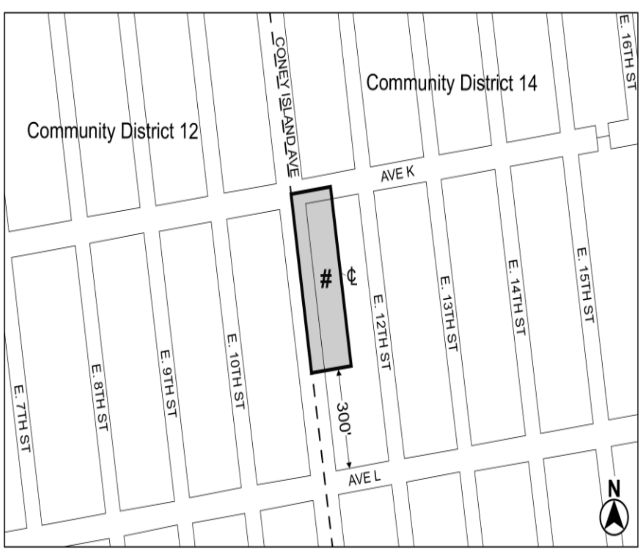
* * *

Brooklyn Community District 14

* * *

Map 7 – [date of adoption]

[PROPOSED MAP]



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

Portion of Community District 14, Brooklyn

* * *

BOROUGH OF QUEENS
Nos. 3 and 4

135-27 SAPPHIRE STREET REZONING

No. 3

CD 10 **C 250329 ZMQ**

IN THE MATTER OF an application submitted by 135 Sapphire LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b, changing from an R4 District to an R6A District property bounded by a line 260 feet northerly of 149^{th} Avenue, 79^{th} Street, 149^{th} Avenue, and 78^{th} Street/ Sapphire Street, as shown on a diagram (for illustrative purposes only) dated April 27, 2026, and subject to the conditions of CEQR Declaration E-908.

No. 4

CD 10 **N 250330 ZRQ**

IN THE MATTER OF an application submitted by 135 Sapphire 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 (Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas) 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

* * *

QUEENS

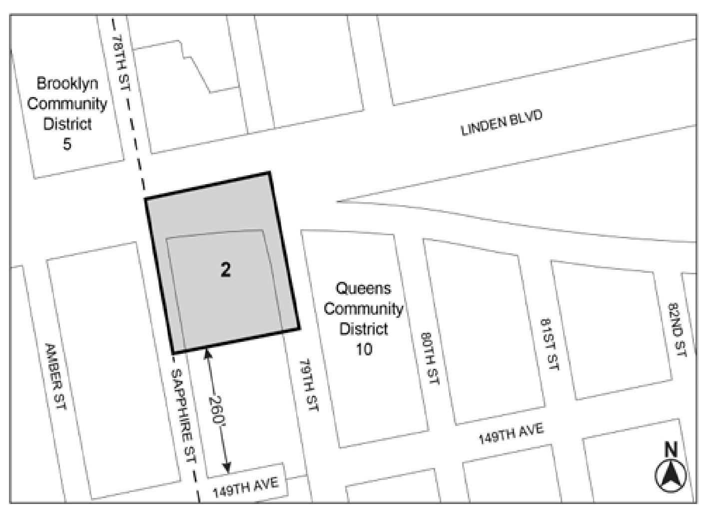
* * *

Queens Community District 10

* * *

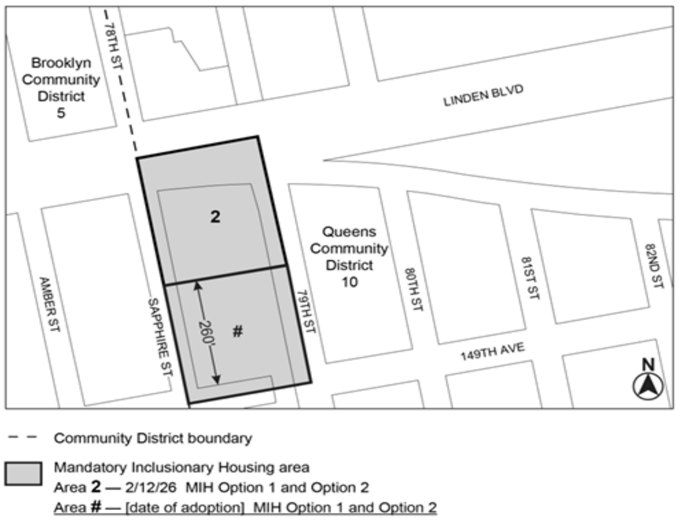
Map 2 – [date of adoption]

[EXISTING MAP]



Community District boundary
Mandatory Inclusionary Housing area
Area 2 — 2/12/26 MIH Option 1 and Option 2

[PROPOSED MAP]



Portion of Community District 10, Queens

* * *

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, July 22, 2026, 5:00 P.M.

jy15-29

CITYWIDE ADMINISTRATIVE SERVICES

■ **PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN THAT A REAL PROPERTY ACQUISITIONS AND DISPOSITIONS PUBLIC HEARING, in accordance with Section 824 of the New York City Charter, will be held on September 9, 2026 at 10:00 A.M. via Conference Call No. 1-646-992-2010, Access Code 717 876 299.

IN THE MATTER OF the acquisition of the Staten Island Tax Block 5308, Lot 50 (the "Property"). The City is acquiring the Property which is in the Special South Richmond Development District, to facilitate the expansion of and to allow for greater connectivity across Crescent Beach Park, in Staten Island, Community District 3.

The proposed acquisition was approved by the City Planning Commission pursuant to NYC Charter Sections 197-c on May 19, 2021 (ULURP No. C 210221 PCR/ Cal. No. 7).

The purchase price is $618,500.

Further information, including public inspection of the proposed contract of sale, may be obtained at One Centre Street, Room 2000 North, New York, NY 10007. To schedule an inspection, please email RESPublicHearingInquiries@dcas.nyc.gov.

If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via email at DisabilityAffairs@mocs.nyc.gov or via phone at (212) 298-0734.

☛ **jy24**

ENVIRONMENTAL CONTROL BOARD

■ **MEETING**

The New York City Environmental Control Board ("Board") meeting scheduled for Thursday, August 6, 2026, at 9:30 A.M., will be accessible both in person and remotely. The meeting will be held in person at the Office of Administrative Trials and Hearings ("OATH"), 100 Church Street, 12th Floor, multipurpose training room. Members of the public may alternatively view the Board meeting electronically by connecting through Webex with meeting number (access code) 2337 756 7924 and password cA9f5MCyRt7. Minutes of the Board meeting will be transcribed and posted on the OATH website.

jy23-29

FRANCHISE AND CONCESSION REVIEW COMMITTEE

■ **MEETING**

PUBLIC NOTICE IS HEREBY GIVEN that the Franchise and Concession Review Committee, will hold a public meeting, on Wednesday, August 12, 2026, at 2:30 P.M., at 255 Greenwich Street, 8th Floor, New York, NY 10007.

For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact the Mayor's Office of Contract Services (MOCS) via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at (212) 298-0800. Any person requiring reasonable accommodation for the public hearing should contact MOCS at least five (5) business days in advance of the hearing to ensure availability.

Accessibility questions: (212) 298-0800, by: Wednesday, August 5, 2026, 2:30 P.M.

☛ **jy24**

HOUSING AUTHORITY

■ **MEETING**

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, July 29, 2026 at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, NY 10007 (unless otherwise noted). This Board Meeting will also be streamed live on NYCHA's YouTube Channel at https://www.youtube.com/c/nycha and NYCHA's Website at https://www.nyc.gov/site/nycha/about/board-meetings.page.

These Board Meetings are open to the public. To provide comments in-person, all speakers are required to pre-register, at least forty-five (45) minutes before the scheduled Board Meeting. Comments are limited to the items on the Calendar. Speaking time will be limited to three (3) minutes. The public comment period will conclude upon all speakers being heard or at the expiration of thirty (30) minutes allotted for public comment, whichever occurs first. Comments may also be provided to the Office of the Corporate Secretary by e-mail at corporate.secretary@nycha.nyc.gov or by mail at 90 Church Street, 5th Floor, New York, NY 10007.

Please note that the Minutes for prior Board Meetings and the Calendar for the upcoming Board Meeting may be obtained by visiting the NYCHA Website at https://www.nyc.gov/site/nycha/about/board-meetings.page. Copies of the Calendar may also be picked up at the Office of the Corporate Secretary at 90 Church Street, 5th Floor, New York, NY 10007, no earlier than twenty-four (24) hours before the upcoming Board Meeting. Copies of the Draft Minutes may also be picked up at the Office of the Corporate Secretary, no earlier than 3:00 P.M. on the Tuesday following the Board Meeting. Any changes to the schedule will be posted on this webpage and via social media, to the extent practicable, at a reasonable time before the Board Meeting.

Any person requiring a reasonable accommodation, including wheelchair accessibility or large print availability, to participate in the Board Meeting should contact the Office of the Corporate Secretary by e-mail at corporate.secretary@nycha.nyc.gov or by phone at (212) 306-6088, no later than 5:00 P.M., seven (7) calendar days before the Board Meeting.

For additional information regarding Board Meetings, please contact the Office of the Corporate Secretary by e-mail at corporate.secretary@nycha.nyc.gov or by phone at (212) 306-6088.

Accessibility questions: (212) 306-6088, by: Wednesday, July 22, 2026, 5:00 P.M.

jy16-29

LANDMARKS PRESERVATION COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, July 28, 2026, at 9:00 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 Elizabeth Le, Community and Intergovernmental Affairs Associate, at ele@lpc.nyc.gov or (212) 602-7254 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/nyclpc 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.

281 Sterling Street - Prospect Lefferts Gardens Historic District
LPC-26-11330 - Block 1315 - Lot 54 - **Zoning:** R7-1
CERTIFICATE OF APPROPRIATENESS
A Neo-Rennaissance style rowhouse designed by Benjamin Driesler and built in 1909. Application is to alter the front areaway.

43 Crosby Street - SoHo-Cast Iron Historic District Extension
LPC-26-12727 - Block 482 - Lot 2 - **Zoning:** M1-5/R7D, SNX
CERTIFICATE OF APPROPRIATENESS
A Queen Anne style store and lofts building designed by Alexander I. Finkle and built c.1888. Application is to install vinyl film on windows.

287 Bleecker Street - Greenwich Village Historic District Extension II
LPC-26-10325 - Block 590 - Lot 52 - **Zoning:** C2-6
CERTIFICATE OF APPROPRIATENESS
An Italianate style dwelling with storefront designed by Robert Mook and built in 1871. Application is to replace storefront infill and install signage and a roll-down gate housing.

363 Bleecker Street - Greenwich Village Historic District
LPC-26-09282 - Block 620 - Lot 48 - **Zoning:** R6 C1-5
CERTIFICATE OF APPROPRIATENESS
A house with a ground floor storefront originally built in 1829-1830 and later altered. Application is to construct rooftop and rear yard additions, raise chimneys and replace windows.

257 Canal Street - SoHo-Cast Iron Historic District Extension
LPC-26-12659 - Block 209 - Lot 26 - **Zoning:** M1-5/R10; SNX
CERTIFICATE OF APPROPRIATENESS
An altered commercial building designed by Edward E. Bloodgood and built in 1925. Application is to demolish the building and construct a new building.

427 Broadway - SoHo-Cast Iron Historic District
LPC-26-10153 - Block 231 - Lot 8 - **Zoning:** M1-5/R9X
CERTIFICATE OF APPROPRIATENESS
A Venetian Renaissance style warehouse building with French Renaissance style details, designed by Thomas Jackson and built in 1870. Application is to construct a rear yard addition.

288 East 10th Street - Individual Landmark
LPC-26-11301 - Block 437 - Lot 25 - **Zoning:** R7A, R8B, C1-5
CERTIFICATE OF APPROPRIATENESS
A Gothic and Renaissance Revival style church building designed by James Renwick Jr. and built in 1882-1883. Application is to replace windows.

500 Fifth Avenue - Individual Landmark
LPC-26-09292 - Block 1259 - Lot 34 - **Zoning:** C5-3, C6-6, MID
CERTIFICATE OF APPROPRIATENESS
An Art Deco style skyscraper designed by Shreve, Harmon, and Lamb and built in 1929-1931. Application is to paint bas relief stone carvings.

134 East 36th Street - Murray Hill Historic District Extension
LPC-26-09323 - Block 891 - Lot 71 - **Zoning:** R10
CERTIFICATE OF APPROPRIATENESS
A Second Empire style rowhouse designed by George J. Hamilton & Thomas Kilpatrick and built c. 1863-64. Application is to alter the side façade and install rooftop guardrails.

56 East 93rd Street and 1307-1309 Madison Avenue - Expanded Carnegie Hill Historic District
LPC-26-12819 - Block 1504 - Lot 47 - **Zoning:** R8B
CERTIFICATE OF APPROPRIATENESS
A Neo-Regency style townhouse designed by Walker and Gillette and built in 1932; and two rowhouses designed by A.B. Ogden & Sons, and built in 1890, and altered in the Neo-Georgian style by Moore & Landsiedel in 1932. Application is to alter the Madison Avenue facades, construct rooftop and rear yard additions and install rooftop mechanical equipment and play cages, excavate the site, and replace storefronts.

91 Flagg Court - Individual Landmark
LPC-26-05642 - Block 891 - Lot 205 - **Zoning:** R1-1, NA-1
CERTIFICATE OF APPROPRIATENESS
A garage building designed by Ernest Flagg and built before 1909. Application is to legalize window and roof replacement and installation of ironwork without Landmarks Preservation Commission permit(s).

jy14-27

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, August 4, 2026 at 9:00 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 Elizabeth Le, Community and Intergovernmental Affairs Associate, at ele@lpc.nyc.gov or (212) 602-7254 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/nyclpc 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.

309 President Street - Carroll Gardens Historic District
LPC-26-09534 - Block 436 - Lot 66 - **Zoning:** R6B
CERTIFICATE OF APPROPRIATENESS
A rowhouse built in 1876. Application is to reconstruct and modify the rear façade, construct a rear yard addition and a shed.

271 Church Street - Tribeca East Historic District
LPC-26-11369 - Block 175 - Lot 7504 - **Zoning:** C6-2A
CERTIFICATE OF APPROPRIATENESS
An Art Deco-style office building designed by Cross & Cross and built in 1930-31. Application is to modify an opening and window assembly and install ground floor infill.

17 Harrison Street - Tribeca West Historic District
LPC-26-09347 - Block 180 - Lot 26 - **Zoning:** C6-2A, TMU
CERTIFICATE OF APPROPRIATENESS
A utilitarian store and loft building with Neo-Grec style elements, designed by Charles W. Hutch and built in 1869-70. Application is to construct a rooftop addition.

80 Horatio Street - Greenwich Village Historic District
LPC-26-11567 - Block 642 - Lot 49 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS
A mixed-use residential/commercial building built in 1853 and altered in 1909. Application is to alter the front façade, reconstruct and modify the rear façade, construct a rooftop addition, and excavate the cellar.

257 Canal Street - SoHo-Cast Iron Historic District Extension
LPC-26-12659 - Block 209 - Lot 26 - **Zoning:** M1-5/R10; SNX
CERTIFICATE OF APPROPRIATENESS
An altered commercial building designed by Edward E. Bloodgood and built in 1925. Application is to demolish the building and construct a new building.

112-114 2nd Avenue and 50 East 7th Street - East Village/Lower East Side Historic District
LPC-27-00094 - Block 448 - Lot 5, 9 - **Zoning:** R7A C2-5
CERTIFICATE OF APPROPRIATENESS
Site of a former Gothic Revival style church building destroyed by fire, and a Romanesque Revival style Church Sunday School building, both

designed by Samuel Burrage Reed and built in 1891-1892. Application is to construct a new concrete platform and associated structural foundation work, regrade and install fencing, landscaping and related site improvements, and install a new entrance.

53 West 68th Street - Upper West Side/Central Park West Historic District
LPC-26-11935 - Block 1121 - Lot 110 - **Zoning:** R8B
CERTIFICATE OF APPROPRIATENESS
A Renaissance Revival style rowhouse designed by George F. Pelham and built in 1893. Application is to construct rooftop and rear yard additions and modify window openings.

673 Madison Avenue - Upper East Side Historic District
LPC-26-10605 - Block 1376 - Lot 21 - **Zoning:** C5-1; MP
CERTIFICATE OF APPROPRIATENESS
An Italianate style rowhouse designed by John G. Prague and built in 1871. Application is to install accent lighting fixtures.

318 Murray Avenue - Fort Totten Historic District
LPC-25-07989 - Block 5917 - Lot 1 - **Zoning:** R3-1, PARK, NA-4
BINDING REPORT
A Neo-Georgian style athletic facility designed by the Office of the Quartermaster General and built in 1926-27. Application is to replace roofing, windows and doors, and construct a barrier-free access ramp.

332 Theater Road - Fort Totten Historic District
LPC-25-07912 - Block 5917 - Lot 1 - **Zoning:** R3-1, PARK, NA-4
BINDING REPORT
A Colonial Revival style theater building designed by the Office of the Quartermaster General and built in 1938-39. Application is to replace roofing and windows, and construct a barrier-free access ramp.

48 Manor Court - Individual Landmark
LPC-25-12719 - Block 2286 - Lot 18 - **Zoning:** R1-2, NA-1
CERTIFICATE OF APPROPRIATENESS
A Usonian style house designed by Frank Lloyd Wright and built in 1959. Application is to construct an addition, repave the driveway, and legalize alterations to the driveway and replacement of window and door infill at the rear façade without Landmarks Preservation Commission permit(s).

jy22-a4

PARKS AND RECREATION

■ **PUBLIC HEARINGS**

NOTICE OF A JOINT PUBLIC HEARING of the Franchise and Concession Review Committee and The Department of Parks & Recreation ("Parks") to be held on 8/10/2026, at 255 Greenwich Street, 8th Floor, in Manhattan commencing at 2:30 P.M. relative to:

INTENT TO AWARD as a concession a License Agreement ("License") to Busters Marine Bronx Marina for the Development, Operation and Maintenance of an Outdoor Café and Other Amenities in WNYC Transmitter Park located at 10 Kent Street, Brooklyn, NY 11222. (Solicitation # B385-SB-2025)

The License will provide for a twenty-five (25) year term with no options to renew.

Compensation to the City will be as follows:

Licensee shall pay the City License fees for each operating year consisting of the higher of a minimum annual guaranteed fee (based on the schedule below) or 2% of gross receipts over $3,000,000.

Operating Year	Minimum Annual Guaranteed Fee	VS Percentage of Gross Receipts
Year 1	$60,000.00	2% of Gross Receipts Over $3 million
Year 2	$60,000.00	2% of Gross Receipts Over $3 million
Year 3	$60,000.00	2% of Gross Receipts Over $3 million
Year 4	$60,000.00	2% of Gross Receipts Over $3 million
Year 5	$60,000.00	2% of Gross Receipts Over $3 million
Year 6	$120,000.00	2% of Gross Receipts Over $3 million
Year 7	$120,000.00	2% of Gross Receipts Over $3 million
Year 8	$120,000.00	2% of Gross Receipts Over $3 million
Year 9	$120,000.00	2% of Gross Receipts Over $3 million
Year 10	$120,000.00	2% of Gross Receipts Over $3 million
Year 11	$144,000.00	2% of Gross Receipts Over $3 million
Year 12	$144,000.00	2% of Gross Receipts Over $3 million
Year 13	$144,000.00	2% of Gross Receipts Over $3 million
Year 14	$144,000.00	2% of Gross Receipts Over $3 million
Year 15	$144,000.00	2% of Gross Receipts Over $3 million
Year 16	$168,000.00	2% of Gross Receipts Over $3 million
Year 17	$168,000.00	2% of Gross Receipts Over $3 million
Year 18	$168,000.00	2% of Gross Receipts Over $3 million
Year 19	$168,000.00	2% of Gross Receipts Over $3 million
Year 20	$168,000.00	2% of Gross Receipts Over $3 million
Year 21	$168,000.00	2% of Gross Receipts Over $3 million
Year 22	$168,000.00	2% of Gross Receipts Over $3 million
Year 23	$168,000.00	2% of Gross Receipts Over $3 million
Year 24	$168,000.00	2% of Gross Receipts Over $3 million
Year 25	$168,000.00	2% of Gross Receipts Over $3 million

Written testimony may be submitted in advance of the hearing electronically to fcrc@mocs.nyc.gov. All written testimony can be submitted up until the close of the public hearing and will be distributed to the FCRC after the hearing.

A draft copy of the agreement may be obtained at no cost by any (or all) of the following ways:

1. Submit a written request to Kat Cognata at Katherine.cognata@parks.nyc.gov from 7/24/2026 through 8/10/2026.

2. Submit a written request by mail to NYC Parks at The Arsenal, Central Park, 830 Fifth Avenue, Room 407, New York, NY 10065. Written requests must be received by 8/10/2026. For mail-in requests, please include your name, return address, and R5-A-IS-SB.

3. Download from Parks' website at https://www.nycgovparks.org/opportunities/business from 7/24/2026 through 8/10/2026.

The agenda and related documentation for the hearing will be posted on the MOCS website at https://www.nyc.gov/site/mocs/opportunities/franchises-concessions.page

For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact the Mayor's Office of Contract Services (MOCS) via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at (212) 298-0800. Any person requiring reasonable accommodation for the public hearing should contact MOCS at least five (5) business days in advance of the hearing to ensure availability.

☛ **jy24**

PROPERTY DISPOSITION

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

Registration is free and new auctions are added weekly. To review auctions or register visit https://www.govdeals.com

CITYWIDE ADMINISTRATIVE SERVICES

■ SALE

The City of New York in partnership with GovDeals.com posts vehicle and heavy machinery auctions online every week at: **https://www.govdeals.com/en/nyc-dcas-fleet.**

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

For help with registration or for general questions, please contact the GovDeals customer support team at 844-704-0367 or osr@govdeals.com.

n14-my3

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

HUMAN CAPITAL

■ AWARD

Services (other than human services)

BLANKET ORDER FOR PROFESSIONAL DEVELOPMENT TRAININGS - Other - PIN# 85626U0020001 - AMT: $99,999.00 - TO: Stephanie Lee Twin, 485 13th Street, Brooklyn, NY 11215-5206.

Professional development course offerings that allow agency staff to obtain critical skills that will enhance their contributions to the agencies they serve and to the people of the City of New York.

☛ jy24

DESIGN AND CONSTRUCTION

■ AWARD

Construction / Construction Services

QUEENS CIVIL COURTHOUSE PLAZA AND EXTERIOR RENOVATION - Competitive Sealed Bids/Pre-Qualified List - PIN# 85026B0022001 - AMT: $4,392,582.00 - TO: Sea Breeze General Construction, Inc., 24-30 47th Street, 2nd Floor, Astoria, NY 11103.

This project consists of minimizing interventions in the Plaza's reconstruction and repair, adhering to the original design while upgrading elements for better user accommodation. Key repairs address flooding and leakage issues due to drainage system and pavement failures. Drains and pipes will be cleaned and replaced, and structural slab and waterproofing repairs will prevent further leakage. Salvageable granite pavers will be reused, with damaged ones replaced to match existing pavers. The pavers will be set on a new impermeable bed. The design also includes a modified planting area with ADA-compliant benches on a curb wall, free standing benches and replacing the trees in the plaza. CB: Queens 12.

As per PPB Rule 3-01 (d) Special Case (1)(i) Competitive sealed bidding from prequalified vendors, except as provided in Section 3-10 (a).

Section 3-10 (a) reads: Except for procurements for construction, a procurement using a PQL shall be considered a "special case" under these Rules.

☛ jy24

HEALTH AND MENTAL HYGIENE

■ AWARD

Human Services / Client Services

FY26 DISCRETIONARY/CITY COUNCIL / EMERGENCY MEDICAL SERVICES - BP/City Council Discretionary - PIN#81626L0054001 - AMT: $3,750,000.00 - TO: Regional EMS Council of NYC Inc, 475 Riverside Drive, New York, NY 10115.

☛ jy24

HUMAN RESOURCES ADMINISTRATION

■ AWARD

Human Services / Client Services

SINGLE ROOM OCCUPANCY HOUSING SERVICES- SCHAFER HALL SRO - Required/Authorized Source - PIN# 06926R0001005 - AMT: $693,505.00 - TO: Lantern Community Services Inc., 575 8th Avenue, 15th Floor, New York, NY 10018.

As part of the New York State Supportive Housing Program, HRA/Office of Supportive / Affordable Housing and Services (OSAHS) intends to enter into 16 Required Source contracts with the following Provider (Site) for Single Room Occupancy services for a 6-year contract term from 7/1/2026 to 6/30/2032.

Lantern Community Services Inc. (Schafer Hall SRO) 117 East 118th Street, New York, NY 10035.

Notes: NYS OTDA - New York State Supportive Housing Program (NYSSHP) 50/50 split between NYC/NYS. NYC initiatives result in higher overall share of contract to City. Individual contract amounts reflect 6-year contract totals including NYC Initiatives. The OTDA letter reflects annual contract amounts excluding City Initiatives and 25% General Allowance.

☛ **jy24**

Services (other than human services)

CALL TO REPAIR HARDWARE & MAINTENANCE - EQUIPMENT - M/WBE Noncompetitive Small Purchase - PIN# 06926W0046001 - AMT: $250,000.00 - TO: New Computech Inc., 39 Broadway, Suite 1630, New York, NY 10006.

DSS/ ITS is requesting the procurement for Call to Repair Hardware Maintenance of All-in-One, PCs, Laptops, Monitors, Printers, Digital Senders and Scanners in the amount of $250,000.00 (Agency-Budget-Object Code: 069/9912/613, 071/9195/613) with New Computech, Inc. for the service period of 7/1/2026 to 6/30/2027.

☛ **jy24**

HIV/AIDS SERVICES ADMINISTRATION

■ **INTENT TO AWARD**

Human Services/Client Services

NON-EMERGENCY PERMANENT CONGREGATE HOUSING SERVICES - Renewal - PIN# 06917P9542KXLR002 - Due 7-30-26 at 5:00 P.M.

The New York City Human Resources Administration (HRA) through its HIV/AIDS Services Administration (HASA) intends to renew one (1) contract with The Doe Fund Inc. for the provision of non-emergency permanent congregate housing. The renewal term of the contract will be from 12/1/2026 to 12/30/2031.

Anyone having comments on the performance of the contractors, or the proposed renewal of the contracts may contact Jacqueline Dudley at 929-252-2872, dudleyj@hra.nyc.gov. This notice is for informational purposes only.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Human Resources Administration, 375 Pearl Street, 25th Floor, New York, NY 10038. Jacqueline Dudley (929) 252-2872; dudleyj@hra.nyc.gov

☛ **jy24**

TRANSPORTATION

TRAFFIC AND PLANNING

■ **INTENT TO AWARD**

Services (other than human services)

NEGOTIATED ACQUISITION EXTENSION (NAE) RE CITYWIDE DATA COLLECTION, TABULATION AND ANALYSIS SERVICES - Negotiated Acquisition - Other - PIN# 84126N0009001 - Due 8-3-26 at 5:00 P.M.

The New York City Department of Transportation (NYCDOT) intends to enter into negotiations with National Data & Surveying Services, Inc. under the Negotiated Acquisition provision (Section 3-04) of the Procurement Policy Board Rules for an agreement to continue providing the services performed under *Contract CT1-841-20238803131 Data Collection, Tabulation and Analysis Services* for a period of up to six months beyond the current expiration date of 5/26/26. The Agency Chief Contracting Officer has determined, pursuant to Section 3-04(b)(2)(iii), that *"there is a compelling need to extend a contract one or more times beyond the now permissible cumulative twelve-month limit."* The extension agreement will ensure the unbroken continuity of data collection, tabulation and analysis services.

The term of this extension agreement is six months, commencing (retroactively) on 5/27/26 and concluding on 11/27/26.

Vendors may express interest in providing this service in the future by contacting David Maco, New York Department of Transportation, ACCO Office, 55 Water Street, 8th Floor, New York, NY 10041 at dmaco@dot.nyc.gov or (212) 839-9400, by no later than 5:00 P.M. on 8/3/26.

This Negotiated Acquisition Extension is the vehicle by which we the agency is extending a contract (for a period of up to six months) for which all other renewal and extensions of term have been exercised. This course of action must be taken to ensure continuity of service while a replacement contract is being registered.

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.
Transportation, 55 Water Street, 8th Floor, New York, NY 10041. David Maco (202) 839-9400; dmaco@dot.nyc.gov

☛ **jy24**

YOUTH AND COMMUNITY DEVELOPMENT

AGENCY CHIEF CONTRACTING OFFICE

■ **AWARD**

Human Services/Client Services

FY27 BEACON PROGRAM NAE - Negotiated Acquisition - Other - PIN# 26026N0030014 - AMT: $2,609,258.00 - TO: Variety Boys and Girls Club of Queens, Inc., 2112 30th Road, Long Island City, NY 11102.

Beacon Program - DYCD's Beacon programs are collaborative, school-based community centers designed to provide quality services to youth and adults after school, in the evenings, and on weekends. The Beacons represent a unique convergence of youth and community development, through an integrated range of services, provided in an educational environment, and tailored to local needs.

The extension of these contracts is crucial to ensure continuity of services. The ACCO has determined that an extension of these services will be beneficial to the City since the same terms and conditions remain. In addition, the current contractors are familiar with Community Center Programming and have been performing satisfactory and above on their current contract(s).

☛ **jy24**

FY27 BEACON PROGRAM NAE - Negotiated Acquisition - Other - PIN# 26026N0030029 - AMT: $13,354,639.00 - TO: Research Foundation of the City University of New York, 230 West 41st Street, New York, NY 10036.

Beacon Community Centers - DYCD's Beacon programs are collaborative, school-based community centers designed to provide quality services to youth and adults after school, in the evenings, and on weekends. The Beacons represent a unique convergence of youth and community development, through an integrated range of services, provided in an educational environment, and tailored to local needs.

The extension of these contracts is crucial to ensure continuity of services. The ACCO has determined that an extension of these services will be beneficial to the City since the same terms and conditions remain. In addition, the current contractors are familiar with Community Center Programming and have been performing satisfactory and above on their current contract(s).

☛ **jy24**

FY27 SATURDAY NIGHT LIGHTS NAE - Negotiated Acquisition - Other - PIN# 26026N0029009 - AMT: $191,181.00 - TO: Wiz Kids Books B4 Basketball Program, 22 Tammy Drive, Middletown, NY 10941.

To combat gun violence funding has been allocated to Saturday Night Lights (SNL) programing in areas where there has been an increase in crime. SNL is a youth development program that activated spaces throughout the city to provide free high-quality sports and fitness training for youth aged 11-18. These New York City neighborhoods identified based on the analysis of crime data and TRIE neighborhood review. Some located near where the precinct is listed in the top 30 precincts with the highest shootings in New York City.

The extension of these contracts is crucial to ensure continuity of services. The ACCO has determined that an extension of these services will be beneficial to the City since the same terms and conditions remain. In addition, the current contractors are familiar with Community Center Programming and have been performing satisfactory and above on their current contract (s).

☛ **jy24**

YOUTH SERVICES

■ AWARD

Human Services/Client Services

NEIGHBORHOOD YOUTH TEAM SPORTS GRANT FY27 NA - Negotiated Acquisition/Pre-Qualified List - Other - PIN# 26026N0005039 - AMT: $50,000.00 - TO: Sports and Health in the City, 133 Seaman Avenue, Apt 2B, New York, NY 10034.

The funding supports youth development through team sports programs and would be awarded to local community-based organizations and non-profits.

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 2025-2026 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 June 30, 2026. Therefore, DYCD is allocating $2,300,000 of this grant for an opportunity to recruit new providers.

☛ jy24

COMPASS CENTER BASED CD - BRONX.02 MIDDLE SCHOOL - Competitive Sealed Proposals/Pre-Qualified List - Other - PIN# 26026P0004008 - AMT: $3,286,800.00 - TO: Directions for Our Youth Inc., 26 Bruckner Boulevard, 5th Floor, Bronx, NY 10454.

COMPASS and SONYC is one of DYCD's largest programs, with over 820 programs collectively throughout the five boroughs. Families rely on these programs to provide elementary and middle school students, during after school hours, summer and on holidays, programing which includes educational support, recreation, enrichment, and cultural activities to support and strengthen the overall development of our youth. Programs are offered at no cost to youth and are purposefully located in public and private schools, community centers, religious institutions, public housing and parks recreational facilities throughout the City to help families find a place that best fits their youth's needs.

DYCD has determined that Competitive Sealed Bidding is neither practicable nor advantageous to the City because this procurement necessitates the exercise of judgment in evaluating competing proposals and requires a balancing of price, quality, and programmatic factors to achieve the best outcomes. DYCD is seeking pre-qualified Health and Human Services (HHS) providers to operate COMPASS programs. These programs are located in New York City Public School (NYCPS) sites and charter schools housed within NYCPS buildings and serve elementary and middle school students across all five boroughs. COMPASS programs are a critical part of the City's effort to support working families by providing free, high-quality afterschool and summer childcare services. They offer a wide range of enrichment activities that help students in Kindergarten through Grade 8 develop academically, socially, and emotionally, both in and out of the classroom. Given the complex nature of this work—requiring cultural competency, deep community engagement, and tailored programming to meet the diverse needs of NYC youth a proposal-based evaluation is essential. This approach allows DYCD to select providers not only based on cost, but also on their demonstrated experience, organizational capacity, staffing approach, and commitment to equitable service delivery. Therefore, the use of an RFP, rather than Competitive Sealed Bidding, is the most appropriate method to ensure the highest quality of services are delivered in alignment with the City's goals for youth development and family support.

☛ jy24

COMPASS CENTER BASED CD - BRONX 09 MIDDLE SCHOOL - Competitive Sealed Proposals/Pre-Qualified List - Other - PIN# 26026P0004030 - AMT: $2,628,720.00 - TO: Aspira of New York Inc, 15 West 36th Street, 15th Floor, New York, NY 10018-7107.

COMPASS and SONYC is one of DYCD's largest programs, with over 820 programs collectively throughout the five boroughs. Families rely on these programs to provide elementary and middle school students, during after school hours, summer and on holidays, programing which includes educational support, recreation, enrichment, and cultural activities to support and strengthen the overall development of our youth. Programs are offered at no cost to youth and are purposefully located in public and private schools, community centers, religious institutions, public housing and parks recreational facilities throughout the City to help families find a place that best fits their youth's needs.

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☛ jy24

PUBLIC COMMENT ON CONTRACT AWARDS

ADMINISTRATION FOR CHILDREN'S SERVICES

■ NOTICE

This is a notice that Administration for Children's Services is seeking comments from the public about the proposed contract below.

Contract Type: Contract
Contractor: Buffalo Provisions Distributors Inc.
Contractor Address: 40-09 76th Street, Elmhurst, NY 11373
Scope of Services: Detention Behavioral Incentive and Food Based Programming
Maximum Value: $480,624.45
Term: 8/1/2026 through 6/30/2029
Renewal Clauses: Not Applicable
E-PIN: 06826W0068001
Procurement Method: M/WBE Small Purchase
Procurement Policy Board Rule: Section 3-08 (c)(1)(iv)

How can I comment on this proposed contract award?
Please submit your comment to Ziyaddeen Mohammed at ziyaddeen.mohammed@acs.nyc.gov and Wayne Coger at Wayne.Coger@acs.nyc.gov by clicking the following URL Link: https://forms.cloud.microsoft/Pages/DesignPageV2.as px?origin=ShareFormPage&subpage =design&m2=1&id=x2_1MoFfIk6pWxXaZlE778bZcMatIOJEn16RxBJVQu1UN1hSMFM4OFNLRTFaQlo1NUxDRzMyVjVSSC4u

Comments must be submitted before 12:00 P.M. on Friday, July 31, 2026.

☛ jy24

This is a notice that Administration for Children's Services is seeking comments from the public about the proposed contract below.

Contract Type: Contract
Contractor: Executive Safety & Health Consultants Inc
Contractor Address: 481 8th Avenue, Suite 551, New York, NY 10001
Scope of Services: Occupational Health & Training Services
Maximum Value: $100,000.00
Term: 9/1/2026 through 6/30/2029
Renewal Clauses: Not Applicable
E-PIN: 06827W0005001
Procurement Method: M/WBE Small Purchase
Procurement Policy Board Rule: Section 3-08 (c)(1)(iv)

How can I comment on this proposed contract award?
Please submit your comment to Ziyaddeen Mohammed at ziyaddeen.mohammed@acs.nyc.gov and Wayne Coger at Wayne.Coger@acs.nyc.gov by clicking the following URL Link: https://forms.cloud.microsoft/Pages/Design PageV2.aspx?origin=ShareFormPage& subpage=design&m2=1&id=x2_1MoFfIk6pWxXaZlE778bZcMatIOJEn16RxBJVQu1UMEo1NVBXVUZUOEMzTFNNVk1QOEVSWTdIOC4u

Comments must be submitted before 12:00 P.M. on Friday, July 31, 2026.

☛ jy24

This is a notice that Administration for Children's Services is seeking comments from the public about the proposed contract below.

Contract Type: Contract
Contractor: TNT Staffing LLC
Contractor Address: 70 Kinderkamack Road, Suite 202, Emerson, NJ 07630
Scope of Services: IT Security Specialist
Maximum Value: $219,912.00
Term: 8/1/2026 through 7/31/2027
Renewal Clauses: Not Applicable
E-PIN: 06827W0001001
Procurement Method: M/WBE Small Purchase
Procurement Policy Board Rule: Section 3-08 (c)(1)(iv)

How can I comment on this proposed contract award?
Please submit your comment to Ziyaddeen Mohammed at ziyaddeen.mohammed@acs.nyc.gov and Wayne Coger at Wayne.Coger@acs.nyc.gov by clicking the following URL Link: https://forms.cloud.microsoft/Pages/DesignPageV2.aspx?origin=ShareFormPage&subpage=design&m2=1&id=x2_1MoFfIk6pWxXaZlE778bZcMatIOJEn16RxBJVQu1URUg4TTdITkFLSkIwRDE1Q0ZaOVNRM09HSi4u

Comments must be submitted before 12:00 P.M. on Friday, July 31, 2026.

☛ jy24

COMPTROLLER

■ NOTICE

This is a notice that NYC Office of the Comptroller is seeking comments from the public about the proposed contract below.

Contract Type: Carpet Cleaning for 1 Centre Street (Labor And Services)
Contractor: Fabricio's Cleaning Corporation
Contractor Address: 184th Street, Fresh Meadows, NY 11365
Scope of Services: Provision of all labor and material to perform carpet cleaning services for total estimated 166,926 square footage at the Comptroller's Office located at 1 Centre Street, New York, NY 10007
Term: July 1, 2026 – June 30, 2028
Maximum Value: $112,916.04
Renewal Clauses: Up to two 2-year renewals for a total contract term of six (6) years unless otherwise terminated early
E-PIN: 01526ADM75317
Procurement Method: MWBE Small Purchase
Procurement Policy Board Rule: Section 3-08

How can I comment on this proposed contract award?
Please submit your comment to publicnotice@comptroller.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 12:00 P.M. on Thursday, July 30, 2026.

☛ jy24

DESIGN AND CONSTRUCTION

■ NOTICE

This is a notice that NYC Department of Design and Construction is seeking comments from the public about the proposed contract below.

Contract Type: Contract
Contractor: Grand Street Settlement Inc.
Contractor Address: 80 Pitt Street, New York, NY 10002
Project ID: PWDN80PIT
Scope of Services: Purchase of initial outfitting equipment
Maximum Value: $496,945.00
Term: 1825 consecutive calendar days from date of registration
E-PIN: 85027L0001001
Procurement Method: Line Item Appropriation/Discretionary Funding
Procurement Policy Board Rule: Section 1-02(e)

How can I comment on this proposed contract award?
Please submit your comment to https://forms.office.com/Pages/ResponsePage.aspx?id=x2_1MoFfIk6pWxXaZlE7785hDCttXINNspyZgs2xarVURVdDTjFZTk45TEJBRVlPNkNJRDE4NzAwUC4u
Be sure to include the E-PIN and Project ID on your Comment Submission Form.

Comments must be submitted before 4:00 P.M. on July 31st, 2026.

☛ jy24

This is a notice that NYC Department of Design and Construction is seeking comments from the public about the proposed contract below.

Contract Type: Contract
Contractor: Ohel Children's Home and Family Services Inc.
Contractor Address: 1268 East 14th Street, 4th Floor, Brooklyn, NY 11230
Project ID: PWDOHEL
Scope of Services: Purchase of initial outfitting equipment
Maximum Value: $487,814.00
Term: 1825 consecutive calendar days from date of registration
E-PIN: 85026L0047001
Procurement Method: Line Item Appropriation/Discretionary Funding
Procurement Policy Board Rule: Section 1-02(e)
How can I comment on this proposed contract award?
Please submit your comment to https://forms.office.com/Pages/ResponsePage.aspx?id=x2_1MoFfIk6pWxXaZlE7785hDCttXINNspyZgs2xarVURVdDTjFZTk45TEJBRVlPNkNJRDE4NzAwUC4u
Be sure to include the E-PIN and Project ID on your Comment Submission Form.

Comments must be submitted before 4:00 P.M. on July 31st, 2026.

☛ jy24

FIRE DEPARTMENT

■ NOTICE

This is a notice that the Fire Department is seeking comments from the public about the proposed contract below.

Contract Type: Purchase Order
Contractor: EmpireVista Technologies LLC
Contractor Address: 55 Washington Street, Brooklyn, NY 11201-1066
Scope of Services: Halcyon Anti-Ransomware Software Subscription
Maximum Value: $249,500.00
Term: 05/01/2026 - 04/30/2027
E-PIN: 05727W0004001
Procurement Method: M/WBE Small Purchase Method
Procurement Policy Board Rule: Section 3-08 (c)(1)(iv)

How can I comment on this proposed contract award?
Please submit your comment to Fire Department online: https://forms.office.com/g/C1SJ2hPsmP. Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on Monday, August 3, 2026.

☛ jy24

HUMAN RESOURCES ADMINISTRATION

■ NOTICE

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

Contract Type: General Contract (CT1)
Contractor: LinguaLinx Language Solutions Inc
Contractor Address: 187 Wolf Road, Suite 300-33, Albany, NY 12205
Scope of Services: Written Translation Services
Maximum Value: $3,210,500.00
Term: 1/1/26 through 12/31/30
E-PIN: 06925P0015001
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 tsangtho@dss.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on July 31, 2026.

☛ jy24

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: Damayan Migrant Workers Association
Contractor Address: 406 West 40 Street, New York, NY 10018

Scope of Services: Provision of immigrant rights workshop, Citywide
Maximum Value: $175,000.00
Term: 07/01/2025 – 06/30/2028
Renewal Clause: No Renewal Option
E-PIN: 06926L0179001
Procurement Method: City Council Discretionary Funds/Line-Item Appropriation
Procurement Policy Board Rule: Section 1-02 (e)

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 Thursday, July 30, 2026.

☛ **jy24**

PARKS AND RECREATION

■ **NOTICE**

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

Contract Type: Contract
Contractor: Approved General Contracting, Inc.
Contractor Address: 362 Willis Avenue, Mineola, NY 11501
Scope of Services: R149-224M Ocean Breeze Athletic Complex Storefront Doors Reconstruction, Staten Island
Award Amount: $1,198,600.00
Term: 10/12/2026 through 4/9/2027.
E-PIN: 84627W0002001
Procurement Method: MWBE Small Purchase
Procurement Policy Board Rule: §3-08(c)(1)(iv)

How can I comment on this proposed contract award?
Please submit your comment to PublicComments.Capital@parks.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on July 31, 2026.

☛ **jy24**

AGENCY RULES

RENT GUIDELINES BOARD

■ **NOTICE**

NEW YORK CITY RENT GUIDELINES BOARD

2026 Apartment & Loft Order #58

June 25, 2026

Order Number 58 - Apartments and Lofts, rent levels for leases commencing **October 1, 2026** through **September 30, 2027.**

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, 2026**. These rent adjustments will apply to rent stabilized apartments with leases commencing on or after **October 1, 2026** and through **September 30, 2027**. 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, 2026** and on or before **September 30, 2027**: **0%**

For a **two**-year lease commencing on or after **October 1, 2026** and on or before **September 30, 2027**: **0%**

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, 2026** and on or before **September 30, 2027**: **0%**

For **two**-year increase periods commencing on or after **October 1, 2026** and on or before **September 30, 2027**: **0%**

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, 2026** 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, 2026** 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, 2026** 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, 2026**, which become vacant after **September 30, 2026**, 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, 2026**, 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).

Dated: June 25, 2026

Chantella Mitchell
Chair
New York City Rent Guidelines Board

EXPLANATORY STATEMENT - APARTMENT ORDER #58

Explanatory Statement and Findings of the Rent Guidelines Board in Relation to 2026-27 Lease Increase Allowances for Apartments and Lofts under the Jurisdiction of the Rent Stabilization Law[1]

Summary of Order No. 58

The Rent Guidelines Board (RGB) by Order No. 58 has set the following maximum rent increases for leases effective on or after October 1, 2026 and on or before September 30, 2027 for apartments under its jurisdiction:

For a one-year lease commencing on or after October 1, 2026 and on or before September 30, 2027: 0%

For a two-year lease commencing on or after October 1, 2026 and on or before September 30, 2027: 0%

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, 2026 and on or before September 30, 2027.

For one-year increase periods commencing on or after October 1, 2026 and on or before September 30, 2027: 0%

For two-year increase periods commencing on or after October 1, 2026 and on or before September 30, 2027: 0%

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. 58.

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, 2026 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, 2026 shall continue to be included in the base rent for the purpose of computing subsequent rents adjusted pursuant to this Order.

Background of Order No. 58

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; an

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 as well as data submitted to the board by government agencies and independent organizations.

Material Considered by the Board

Order No. 58 was issued following **seven** public meetings, **four** 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 **473** written submissions from tenants and tenant groups, **104** written submissions from owners and owner groups and **six** public official written submissions were received by the Board. In addition, **104** oral and video submissions were also received. The Board members were provided with copies of public comments received by the **June 16, 2026** deadline. All of the above listed documents were available for public inspection.

Open meetings of the Board were held following public notice on March 26, April 9, April 16, April 23, and May 21, 2026. On **May 7, 2026**, the Board adopted proposed rent guidelines for apartments, lofts, and hotels.

Public hearings were held on **June 4, June 8, June 11,** and **June 16, 2026**. 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 4 from 5:15 p.m. to 9:00 p.m., June 8 from 5:25 p.m. to 10:00 p.m., June 11 from 7:10 p.m. to 11:45 p.m., and June 16 from 5:10 p.m. to 10:00 p.m. Testimony from members of the public speaking at these hearings was added to the public record. The Board heard testimony from **approximately 292** apartment tenants and tenant representatives**, 32** apartment owners and owner representatives**,** and **13** public officials.

On **June 25, 2026** the guidelines set forth in Order No. 58 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 26, 2026:	Staff presentation *2026 Income and Expense Study*
	Guest Speakers
1. Mark Willis	NYU Furman Center
2. Oksana Mironova	Community Service Society (CSS)
3. Samuel Stein	Community Service Society (CSS)
4. Emily Eisner	Fiscal Policy Institute
April 9, 2026:	Staff presentations *2026 Price Index of Operating Costs* *2026 Mortgage Survey Report*
	Guest Speaker
1. Robert Riggs	Community Preservation Corporation (CPC)
April 16, 2026:	Staff presentation *2026 Income and Affordability Study*
	Guest Speakers
1. Lucy Joffe	NYC Department of Housing Preservation and Development
2. Elyzabeth Gaumer	NYC Department of Housing Preservation and Development
3. Anthony Tatano	NYS Homes and Community Renewal
4. Schuyler Ross	Center on Poverty & Social Policy at Columbia University
5. Ryan Vinh	Center on Poverty & Social Policy at Columbia University
6. Daniel Salgado	Center on Poverty & Social Policy at Columbia University
April 23, 2026:	Staff presentation *2026 Hotel Report*
	Owner group testimony:
1. Kenny Burgos	New York Apartment Association (NYAA)
2. Ann Korchak	Small Property Owners of New York (SPONY)
3. Jose Tur	Small Property Owners of New York (SPONY)
4. Sophia Hepheastou	Small Property Owners of New York (SPONY)
5. Basha Gerhards	Real Estate Board of New York (REBNY)
	Tenant group testimony:
1. Tim Collins	Collins, Dobkin & Miller LLP
2. Sumathy Kumar	Housing Justice for All
3. Elisa Martinez	Housing Conservation Coordinators
4. Julie Xu	CAAAV
5. Maansi Shah	Union of Pinnacle Tenants, CHHAYA CDC, Queens Tenant Coalition
6. Emma Rehac	Union of Pinnacle Tenants, Youth Alliance for Housing (YAH)
7. Esteban Giron	Crown Heights Tenant Union, Tenants PAC
8. Evy Viruet	Goddard Riverside Law Project
May 21, 2026:	Staff presentations *2026 Housing Supply Report* *Changes to the Rent Stabilized Housing Stock in New York City in 2025*
	Guest Speakers
1. Dabash Negash	Mayor's Office of Equity & Racial Justice
2. Shehab Chowdhury	Mayor's Office of Equity & Racial Justice
3. Julia Duranti-Martínez	Local Initiatives Support Corp (LISC)
4. David Greenberg	Local Initiatives Support Corp (LISC)
5. Emily Eisner	Fiscal Policy Institute
6. Louisa Chafee	Independent Budget Office (IBO)
7. Sarah Parker	Independent Budget Office (IBO)
8. Sarah Internicola	Independent Budget Office (IBO)

[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.

Selected Excerpts from Oral and Written Testimony from Tenants and Tenant Groups[2]

Comments from tenants and tenant groups included:

“Looking at the O&M ratio from the income side and considering the factors which fueled owner overcompensation during the recession which began in 2008, when nearly every other investment in the nation was in decline, rent stabilized housing in New York City witnessed a significant increase in net operating income – rising from 35.7% of each rent dollar collected in 2008 to 39.4% in 2014. That rise was clearly fueled by excessive and unjustified RGB approved rent increases - a deliberate “march to the market” at a time when tenants were in dire need of effective protections. Notwithstanding far more reasonable rent adjustments over the past twelve years, net operating income actually continued to rise to 41.8% in 2016 dropping back only to 38.3% as of 2024. 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.”

"The role of the Rent Guidelines Board is to implement the policy of rent stabilization as it was designed: to stabilize the lives of tenants in New York City. For years, tenants have fought for rent freezes at the Rent Guidelines Board and for reforms to rent stabilization at the state level to ensure that rent stabilization serves its true purpose. The 2019 Housing Stability and Tenant Protection Act solved the real crisis in rent stabilization —by closing the loopholes which led to mass displacement across the city and a staggering loss of affordable housing. Tenants keep this city running; we are the bus drivers, nurses, teachers, artists, and parents who make New York what it is. The Rent Guidelines Board must take action to keep us in our homes and in our city. In the context of so much uncertainty, where the cost of groceries inflates as gas prices rise, where the cost of healthcare balloons as our social safety net frays, tenants should have the certainty that their rents will remain the same not just next year but the year after. That is why we urge the Rent Guidelines Board to enact a rent freeze on one- and two-year leases in 2026. A rent freeze is a contract between New York City and New Yorkers, that says the tenants of this city belong here and deserve to stay here.”

“I want to speak directly to one of the arguments we hear every year: rent increases are necessary cause rent- stabilized landlords are in financial distress. We must be honest & nuanced about the data. Most rent stabilized buildings are not in financial distress. What we are also seeing, is the consequence of years of overleveraging — especially what happened in the yrs leading up to the Great Recession & pre-2019 rent reforms. Owners took on excessive debt, betting they could cash out by pushing tenants out and deregulating apartments. Tenants should not be forced to pay for that failed gamble. The same tenants whose homes, stability & communities were treated as investment opportunities deserve our advocacy, protection, & to stay in their homes. At the same time, I want to complicate the narrative. There are buildings that need help. Some owners do need tools to make real repairs & preserve affordable housing. That is why I have been pushing for smarter preservation policy—incl. reforming how we use tools like Article XI, where the City provides tens of millions of dollars in tax exemptions each year. If we are going to give public benefits, those deals must be tied to real public outcomes: safe homes, stable tenants, and major building repairs. This year, I will be pushing for a 10-yr reauthorization of J51 to fund fundamental repairs. I wish this Board would consider different treatment that considers tenant income & entertain more nuanced conversation about pre-1974 rent- stabilized buildings versus newer buildings w/ tax exemptions & higher rents. I wish we could talk separately about small, owner-occupied rent-stabilized buildings. Those would be productive conversations. But in the absence of that nuance, we must be clear about the choice before us. I ask this Board to recognize the severity of this crisis, reject the argument that tenants should bear the burden of speculative decisions and failed preservation policy & vote to protect rent- stabilized tenants.”

“I am a tenant in a rent stabilized apartment in New York City. “I am a tenant in a rent stabilized apartment in New York City. I am writing to urge the Rent Guidelines Board to vote for a rent freeze for all rent stabilized units. I am writing to urge the Rent Guidelines Board to vote for a rent freeze for all rent stabilized units. I currently spend 40% of my income on rent. That figure is not unusual in this city; it is the norm for countless working New Yorkers and is probably on the lower end. A rent increase of any size, even a modest one, has a direct and immediate impact on my ability to pay for food, healthcare, transportation, and other basic necessities. New York City is already one of the least affordable cities in the country. Rents in the unregulated market have surged to levels that have pushed out long-term residents, displaced families, and hollowed out entire neighborhoods. Rent stabilized housing is one of the last remaining tools that keeps working- and middle- class tenants in the city we call home. Rent- stabilized housing is one of the last remaining tools that keeps working- and middle-class tenants in the city we call home. Weakening that protection, even incrementally, accelerates a crisis that is already severe. The purpose of the Rent Guidelines Board is to protect tenants and maintain housing stability. I urge you to fulfill that mandate by voting for a rent freeze this year. Tenants are not asking for relief we don't need, we are asking for stability we cannot afford to lose.”

“I live in a rent stabilized apartment. My partner and I are both educators. For the last decade, my partner has been an elementary special educator in our neighborhood school. Currently we are at the top end of our budget. With a lease renewal at 3%, we won’t be able to afford our rent in a year or maybe two tops. Additionally, we’d like to start a family. We are having difficult conversations about whether we can continue to afford to live in our neighborhood or afford to start a family, even without a rent increase. As two people who work full time, and one of whom works for the city, this is criminal. We love our neighbors and our community. We’d like to start a family, stay in our home, and continue to work in our community and for the city. If rent continues to increase at the rate currently set, this will not be possible. I ask you to consider a rent freeze while the city government figures out how to make this city more affordable for New Yorkers. All New Yorkers deserve homes that they can afford and the current housing situation in this city is shameful. There is no reason for anyone in this city to be without a comfortable home. This is a human made problem that you have the power to change. Use it to make housing affordable and accessible for EVERYONE. Housing is a human right. And it this board’s responsibility to do what you can to make that true.”

Selected Excerpts from Oral and Written Testimony from Owners and Owner Groups[3]

Comments from owners and owner groups included:

[2] Sources: Submissions by tenant groups and testimony by tenants.
[3] Sources: Submissions by owner groups and testimony by owners

“I am a small landlord, 83 years old. My husband, now deceased, worked his whole life to buy and maintain 2 properties in Hamilton Heights (30 units & 17 units). We have already very low rents that barely cover all the expenses of building. Rising oil prices and insurance costs along with the new interest rate makes it almost impossible to cover costs. The highest rent I have is ONE apartment that pays a preferential rate of $2384 for a 2 bedroom. The lowest is a one bedroom for $429 and a 2 bedroom for $537. The operating cost of each apartment is $1100. It was hard enough when DiBlasio froze the rent for 3 years. My interest rate on my mortgage was only 3.65%, but now it’s 6.12%. My mortgage is $36,400 a month! Skyrocketing oil prices –$14,000 to fill the tank My property taxes for both buildings is $154,525 and maintenance of this 1912 building is never ending. I have 8 tenants that are behind 3 or more months on their rent. I don’t know if I can hold on. I might have to file for bankruptcy because how long can I breathe through a straw underwater?”

“Bronx Fully Rent-Stabilized Pre-War Case Study 2025. Property A-Tremont, 21 residential [units], 1924, approx. 16,000 sq. ft., 20 [units] occupied, 2025 Approx. Monthly Rent Collected: $23,806.50. Annual Rent Collected: $285,678. Legal Rent Rent Roll: $29,138.65. Preferential Rent Rent Roll (actual rent roll): $26,342.73.”

Total Annual Operating Costs – Tremont [Property A]

Expense	**Annual Costs**
Property Tax (Gross)	$22,877
Property Insurance	$28,156
Heating Gas	$46,648
Water/Sewer	$27,986
Mgmt. Fee (8% of rent)	$22,854
Super	$10,400
On-Call Repairs & Labor	$19,282
Electric Common Areas	$4,442
Supplies	$2,000
Building Maintenance	$21,200
Property Mgmt. Software	$400
Extermination	$2,156
Legal Fees	$10,257
Loan Payments	$99,983
Total Operating Costs	**$308,241**

“The New York City Council continues to pass regulatory mandates without considering building income or geographic realities. Because there are no carve-outs for older rent stabilized portfolios, these policies hit our NOI directly: The Fairness in Apartment Rental Act (Fare Act): Landlords are now required to cover broker fees, a direct hit to the NOI with no mechanism to recoup costs. Because there are no carve-outs for older rent- stabilized portfolios, these policies hit our NOI directly: The Fairness in Apartment Rental Act (Fare Act): Landlords are now required to cover broker fees, a direct hit to the NOI with no mechanism to recoup costs. Cooling/AC Mandate: We do not know if the electrical infrastructure of a 100-year-old building can handle the electrical supply required for comprehensive AC installation. XRF Lead Testing: Lowered lead remediation thresholds require thousands of dollars in costly testing and immediate remediation efforts. Gas Appliance/Stove Law: There are only about 1,100 licensed master plumbers in New York City. Clogging this limited resource to install stoves has caused major delays and skyrocketing costs. Facade Mandate: Imposes massive capital improvement mandates on pre-war buildings that simply do not have the capital reserves to comply.”

“Everyone is all for lower rents for those with less money and higher rents for those with money, but where does anyone get off advocating that a small property owner, under penalty of a tax or a fine, should be forced to rent their property at a rate determined by law that results in the owner losing money? Apartments of rent stabilized apt buildings are being hurt because "legal" rents are not enough to cover expenses, including increasing insurance premiums, increasing utility bills, increasing water bills, and increasing real estate taxes, despite income being effectively FROZEN by law, and because, once an apartment is rented out, an owner is forced, by law, to continue renting to that person INDEFINITELY, no matter how horrible that person is toward the owner or fellow tenants, unless the tenant is PAID OFF to vacate… Many small owners, fed up with being nickel and dimed each year as they lose more money each year, are being forced to sell their buildings to real estate vultures (developers and "investment trusts") who have many ways of removing rent stabilized tenants from buildings, after which they create un-regulated and un-restricted "market rate' housing, for which the city provides tax abatements and other incentives to do so. Apartments of rent- stabilized apt buildings are being hurt because "legal" rents are not enough to cover expenses, including increasing insurance premiums, increasing utility bills, increasing water bills, and increasing real estate taxes, despite income being effectively FROZEN by law, and because, once an apartment is rented out, an owner is forced, by law, to continue renting to that person INDEFINITELY, no matter how horrible that person is toward the owner or fellow tenants, unless the tenant is PAID OFF to vacate… Many small owners, fed up with being nickel and dimed each year as they lose more money each year, are being forced to sell their buildings to real estate vultures (developers and "investment trusts") who have many ways of removing rent- stabilized tenants from buildings, after which they create un-regulated and un-restricted "market rate' housing, for which the city provides tax abatements and other incentives to do so. The city is clearly working against owners of affordable housing in a multitude of ways. It is no good for owners or for renters to have laws that serve only the interests of owners or only the interests of renters. There need to be sensible laws that help both groups, rather than one extreme law or another that keeps both groups at war with each other. There also needs to be property tax reduction on buildings with rent stabilized tenants, in exchange for rent freezes for those tenants. There also needs to be property tax reduction on buildings with rent- stabilized tenants, in exchange for rent freezes for those tenants. That way, owners can keep their buildings and tenants can keep their apts. WIN-WIN.”

“I respectfully ask that you consider the impact of a rent freeze on small property owners like my family. We own a six-unit building with rent stabilized apartments, including a rent-controlled unit. We own a six-unit building with rent- stabilized apartments, including a rent-controlled unit. We are not a large real estate corporation with investors, attorneys, and extensive resources. We are local owners who work hard to provide safe, well-maintained housing and who take pride in treating our tenants with respect and care. Our tenants enjoy living here, and we value the sense of community we have built over the years. However, the costs of operating our building continue to rise. Property taxes, insurance, electricity, heating oil, repairs, maintenance, and labor costs increase year after year. Meanwhile, allowable rent increases have often failed to keep pace with these expenses. We understand the challenges tenants face, but small landlords face challenges as well. A rent freeze may provide temporary relief for tenants, but it places additional financial strain on small property owners who are already struggling to keep up with rising costs. Without reasonable rent adjustments, many small landlords will eventually be forced to sell their properties. Too often, those properties are purchased by large real estate companies, reducing the number of independent owners who have a personal stake in their buildings and neighborhoods. We are not asking for excessive increases. We are simply asking for fair and reasonable adjustments that allow small property owners to maintain their buildings, serve their tenants, and remain part of the communities we have helped create. Please do not overlook the voices of small landlords. We are an important part of New York City's housing community, and we need policies that recognize the realities we face every day."

"Since 2019 I have been in the red on managing and maintaining the properties. A few years back, I was hoping to leave the properties to my children and retire but I am using my retirement money to keep up with expenses and I cannot retire. For the past 10 years, the real estate taxes went up 60%, insurance increased by 125% and so on. Even the RGB stated that for the last 10 years our expenses increased by 48.6%. The HSTPA does not allow any vacancy increases unless improvements are made to the apartment, but you need to understand that every time an apartment becomes vacant, we lose 1 to 2 months of rent, the apartment has to be cleaned and painted also we are required to pay broker fees for re-rental. It takes at least 2 years to evict a non-paying tenant. I have a case that is reaching a 5-year mark and no rent being paid. The HSTPA has also made it impossible to invest money into our properties. My last MCI filed with the state would take 782 months to recoup the money and well over 100 years with the interest on the loan. I have not given raises to the supers since 2018. I am running out of money and banks do not want to give any money out when refinancing rent stabilized properties. The increase provided by RGB is the only lifeline left for our properties."

Selected Excerpts from Oral and Written Testimony from Public Officials[4]

Comments from public officials included:

"I want to speak directly to one of the arguments we hear every year: that rent increases are necessary because rent stabilized landlords are in financial distress. We have to be honest and nuanced about the data. Most rent stabilized buildings are not in financial distress. What we are also seeing is the consequences of years of overleveraging, especially what happened in the years leading up to the Great Recession and before the 2019 rent reforms. Owners who gambled took on excessive debt, betting they could cash out by pushing tenants out and deregulating apartments. Tenants should not be forced to pay for that failed gamble. The same tenants whose home stability and communities were treated as investment opportunities deserve our advocacy. They deserve protection; they deserve to stay in their homes.
At the same time, I do want to complicate the narrative. There are those that need help. Some owners do need tools that make real repairs and preserve affordable housing. And that is why I have been at the forefront on the Council pushing for smarter preservation policy, including reforms to how we use tools like Article 11—tens of millions of dollars in tax exemptions spent by the City of New York every year. Where are those dollars going, and what scopes of work are being implemented to keep tenants safe? J-51 is going to be reauthorized, God willing, by the end of this year for 10 years to also fund fundamental repairs. I wish that this board could consider different treatment of tenant income. I wish the board would entertain more nuanced conversation about pre-1974 rent stabilized buildings versus newer buildings with tax exemptions and higher rents. I wish we could talk separately about small, owner-occupied rent stabilized buildings. I wish we could talk separately about small, owner-occupied rent-stabilized buildings. Those would be productive conversations. But in the absence of that nuance, we must be clear about the choice before us. I ask this Board to recognize the severity of this crisis, reject the argument that tenants should bear the burden of speculative decisions and failed preservation policy & vote to protect rent-stabilized tenants."

"I'm here with a simple message on behalf of Brooklyn tenants: Freeze the rent. While New Yorkers have been struggling more than ever to put food on the table, Mayor Adams raised rents by 12.6% throughout his term—the highest rate increase since the Bloomberg administration. For the past four years, rents have gone up faster than inflation, further squeezing the pockets of New Yorkers when the city should have stepped up to provide relief. We're all here today because Brooklyn tenants are struggling. It feels impossible to find an affordable home, or even to afford the home you already have. More than half of New York City households are rent-burdened, meaning they are paying over 30% of their income toward rent; about 33% are paying more than 50% of their income to rent. We're talking about hundreds of thousands of Brooklynites, including regulated tenants, who are forced to choose between paying rent on time and affording basic essentials. Evictions are up. Shelters are on the brink. None of this is sustainable. It shouldn't come as a surprise that the families leaving the city at the fastest rate are people of color making between $32,000 and $65,000 a year. To top it all off, President Trump's policies aren't helping. We have unnecessary wars that are making costs even higher for families, alongside federal cuts that are threatening programs that create affordable housing and help keep families in their homes. His economic agenda has resulted in more inflation, more income inequality, higher unemployment, and reduced access to public benefits. In fact, after so many increases, what we really should be talking about is a rent rollback. However, on a technical level, it seems like the board is only considering an increase of 0% to 4%. Therefore, I call on the Rent Guidelines Board to choose 0% for both one- and two-year leases. Freezing rent-regulated units is one of the most important tools we have to fight rampant gentrification and displacement in our cities. Our communities are counting on you."

"I've been a lifelong tenant. I have never owned a home—never have. I'm a senior. But I also represent both sides. I want to thank the board, all of you sitting in here. It's a very tough job. I'd like to thank you very much from the bottom of my heart for sitting here and listening to both sides of the aisle. What I really want to propose is fairness on both sides. We need landlords, and we need tenants, because tenants support the landlord, and landlords invest in building their houses. In reality, you can't have rent raises without considering that there are also costs involved. Just two days ago, the water commission board increased water rates by 6%. Last year, it was less than 3.5%. Those costs have to be borne. At the same time, I understand the tenants. Like myself, I've been a lifelong tenant and have never owned a home. I know what it's like to rent, and I also know what it's like to have no money at one point. But there is a balance to strike. I thank the board for thinking about fairness on both sides. Whatever decision you make, our hope is that you just look at both sides of the issue—both the landlords with their operating costs, and the tenants who need to have stable rentals. Thank you again. That's all I have to say and thank you for listening. Thank you to everyone here. We need balance, and we really need fairness on both sides. You can't have one without the other. Think about this, folks: we are not enemies. We have to live together as New Yorkers. We need both sides."

"Our first priority must be to ensure our tenants are able to keep a roof over their heads. Rent stabilized tenants in The Bronx simply cannot afford to pay exorbitant rent increases, especially when faced with higher costs on everything else. Rent- stabilized tenants in The Bronx simply cannot afford to pay exorbitant rent increases, especially when faced with higher costs on everything else. The proposed rent hikes of between 0% and 2% for one-year leases and between 0% and 4% for two-year leases reflect a necessary balance between the rising costs on landlords and the strained ability of tenants to absorb higher rents. During this unprecedented housing crisis, our tenants deserve a City that takes their concerns seriously and enables them to stay in their homes, while also preventing property owners from having insufficient financial resources to maintain their buildings in a good state of repair. I have heard too many stories from too many tenants about their financial struggles, the substandard quality of their housing, and the harassment that they are facing. Every one of them deserves the same access to quality and affordable housing that tenants of other boroughs are able to obtain. After the approved increases over the past few years, additional large increases would put thousands of rent-burdened households at risk of eviction and displacement. I urge the Rent Guidelines Board to protect vulnerable New Yorkers as you consider this proposed rent increase. As we continue to pursue strategies to tackle the housing crisis and reduce housing costs, we cannot and should not support any rent increase that will punish our tenants and have lasting consequences for our city."

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. *2026 Income and Expense Study*, March 2026 (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. *2026 Mortgage Survey Report*, April 2026 (an evaluation of recent underwriting practices, financial availability and terms, lending criteria, building sales data);

3. *2026 Income and Affordability Study*, April 2026 (including employment trends, housing court actions, changes in eligibility requirements and public benefit levels in New York City);

4. *2026 Price Index of Operating Costs*, April 2026 (measuring the price change for a market basket of goods and services which are used in the operation and maintenance of stabilized hotels);

5. *2026 Housing Supply Report*, May 2026 (including information new housing construction measured by certificates of occupancy in new buildings and units authorized by new building permits, building violations data, 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 2025*, May 2026 (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.

2026 Income and Expense Study

Between 2023 and 2024, Net Operating Income (NOI) increased 6.2% for buildings containing rent stabilized units. After adjusting for inflation, NOI rose 2.2%. The growth in NOI Citywide was greatest in Staten Island, rising 15.1%, while in Core Manhattan, it rose 10.0%, Upper Manhattan, by 9.1%, Queens by 6.8%, and Brooklyn by 4.4%. By contrast, NOI fell 0.1% in the Bronx. NOI growth between 2023 and 2024, adjusted for inflation, grew by 6.1% in Core Manhattan and 0.9% in the remainder of the City.

2026 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 5.3%. Increases occurred in all seven PIOC components. Taxes, which carry the highest weight in this year's Index, increased by 2.6%. The largest proportional increase was seen in Fuel (11.0%), followed by Insurance Costs (10.5%). More moderate increases were seen in Maintenance (6.0%), Utilities (5.6%), Administrative Costs (4.8%), and Labor Costs (3.0%). Each of these components, except for Fuel and Maintenance, increased at a slower pace than the previous year, including Taxes, which declined by 1.3 percentage points.

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 3.3% during this same time period. Excluding the cost of shelter, the CPI rose by 2.7% in the PIOC time period.[5] See the table below for changes in costs and prices for buildings that contain rent stabilized apartments between 2025 and 2026.

The "Core" PIOC, which excludes changes in fuel oil, natural gas, and steam costs used for heating buildings, is useful for analyzing long-term inflationary trends. The Core PIOC rose by 4.8% this year and was lower than the overall PIOC due to the exclusion of costs in the Fuel

[4] Sources: Submissions by public officials.

[5] The average CPI for All Urban Consumers, New York-Northeastern New Jersey for the year from March 2025 to February 2026 (347.5) compared to the average for the year from March 2024 to February 2025 (336.4) rose by 3.3%. This is the latest available CPI data and is roughly analogous to the "PIOC year." The CPI includes the cost of shelter (i.e. primarily rent of primary residence and owner's equivalent rent of primary residence), which accounts for approximately 41% of the overall CPI. In the most recent "PIOC year," the CPI for "all items less shelter" (59% of the overall weight of the total CPI) rose by 2.7%.

component, which increased by 11.0%. The PIOC for apartments heated by gas increased by 5.3%, and those heated by oil increased by 5.5%. The PIOC for pre-1974 apartments rose by 5.3%, less than that for post- 1973 apartments, which increased by 5.9%. The PIOC for hotels increased by 4.4%, and the Loft PIOC increased by 6.5%.

Table 1

2025-26 Percentage Changes in Components of the Price Index of Operating Costs for Rent Stabilized Apartment Houses in New York City[6]			
Component	Expenditure Weights	2025-26 Percentage Change	2025-26 Weighted Percentage Change
Taxes	27.92%	2.63%	0.73%
Labor Costs	11.86%	2.95%	0.35%
Fuel Oil	7.85%	11.03%	0.87%
Utilities	10.87%	5.58%	0.61%
Maintenance	18.49%	6.03%	1.11%
Administrative Costs	13.51%	4.80%	0.65%
Insurance Costs	9.49%	10.54%	1.00%
All Items	**100%**	**-**	**5.32%**

Source: *2026 Price Index of Operating Costs.*

On April 16, 2026, the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the *2026 Price Index of Operating Costs*. The memo follows:

[START OF MEMO]

Question 1: Can a summary of the annual change in the Insurance Costs component for the previous 10 years be provided?

PIOC Year	PIOC Insurance Costs Component Change		
	Pre-1974	Post-1973	**Total**
2017	8.4%	0.2%	**8.0%**
2018	3.5%	1.0%	**3.3%**
2019	7.4%	-5.8%	**6.0%**
2020	18.2%	1.8%	**16.5%**
2021	20.0%	6.9%	**18.8%**
2022	11.9%	5.9%	**10.9%**
2023	13.0%	12.2%	**12.9%**
2024	21.8%	19.5%	**21.7%**
2025	20.7%	9.1%	**18.7%**
2026	11.6%	5.4%	**10.5%**

Source: 2017-2026 Price Indices of Operating Costs

Question 2: Were the returned PIOC owner surveys proportionally representative, by borough, to the survey sample?

The sample frame for the Owner Survey portion of the PIOC included more than 45,000 buildings that contain rent stabilized units registered with New York State Homes and Community Renewal (HCR). RGB staff used a random sampling scheme to choose 15,000 addresses from this pool for the Owner Survey. As illustrated in the table below, the 15,000 buildings chosen for the *2026 PIOC* survey sample were nearly proportional to the borough breakdown of the 2024 HCR building file (excluding co-ops and condos). The table below also illustrates the borough breakdown of the survey responses. A total of 431 responses were received, from which 416 insurance policies were utilized. While the utilized insurance policies in both Brooklyn and Staten Island were proportional to the total HCR registration file in 2024, responses in both the Bronx and Manhattan were underrepresented, and Queens was overrepresented. See the table below for a borough breakdown of buildings in the total 2024 HCR registration file (excluding co-ops and condos), the survey sample, and the responses for which insurance costs were utilized.

Borough	2024 HCR File (without co-ops and condos)		2026 PIOC Survey Sample		2026 PIOC Valid Insurance Responses	
	Number of Buildings	Proportion of Buildings	Number of Buildings	Proportion of Buildings	Number of Buildings	Proportion of Buildings
Bronx	7,400	15.9%	2,385	15.9%	41	9.9%
Brooklyn	16,494	35.5%	5,295	35.3%	156	37.5%
Manhattan	13,015	28.0%	4,182	27.9%	86	20.7%
Queens	9,132	19.7%	2,993	20.0%	131	31.5%
Staten Island	419	0.9%	145	1.0%	2	0.5%
NYC Total	46,460	100.0%	15,000	100.0%	416	100.0%

[END OF MEMO]

Local Law 63/Income & Expense Review

The sample size for the Income and Expense (I&E) Study is 17,764 properties containing 805,312 units. This is the 34th 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 2025 Real Property Income and Expense (RPIE) statements for the year 2024:

[6] Totals may not add due to weighting and rounding.

Table 2

2024 Average Monthly Operating and Maintenance Costs Per Unit			
	Pre '74	Post '73	All Stabilized
Total	$1,192	$1,249	$1,203

Source: *2026 Income and Expense Study*, from 2025 Real Property Income and Expense filings for 2024, 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 four 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, RGB staff three 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 3.07% higher than among the non-adjusted building data set, down from a difference of 4.25% last year. Therefore, this year's new cost adjustment reduces expenses by 3.07%. Adjustment of the 2024 RPIE O&M cost ($1,203) by the results of this year's cost adjustment results in an average monthly O&M cost of $1,166. As a result, the following relationship between operating costs and residential rental income was suggested by the Local Law 63 data:

Table 2(a)

2024 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	$1,166	$1,681	0.694	$1,890	0.617

Source: *2026 Income and Expense Study*, from 2025 Real Property Income and Expense filings for 2024 NYC Department of Finance.

On April 14, 2026, the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the *2026 Income and Expense Study*. The memo follows:

[START OF MEMO]

Following the presentation of the *2026 Income & Expense Study,* board members posed several questions regarding the study. Staff responses are provided below:

Q1: A Board member asked for a comparison of expenses among 50%+ stabilized, 80%+ stabilized and 100% stabilized buildings.

See the following table for the Average Monthly Collected Rent and Expenses per Dwelling Unit per Month in 2024 by proportion of stabilized units in a building:

Average Monthly Collected Rent, Income and Expenses by Category per Dwelling Unit per Month by Stabilized Proportion in 2024

	All Buildings	**50%+ Stabilized**	**80%+ Stabilized**	**100% Stabilized**
Collected Rent	$1,681	$1,529	$1,488	$1,408
Collected Income	$1,890	$1,739	$1,695	$1,586
Total Expenses	$1,203	$1,121	$1,089	$1,039
Taxes	$316	$272	$256	$236
Maintenance	$209	$193	$189	$188
Administration	$153	$144	$140	$132
Labor	$134	$126	$121	$103
Utilities	$123	$124	$124	$125
Insurance	$107	$109	$109	$109
Fuel	$89	$87	$86	$89
Miscellaneous	$72	$66	$63	$57

Q2: A Board member asked for income and expense figures among Community Districts that saw a substantial change between last year and this year's Income and Expense Study.

The following table shows the requested comparison for all Community Districts in the I&E Study.

[7] Overall O&M expenses were adjusted as described above. The unadjusted O&M to Rent ratio would be 0.716. The unadjusted O&M to Income ratio would be 0.632.

Change in Rent, Income, Costs and NOI by Community District from 2023 to 2024

CD	Neighborhood	Rent Change	Income Change	Costs Change	NOI Change
102	Greenwich Village/Soho	5.4%	5.3%	3.5%	8.1%
103	Lower East Side/Chinatown	5.3%	5.3%	3.0%	9.4%
104	Chelsea/Clinton	7.1%	6.7%	4.1%	10.8%
105	Midtown	7.6%	7.5%	2.5%	17.4%
106	Stuyvesant Town/Turtle Bay	6.2%	5.8%	2.0%	12.2%
107	Upper West Side	5.6%	5.5%	1.6%	13.0%
108	Upper East Side	5.6%	5.3%	2.2%	10.4%
109	Morningside Hts./Hamilton Hts.	6.2%	5.5%	3.4%	11.3%
110	Central Harlem	3.8%	3.8%	4.6%	1.9%
111	East Harlem	4.9%	5.4%	4.1%	8.0%
112	Washington Hts./Inwood	4.4%	3.9%	1.9%	10.6%
201	Mott Haven/Port Morris	2.4%	4.2%	6.9%	-2.6%
202	Hunts Point/Longwood	5.9%	4.3%	10.3%	-13.1%
203	Morrisania/Melrose/Claremont	5.1%	5.7%	6.3%	3.5%
204	Highbridge/S. Concourse	3.5%	4.0%	5.8%	-1.3%
205	University Heights/Fordham	3.4%	3.5%	4.9%	-1.4%
206	E. Tremont/Belmont	4.6%	4.4%	4.4%	4.4%
207	Kingsbridge Hts./Mosholu/Norwood	3.7%	3.8%	3.5%	5.0%
208	Riverdale/Kingsbridge	3.0%	2.9%	4.0%	0.2%
209	Soundview/Parkchester	4.1%	4.4%	4.1%	5.4%
210	Throgs Neck/Co-op City	4.5%	3.7%	4.9%	0.5%
211	Pelham Parkway	4.5%	3.8%	1.7%	9.4%
212	Williamsbridge/Baychester	4.3%	4.1%	4.1%	4.2%
301	Williamsburg/Greenpoint	6.6%	6.8%	6.0%	7.6%
302	Brooklyn Hts./Fort Greene	6.2%	5.6%	5.2%	6.0%
303	Bedford Stuyvesant	5.1%	4.9%	5.3%	4.3%
304	Bushwick	3.8%	4.6%	3.0%	6.2%
305	East New York/Starett City	6.0%	5.8%	3.6%	12.2%
306	Park Slope/Carroll Gardens	5.5%	6.5%	3.8%	10.0%
307	Sunset Park	5.1%	4.6%	4.8%	4.3%
308	North Crown Hts./Prospect Hts.	4.3%	3.7%	4.0%	3.3%
309	South Crown Hts.	4.3%	3.6%	4.0%	2.9%
310	Bay Ridge/Dyker Hts.	3.6%	3.9%	2.6%	6.8%
311	Bensonhurst	2.8%	2.8%	3.7%	0.6%
312	Borough Park	4.5%	4.6%	4.1%	5.5%
313	Coney Island	4.3%	4.8%	5.7%	3.2%
314	Flatbush/Midwood	4.0%	3.9%	5.3%	0.8%
315	Sheepshead Bay/Gravesend	3.5%	3.6%	3.3%	3.9%
316	Brownsville/Ocean Hill	-0.1%	4.1%	0.3%	13.3%
317	East Flatbush	4.4%	4.7%	4.0%	6.1%
318	Flatlands/Canarsie	5.1%	5.1%	1.9%	12.5%
401	Astoria	4.1%	4.1%	2.5%	6.7%
402	Sunnyside/Woodside	3.5%	3.6%	3.5%	3.9%
403	Jackson Hts.	2.1%	2.3%	1.3%	4.9%
404	Elmhurst/Corona	2.1%	4.5%	2.0%	10.0%
405	Middle Village/Ridgewood	4.3%	3.3%	2.5%	4.4%
406	Forest Hills/Rego Park	4.7%	4.7%	5.7%	2.4%
407	Flushing/Whitestone	4.9%	4.7%	4.7%	4.3%
408	Hillcrest/Fresh Meadows	4.4%	4.6%	3.1%	7.5%
409	Kew Gardens/Woodhaven	4.9%	4.2%	5.6%	0.7%
412	Jamaica	4.7%	5.0%	2.6%	14.0%
414	Rockaways	4.2%	5.3%	6.6%	2.6%
501	North Shore	7.6%	7.7%	6.7%	9.9%

Q3: A Board member asked for Net Operating Income (NOI) that is adjusted for inflation when housing costs are excluded.

When housing costs are excluded, the inflation rate is reduced to 2.57%, down from 3.79% that includes housing costs. The following chart shows the nominal change in NOI, inflation-adjusted change (including housing costs) in NOI and the inflation-adjusted change (excluding housing costs) in NOI.

Change in NOI Citywide, Core Manhattan, and the City Excluding Core Manhattan from 2023 to 2024

	Nominal Change in NOI	Inflation-adjusted Change in NOI (including housing costs)	Inflation-adjusted Change in NOI (excluding housing costs)
Citywide	6.2%	2.2%	3.4%
Core Manhattan	10.0%	6.1%	7.3%
City excluding Core Manh.	4.7%	0.9%	2.1%

Q4: A Board member asked for the change in the number of buildings considered distressed compared to the total number of buildings analyzed in both last year and this year's I&E Study.

- As per the *2026 I&E Study*, 1,628 buildings were considered distressed, out of a total of 17,764 buildings in the study. This indicates a distressed rate of 9.2%.
- As per the *2025 I&E Study*, 1,563 buildings were considered distressed, out of a total of 16,722 buildings in the study. This indicates a distressed rate of 9.3%.

Q5: At the March 26, 2026 meeting, a guest speaker inquired whether the Real Property Income & Expense (RPIE) data utilized in the Income & Expense Study is adjusted data, rather than raw data.

Upon receiving a request for information, the Department of Finance confirmed that the RPIE data provided to the RGB utilizes actual, raw numbers to generate the aggregated data provided to the RGB. As in prior years, buildings in which operating costs exceeded income by more than 300% as well as buildings above the 99th percentile or below the 1st percentile are excluded. See Methodology section of the *I&E Study* (page 22).

[END OF MEMO]

Forecasts of Operating and Maintenance Price Increases for 2026-27

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 2026-27 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 2025-26 and Projected 2026-27		
	Price Index 2025-26	Projected Price Index 2026-27
Taxes	2.6%	4.7%
Labor Costs	3.0%	3.9%
Fuel Oil	11.0%	-7.5%
Utilities	5.6%	-1.7%
Maintenance	6.0%	4.6%
Administrative Costs	4.8%	4.8%
Insurance Costs	10.5%	16.9%
Total (Weighted)	**5.3%**	**4.1%**

Source: *2026 Price Index of Operating Costs.*

Overall, the PIOC is expected to grow by 4.1% from 2026 to 2027. Costs are predicted to rise in five components, with the largest growth (16.9%) projected to be in Insurance Costs. Taxes, the component that carries the most weight in the Index, is projected to increase by 4.7%. Other projected increases include Administrative Costs (4.8%), Maintenance (4.6%), and Labor Costs (3.9%). In contrast, both Fuel and Utilities costs are projected to decline, by 7.5% and 1.7%, respectively. Table 3 shows projected changes in PIOC components for 2027. The Core PIOC is projected to rise by 5.1%, 1.0 percentage points higher than the overall projected PIOC for rent stabilized apartments.

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 *2026 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

2026 Mortgage Survey[8] Average Interest Rates and Points for New Financing of Permanent Mortgage Loans 2018-2026									
	2018	2019	2020	2021	2022	2023	2024	2025	2026
Avg. Rates	4.8%	4.7%	4.0%	3.8%	3.9%	6.0%	7.0%	6.7%	6.1%
Avg. Points	0.44	0.38	0.22	0.38	0.32	0.29	0.37	0.30	0.32

Source: 2018–2026 *Annual Mortgage Surveys*, RGB.

[8] 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.

On April 22, 2026, the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the *2026 Mortgage Survey Report*. The memo follows:

[START OF MEMO]

Following the presentation of the 2026 Mortgage Survey Report*, a board member inquired about additional information regarding building sales data.*

The table below presents data on the number of buildings with stabilized units sold in 2024 and 2025, categorized by the proportion of stabilized units within each building, whether the building is pre-1974 or post-1973, and whether the building is located outside of Manhattan. It also includes the average price per unit in 2025 and the price change from 2024.

	Number of Buildings Sold in 2024	Number of Buildings Sold in 2025	2025 Avg. Price per Unit	Inflation-adjusted change from 2024
50%+ Pre-74 Citywide	349	495	$146,038	-9.4%
80%+ Pre-74 Citywide	262	383	$130,714	-8.3%
100% Pre-74 Citywide	139	180	$167,243	-3.1%
50%+ Post-73 Citywide	31	40	$456,250	19.4%
80%+ Post-73 Citywide	31	38	$456,701	19.6%
100% Post-73 Citywide	15	22	$591,250	*
50%+ excl. Manhattan	311	443	$161,680	-10.1%
80%+ excl. Manhattan	260	371	$160,067	-11.0%
100% excl. Manhattan	142	184	$191,434	15.9%

*Too few buildings to calculate change in price

Source: NYC Department of Finance

[END OF MEMO]

Condition of the Rent Stabilized Housing Stock

In 2025, there was a 15.3% increase from 2024 in the number of permits issued for new housing units, rising to 17,673. There was also an increase of 14.3% in the number of units completed in new buildings, to 38,691, in addition to a net gain of 5,879 units via alterations. The number of units newly receiving 421-a benefits increased by 35.5% from 2024 levels. Rehabilitation of housing units under the J-51 tax abatement and exemption program decreased by 55.0% in 2025. The number of Class B and Class C violations in buildings containing rent stabilized units fell by 8% between 2024 and 2025, including a decrease of 9% in buildings built prior to 1974 that are at least 80% rent stabilized. Housing Court litigations initiated by, or naming, the NYC Department of Housing Preservation and Development declined by 10.1% from the prior year, including a 13.6% decline in buildings containing rent stabilized units. As of 2023, a tight housing market also remains in New York City (NYC), 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 2017.

Table 5

Number of Cooperative / Condominium Plans[9] Accepted for Filing, 2017-2025									
	2017	2018	2019	2020	2021	2022	2023	2024	2025
New Construction	224	233	227	186	183	130	158	198	137
Conversion Non-Eviction	18	11	11	12	4	3	2	7	7
Conversion Eviction	0	0	0	0	0	0	0	0	0
Rehabilitation	33	42	43	37	33	42	34	55	58
Total	275	286	281	235	220	205	194	260	202

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

At the May 21, 2026 *Housing Supply Report* presentation, three questions were asked for which an immediate answer could not be provided. The memo follows:

[START OF MEMO]

Question 1: Can you provide the proportion of new construction versus preservation, by affordability level, for affordable housing starts reported by the NYC Department of Housing Preservation and Development?

As noted in the 2026 Housing Supply Report, of all the 29,735 affordable housing starts in 2025, 45.6% were new construction, and 54.4% were preservations. By affordability level, 26.0% of the starts in 2025 were designated for extremely low-income households, 25.4% at very low-income households, 27.7% at low-income households, 4.6% at moderate-income households, and 16.2% at middle-income or higher households.[10]

By affordability level, of the 7,745 units started in 2025 for extremely low-income households, 34% were new construction and 66% were preservation. Of the 7,553 units started for very low-income households, 29% were new construction and 71% were preservation. Of the 8,242 units started for low-income households, 46% were new construction and 54% were preservation. Of the 1,368 units started for moderate-income households, 37% were new construction and 63% were preservation. Of the 4,827 units started for middle-income or higher households, 92% were new construction and 8% were preservation.[11]

By project type, of the 13,549 units of new construction started in 2025, 19.2% were designated for extremely low-income households; 15.9% at very low-income households; 28.2% at low-income households; 3.7% at moderate-income households; and 32.9% at middle-income or higher households. Of the 16,186 preservation units started in 2025, 31.8% were designated for extremely low-income households; 33.3% at very low-income households; 27.3% at low-income households; 5.3% at moderate-income households; and 2.3% at middle-income or higher households.[12]

Question 2: Can you provide the number of open violations related to either false certifications by the owner, or failure to provide access by the tenant?

As reported in the 2026 Housing Supply Report, 24.1% of the Class B and Class C violations issued to buildings that contain rent stabilized units in 2024 remained open as of May 1, 2026, as did 35.9% of the violations issued in 2025. As of June 1, 2026, each of these proportions decreased slightly, with 23.2% of the 2024 violations, and 33.8% of the 2025 violations, remaining open. The HPD violation data published each day on NYC OpenData also includes the current status of the violations. In 2025, in buildings that contain rent stabilized units, just over half of the open violations (53.1%) have a recorded status of "Notice of Violation Sent Out," indicating that the violation was sent to the owner of record. The second most common status of open violations (at 13.4%) is "Not Complied With," indicating that a reinspection of the violation found that the condition still exists as of the status date. Third most common (at 10.9%) is a failure to gain access to the tenant's apartment to inspect the reported violation. False certifications account for 1.3% of the open violations.[13]

Similar to open violations in 2025, in 2024 the most common reason for an open violation is "Notice of Violation Sent Out," accounting for 46.3% of all open violations (in buildings that contain rent stabilized units). However, the second most common status of open violations in 2024, at 17.5%, is a failure to gain access to the tenant's apartment to inspect the reported violation. The third most common status, at 14.5%, is "Not Complied With." False certifications account for 0.7% of the open violations.

Additional data on false certifications can be obtained from HPD's annual report to the NYC Council on the Certification of Correction Process for Class C violations.[14] Pursuant to Local Law 117 of 2019, no later than March 31 annually, HPD must present the findings of the audits of certifications of corrections performed in the previous year. HPD must audit no fewer than 15% of all certifications of correction of Class C violations filed with the agency. The audit is an inspection to ensure that the violating conditions cited in the notice of violation have been corrected.

HPD reports that in 2025:

- 279,136 Class C violations were issued in 2025, a 6% decrease from 2024
- The certification rate slightly decreased from 43% in 2024, to 42% in 2025
- HPD attempted reinspections for 63% of Class C certifications received, well over the mandated 15% reinspection requirement
- The reinspection completion rate was 75% for attempted reinspections
- The false certification rate was 32% in 2025, nearly equal to 2024

By violation type, HPD found that:

- When factoring in the number of reinspections completed by HPD for pests compared to other violation types, pest violations were found to be falsely certified at a higher rate, 50%, compared to the overall 32% rate. HPD attributes this high false certification rate to the nature of pest violation correction. Even though an owner may properly treat such a condition and therefore validly certify that steps were taken to address this condition, pest conditions may take many treatments over a longer period of time to properly remediate and often require a more comprehensive pest management plan requiring consistent action and maintenance from both property owners and tenants. A total of 26% of the total number of false certifications are for pest violations.
- While self-closing door violations are greater in number and make up a larger percentage (49%) of the total number of false certifications, these violations were found to be falsely certified at a slightly lower rate, 30%, compared to the overall percentage of 32%.
- Violations concerning the proper notice and access to heating systems were found to be falsely certified at a higher rate than average, 42%, compared to the overall 32% false certification rate.
- Window guard violations are falsely certified at approximately the average overall rate, with 31% found to be falsely certified upon reinspection.
- Mold, heat/hot water, and lead-based paint violations are among the violation categories with the lowest rate of false certification, at 14%, 13%, and 2% of reinspections, respectively. This has implications especially for the dismissal of lead-based paint violations, which currently cannot be deemed complied without a certification reinspection, even though the numbers indicate that 98% of the time the condition is properly and validly corrected.

Question 3: How many Class B and Class C violations issued in 2019 remain open, and what is the change in Class B and Class C violations between 2019 and 2025?

As of late May, 2026, 9.7% of the Class B/C violations issued in 2019 to buildings that contain rent stabilized units remain open.[15] Similar to open violations in 2025, in buildings that contain rent stabilized units the most common reason for the open violation is "Notice of Violation Sent Out," accounting for 33.7% of all open violations. However, while false certifications were rare in open violations from 2024 and 2025 (see Question 2), the second most common reason for

[9] "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.

[10] 2026 Housing Supply Report, NYC Rent Guidelines Board.

[11] NYC Open Data, Affordable Housing Production by Building: https:// data.cityofnewyork.us/Housing-Development/ Affordable-HousingProduction-by-Building/hg8x-zxpr. Data current through March 20, 2026.

[12] See footnote 11.

[13] All data is from the NYC OpenData portal: https://data.cityofnewyork.us/Housing-Development/ Housing-Maintenance-Code-Violations/wvxf-dwi5/about_data. The determination of a building's rent stabilization status is based on the Borough-Block-Lots (BBLs) of buildings registered with NYS Homes and Community Renewal (HCR) as of April 1, 2024. Note that it is not possible, with publicly available data, to determine if the status of the open violations has changed over time. These figures provide the status as of June 1, 2026.

[14] https://www.nyc.gov/assets/hpd/downloads/pdfs/services/certification-of-corrections-cy25.pdf.

[15] The same NYS Homes and Community Renewal annual registration file (from 2024) was used to identify buildings that contain rent stabilized units in both 2019 and 2025. Therefore, any buildings that completely left rent stabilization between 2020 and 2024 would not be quantified in the 2019 data.

open violations issued in 2019 (23.7%) is false certifications. “Not Complied With” is the third most common reason for open violations, at 18.2%.[16]

In buildings that contain rent stabilized units, the number of Class B and Class C violations issued in 2019 (337,708) increased by 44.2% in 2025 (to 486,820).[17] The violation orders that experienced the greatest increase were related to self-closing doors (Order 530,[18] the enforcement and inspection of which were increased by HPD in 2022), and orders to repair or replace any broken or defective items in an apartment (Orders 501[19] and 502[20]).

[END OF MEMO]

Consumer Price Index

The Board reviewed the Consumer Price Index. Table 7 shows the percentage change for the NY-Northeastern NJ Metropolitan area since 2019.

Table 6

Percentage Changes in the Consumer Price Index for the New York City - Northeastern New Jersey Metropolitan Area, 2019-2026 (For "All Urban Consumers")								
	2019	2020	2021	2022	2023	2024	2025	2026
1st Quarter Avg.[21]	1.5%	2.3%	1.5%	5.5%	5.5%	3.1%	4.0%	3.4%
Yearly Avg.	1.7%	1.7%	3.3%	6.1%	3.8%	3.8%	3.9%	--

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, 0.0%). 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.

Table 7

Calculation of Operating and Maintenance Cost Ratio for Rent Stabilized Buildings from 1989 to 2027			
Year[22]	Average Monthly O & M Per d.u.[23]	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)
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	$1,203 ($1,166)	$1,890	.65 (.62)
2025[24]	$1,279 ($1,240)	$1,941	.66 (.64)
2026[25]	$1,347 ($1,305)	$2,002	.67 (.65)
2027[26]	$1,402 ($1,359)	$2,032	.69 (.67)

Source: RGB Income and Expense Studies, 1989-2026; Price Index of Operating Costs, 2023 – 2026 RGB Rent Index for 2023 – 2026.

Changes in Housing Affordability

Per the 2026 *Income and Affordability (I&A) Study,* indicators of employment include an average of 23,800 jobs added by NYC businesses in 2025, a 0.5% increase, but the smallest proportional increase in employment since 2009 (excluding the pandemic year of 2020). The average annual unemployment rate for NYC residents rose to 5.2% in 2025, up from 5.0% in 2024. By borough, the rate ranged from 4.5% to 6.8%, highest in the Bronx and lowest in Staten Island.

Wages and household income are also reported in the *I&A Study*. In the most recent time period studied (the fourth quarter of 2024 through the third quarter of 2025) there was an increase in average inflation-adjusted wages earned within NYC, which increased by 2.3%, while nominal wages increased by 6.1%. Median renter income is also reported by the annual *American Community Survey (ACS)*. In 2024, in inflation-adjusted terms the median renter income rose by 1.8%. By borough, renter income in real terms increased in each borough but the Bronx in 2024, rising by the greatest proportion in Manhattan (6.9%), and declining by 5.3% in the Bronx. Citywide, median renter income rose by 5.7% nominally. Specifically for renter households, household income decreased by 1.7% in real terms for the lowest quintile from 2023 to 2024, as well as by 1.5% for the second quintile. However, “real” income increased for each of the highest three quintiles of renter households, increasing by 1.2% in the third quintile, 2.6% in the fourth quintile, and 2.4% in the highest quintile.

Measuring inflation, the Consumer Price Index (CPI) rose by 3.4% in the NYC metropolitan area during 2025, a decrease of 0.4 percentage points from 2024. The overall CPI increase was accelerated by an increase of 4.7% in the rent index portion of the CPI and dampened by the increase in the CPI for “all costs less shelter,” which increased by 2.7% in 2025. The overall CPI increase was accelerated by an increase of 4.7% in the rent index portion of the CPI and dampened by the increase in the CPI for “all costs less shelter,” which increased by 2.7% in 2025.

The *I&A Study* also examines the cost and affordability of rental housing. Data from the *2024 ACS* shows that 51.6% of NYC renter households pay 30% or more of their income toward rent, including 28.8% that pay 50% or more. The median gross rent-to-income ratio was 30.9% in 2024, a decrease of 0.2 percentage points. By borough, the median gross rent-to-income ratio ranged from 28.3% in Manhattan to 37.3% in the Bronx. Citywide, in inflation-adjusted terms, there was an increase in median contract rent of 0.6%, and a decrease of 0.2% in median gross rent. By borough, median gross rents in real terms increased in both the Bronx and Brooklyn in 2024, but fell in Manhattan, Queens, and Staten Island.

Other affordability indicators include data from Housing Court. Non-payment filings in Housing Court decreased by 1.3%, and non-payment cases scheduled to be heard decreased by 12.1% in 2025. Evictions increased in 2025 for the fourth consecutive year. 62% of the units with evictions in 2025 were in buildings containing rent stabilized units (though not necessarily rent stabilized units), an increase of 0.9 percentage points from 2024.While evictions rose by 9.7% overall, they rose by 11.8% in buildings that contain rent stabilized units and 6.5% in buildings that do not. By borough, approximately 38.2% of evictions in buildings containing

[16] See Endnote 13.

[17] To ensure a more parallel comparison between 2019 and 2025, buildings built after 2019 were excluded from the number of violations issued in 2025.

[18] Order 530: § 27-2005, 27-2007, 27-2041.1 HMC, §238, § 309; § 107 (2) (C) MDL AND 28 RCNY §25-171: REPLACE OR REPAIR THE SELF-CLOSING DOORS THAT IS MISSING OR DEFECTIVE

[19] Order 501: § 27-2005 HMC: PROPERLY REPAIR OR REPLACE THE BROKEN OR DEFECTIVE….

[20] Order 502: § 27-2005 ADM CODE PROPERLY REPAIR WITH SIMILAR MATERIAL THE BROKEN OR DEFECTIVE….

[21] 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.

[22] 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.

[23] 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. Average costs among the main data set were 4.94 percentage points larger than among the non-adjusted building data set in 2021, 4.41 in 2022, and 4.25 in 2023. In 2024, the most recent data available, the average costs among the main data set were 3.07 percentage points larger than among the non-adjusted building data set. Therefore, the cost adjustment for years 2024-2027 reduces expenses by 3.07%. See the Local Law 63/Income & Expense Review section above for additional information. Figures in parentheses are adjusted to reflect these findings.

[24] Estimated expense figure includes 2025 expense updated by the PIOC for the period from 3/1/24 through 2/28/25 (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 2/28/25 (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)).

[25] Estimated expense figure includes 2026 expense updated by the PIOC for the period from 3/1/25 through 2/29/26 (5.3%). Income includes the income for 2026 updated by staff estimate based upon guidelines and choice of lease terms for a period from 3/1/25 through 2/28/26 (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)).

[26] Estimated expense figure includes 2026 expense estimate updated by the 2027 PIOC projection for the period from 3/1/26 through 2/28/27 (4.1%). Income includes the income estimate for 2027 updated by staff estimate based upon guidelines and choice of lease terms for a period from 3/1/25 through 2/28/26 (1.51% - i.e., the 10/1/25 to 9/30/26 rent projection (2.59%) times (.583), plus the 10/1/26 to 9/30/27 rent projection (0.00%) times (.417)).

rent stabilized units were in the Bronx, 24.0% in Brooklyn, 20.7% in Manhattan, 15.9% in Queens, and 1.2% in Staten Island."

The *I&A Study* also reports on both sheltered homelessness and recipients of cash assistance and other public benefits. Including asylum-seekers, the average daily number of individuals in NYC Department of Homeless Services shelters decreased by 1.7% in 2025, but levels remain considerably higher than in 2022 (preceding the impact of asylum-seekers). Excluding asylum-seekers, the shelter census increased by 2.1% in 2025. Cash assistance caseloads rose by 7.4% in 2025, while the number of SNAP (food stamp) recipients declined by 0.4%, and Medicaid enrollees declined by 5.0%.[27]

On April 24, 2026, the staff of the Rent Guidelines Board released a memo to Board members with additional information concerning the *2026 Income & Affordability Study*. The memo follows:

[START OF MEMO]

At the April 16, 2026 *Income & Affordability Study* (I&A) presentation, five questions were asked for which an immediate answer could not be provided. Answers follow.

Question 1: Are the Supplemental Nutrition Assistance Program (SNAP, formerly known as food stamps) and cash assistance benefits indexed to inflation?

SNAP program benefits have historically been indexed to the change in cost of specific food items in the Consumer Price Index. Maximum monthly allotments have been tied to the cost of purchasing a nutritionally adequate low-cost diet, as measured by USDA's Thrifty Food Plan (TFP). Each June, maximum allotments were adjusted for food price inflation using the Consumer Price Index for the food items that make up the TFP. The maximum monthly allotments were updated each October to reflect this change.[28] For instance, in October 2025, the maximum benefits were increased by approximately 2% from October 2024 levels.[29] Future increases will be based on the overall CPI, regardless of the price of the food component of the CPI.[30]

Note that in 2021, the TFP was updated, resulting in a 21% increase in food stamp benefits.[31]

Cash assistance benefits are not indexed to inflation. Historic information on benefit levels was difficult to obtain, but according to the New York City Bar, maximum cash assistance benefits were last increased in 2012.[32] Another report, published in 2024, states that "Cash assistance benefits in New York can buy 34% less than they did 30 years ago. If benefit amounts in 1996 ($557 for a family of 3) had kept up with inflation, that amount today would be $1,115, not $789." [33]

Question 2: Are there any projections on future SNAP, Cash Assistance, or Medicaid needs?

Recent projections for benefit programs center primarily around changes to the SNAP program. Per the NYC Human Resources Agency, the agency which administers SNAP, "On November 1, 2025, HRA was required to implement the Supplemental Nutrition Assistance Program (SNAP) eligibility requirements for Able Bodied Adults Without Dependents (ABAWD). ABAWD identified individuals will be required to comply with the ABAWD requirements beginning March 1, 2026." Under Federal law, SNAP clients who are considered Able-Bodied Adults Without Dependents (ABAWDs) need to meet certain work requirements. Generally, adults aged 18 to 64 who: do not live with a child under age 14 in the household; or are not pregnant or caring for a person who cannot care for themselves; or do not have any mental or physical barriers to employment."[34]

In September 2025, the Adams administration estimated that 221,000 households would lose SNAP in NYC as a result of these new work requirements.[35] A July 2025 article in the New York Times quoted the former commissioner of the New York City Department of Social Services estimating a loss of 130,000 households on SNAP.[36] A more recent New York Times article, from March 2026, cites an estimate of 180,000 households losing SNAP, without citing the source of the estimate.[37]

Changes to the Medicaid program will go into effect on January 1, 2027. Per the NYS Department of Health: "Starting January 1, 2027, some people who have Medicaid coverage will need to show they are working, going to school, helping out in the community, or participating in job training to keep their health coverage. This is a new federal rule from the government called Work Requirements for Medicaid Coverage. If this rule affects you, you'll need to do 80 hours of approved activities each month. You can do these things to meet the requirements: earn income of $580 per month; OR A) Work at least 80 hours per month at a job where you get paid; B) Go to school at least half-time; C) Join a job training or work program; D) Volunteer or help out in your community; A combination of any of the above activities (A-D). There are exemptions from these requirements for New Yorkers who meet a wide variety of criteria, such as being younger than 19 or older than 64; being disabled; in a SNAP household, and subject to SNAP work requirements; enrolled in TANF and meeting TANF work requirements; or diagnosed with a physical or mental health condition that makes it hard to work."

In August 2025, Governor Hochul estimated that statewide "Over two million New Yorkers could lose their current insurance coverage. This includes approximately 730,000 lawfully present non-citizens who could lose their Essential Plan (EP) coverage, as over half of the budget for the EP, approximately $7.5 billion in federal funding, is being eliminated. Additionally, a further 1.3 million New Yorkers will lose Medicaid coverage due to new eligibility and verification hurdles. Out of these 2 million people, 1.5 million New Yorkers are expected to become uninsured. As a result, uncompensated care costs to hospitals and providers are projected to rise to over $3 billion annually."[38]

It does not appear that any recent changes have been implemented for the Cash Assistance Program.

Question 3: Can more detailed wage information be provided, such as wages by quintile, or wages just for residents of New York City?

Current wage data is not released in a format that would allow for additional details beyond what is already provided in the *I&A Study*. However, data from the *2024 American Community Survey* includes data on wages.

For all NYC full-time workers, the median wage in 2024 ($71,199) increased by 3.6% in nominal terms from 2023 ($68,733) but decreased by 0.2% in inflation-adjusted terms. The average wage in 2024 ($105,643) increased by 2.4% in nominal terms from 2023 ($103,199) but decreased by 1.4% in inflation-adjusted terms.[39]

For all NYC full-time workers in renter households, the median wage in 2024 ($64,976) increased by 6.2% in nominal terms from 2023 ($61,171) and increased by 2.3% in inflation-adjusted terms. The average wage in 2024 for workers in renter households ($94,033) increased by 4.3% in nominal terms from 2023 ($90,179) and increased by 0.5% in inflation-adjusted terms.[40]

Compared to full-time workers in owner households in 2024, average wages were 25% lower for renters, and median wages were 22% lower.

Wages for full-time workers in renter households can also be compared by quintile. Each quintile represents the average wage within approximately 20% of households. Examining the change from 2023 to 2024 (the two most recent years of data), in nominal terms average wages in each quintile increased from 2023 to 2024, increasing by 5.3% in the lowest quintile, 6.8% in the second quintile, 6.5% in the third quintile, 6.1% in the fourth quintile, and 5.9% in the highest quintile. Each quintile also increased in inflation-adjusted terms between 2023 and 2024, rising by 1.5% in the lowest quintile, 2.9% in the second quintile, 2.6% in the third quintile, 2.2% in the fourth quintile, and 2.0% in the highest quintile.

Question 4: Is there any information about debt for NYC residents?

As noted during the presentation, there is some information about debt and emergency savings via a Statewide survey from the Community Service Society in 2025. Following is the text from the *2026 Income and Affordability Study*:

> In early fall 2025, the Community Service Society (CSS) conducted the "Annual Survey of Housing and Economic Security." The survey gathered responses from 4,000 New York State (NYS) residents, half of whom were residents of NYC, and 10% of whom were rent stabilized or rent controlled tenants in NYC.62 Among the survey's findings, 36% of NYS residents reported they "could not make ends meet or were barely getting by." By income group, 20% of "higher-income" households (those earning more than 400% of the Federal Poverty Line (FPL)) reported financial difficulties, as well as 39% of "moderate-income" households (those earning between 201% and 400% of the FPL), and 60% of "lower-income" households (those earning 200% or less of the FPL). In addition, 25% of NYS households reported having no emergency savings, including 9% of "higher-income" households, 26% of "moderate-income" households, and 53% of "lower-income" households. Each of these individual proportions was similar to the proportions of each income group that reported that they would have difficulty paying for a $400 emergency expense. Approximately a quarter to one-third of respondents in each income group also reported relying on short-term debt (such as credit cards or loans from family) to pay for everyday expenses.
>
> CSS also released data for 403 rent stabilized tenants that participated in the Statewide survey. This data showed that 27% of rent stabilized tenants reported currently owing back rent; 49% said they "could not make ends meet or were barely managing to get by;" and 64% reported having an insufficient amount of emergency savings. For those rent stabilized tenants making 200% or less of the FPL, 66% said they could not make ends meet or were barely managing to get by," and 83% reported having an insufficient amount of emergency savings.[41]

In August 2024, the NYC Comptroller's Office release a report on credit card and auto debt for NYC residents from the first quarter of 2015 or the first quarter of 2016 through the first quarter of 2024.[42] To obtain the data, the agency partnered with the Federal Reserve Bank of New York to focus on New York City specific credit data from the New York Fed's Consumer Credit Panel, which is based on anonymized, individual credit report data from Equifax. You can read the full report on their website: https://comptroller.nyc.gov/reports/household-debt-trends-among-nyc-residents/.

Question 5: Can historical data on rent-to-income ratios be provided?

Following are tables with median gross-rent-to-income ratios from the 1996-2023 *NYC Housing and Vacancy Surveys (HVS)*, and the 2005-2024 *American Community Survey (ACS)*. The data from the *HVS* can be reported for both all renters and rent stabilized tenants. Data from the *ACS* can only be provided for all renters.

27 See the *2026 Income and Affordability Study* for the sources of all data presented in this section.
28 https://www.congress.gov/crs-product/IF12664.
29 https://www.fns.usda.gov/snap/fy-2025-cola and https://www.fns.usda.gov/snap/allotment/cola/fy26.
30 https://www.cbo.gov/system/files/2025-08/61367-SNAP.pdf.
31 https://www.fns.usda.gov/cnpp/thrifty-food-plan-2021.
32 https://www.nycbar.org/blogs/increase-public-assistance-benefits-needs-allowance-cash-assistance/.
33 https://familypolicynyc.org/explainer/shifting-cash/.
34 https://www.nyc.gov/site/hra/help/snap-benefits-food-program.page.
35 https://legistar.council.nyc.gov/LegislationDetail.aspx?ID=7517346&GUID=E5A025C7-CE1E-4001-A4B6-1B3FFDE78A67&Options=&Search=.
36 Maslin Nir, S. (2025, July 11). 300,000 New Yorkers Could Lose Food-Stamp Benefits After Trump's Cuts. *The New York Times*. https://www.nytimes.com/2025/07/11/nyregion/nyc-snap-food-stamps-trump.html.Note that it is not entirely clear if this figure refers to people or households, but most likely it is households.
37 Haag, M. (2026, March 6). 180,000 New Yorkers May Lose Food Stamp Benefits Under New Work Rules. *The New York Times*. https://www.nytimes.com/2026/03/06/nyregion/snap-food-stamps-work-requirements.html. Note that it is not entirely clear if this figure refers to people or households, but most likely it is households.
38 https://www.governor.ny.gov/news/governor-hochul-joins-us-representative-ritchie-torres-warn-crippling-effects-republicans-big.
39 Data is directly from tables published on the Census Bureau's website from the 2023 and 2024 American Community Surveys. http://data.census.gov.
40 Note that the estimates of wages for renters were tabulated from Public Use Microdata Samples (PUMS), while the median and average wages for all NYC residents was from tables tabulated directly from the Census Bureau and published on their website. PUMS data includes approximately two-thirds of the cases used to create estimates on data.census.gov and contains additional edits and modifications like "top-coding" of continuous variables with outlying values. These modifications increase the margin of error and make the data slightly less reliable than data published directly from the Census Bureau.
41 See page 18 of the 2026 Income and Affordability Study. https://rentguidelinesboard.cityofnewyork.us/wp-content/uploads/2026/04/2026-IA.pdf.
42 "Spotlight: Household Debt Trends Among NYC Residents," Office of the New York City Comptroller. August 13, 2024. https://comptroller.nyc.gov/reports/household-debt-trends-among-nyc-residents/.

Median Gross Rent-to-Income Ratios, NYC Housing and Vacancy Survey (1996-2023)

Year	All Renters	Rent Stabilized	Rent Stabilized Excluding Households with Rent Assistance*
1996	30.0%	30.2%	N/A
1999	29.2%	30.1%	N/A
2002	28.6%	28.3%	N/A
2005	31.2%	31.9%	30.4%
2008	31.5%	31.7%	30.3%
2011	33.8%	34.6%	32.7%
2014	33.8%	36.4%	33.5%
2017	33.7%	36.0%	33.5%
2021	34.3%	36.2%	32.2%
2023	29.5%	30.5%	28.8%

Source: 1996-2023 NYC Housing and Vacancy Surveys

*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%. For instance, in 2023 (per the HVS) approximately 198,000 renter households received 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. Note that gross rent includes contract rent (the amount of rent paid to the owner of the unit), as well as additional tenant payments for electricity, gas, heat, and/or water and sewer charges.

Median Gross Rent-to-Income Ratios, American Community Survey (2005-2024)

Year	All Renters
2005	31.0%
2006	30.5%
2007	29.9%
2008	30.1%
2009	30.6%
2010	31.9%
2011	32.5%
2012	32.2%
2013	32.2%
2014	32.7%
2015	32.0%
2016	31.9%
2017	31.7%
2018	31.4%
2019	30.1%
2020	N/A
2021	32.2%
2022	31.2%
2023	31.1%
2024	30.9%

Source: 2005-2024 American Community Surveys

[END OF MEMO]

On April 29, 2026, the staff of the Rent Guidelines Board distributed a memo to Board members with data regarding lease terms for long-term rent stabilized tenants. The memo follows:

[START OF MEMO]

At the April 23, 2026 meeting of the Board, data for lease terms of long-term rent stabilized tenants was requested.

To determine what type of leases are predominant among long-term tenants, the analysis considered lease terms over the past 10 years (2016-2025). Note that we cannot determine the actual number of tenants who have been in place for at least 10 years, but the large size of the sample (encompassing more than 200,000 units) should be representative of long-term tenants as a whole. However, this figure should not be interpreted as an estimate of the actual number of long-term tenants.[43]

Note that the 200,000+ units in the analysis include only those tenants with their most recent lease terms beginning between May 2023 and April 2025, for whom lease terms could be determined in all of the HCR registration files over a ten-year period, and where the name of the primary tenant was exactly equal in each of the ten years.

To determine the lease term, the starting date of the lease was subtracted from the end date. Records with a term not equal to either one or two years (potentially because of typos in the start or end dates) were eliminated from the analysis. Because each of the ten files was analyzed independently from one another, it is possible a small number of records were included where the lease dates are conflicting (e.g. a lease that is recorded in one file to run from 5/1/2023 through 4/30/2025 (a two-year lease), but then the next year recorded as 5/1/2024-4/30/2025 (a one-year lease that overlaps with the previously recorded two-year lease).

Records were removed from the analysis when the primary tenant name did not match exactly in all of the ten years (note that owners can register up to three tenant names and this analysis utilized only the first tenant name). A name mismatch may indicate a tenancy change, but may also be indicative of simple typos (e.g., John Smith in 2024 and Jon Smith in 2025). Without manually checking each record with a name mismatch, it could not be determined if there was a tenancy change, and therefore the record was not analyzed. In addition, where identified, records with organization names in the tenant field were manually removed from the analysis, even if the names matched in all ten years.

Of this sample of long-term tenants over the 10-year period, 48% of tenants always chose either a one-year or a two-year lease, and 52% of tenants chose both one- and two-year leases. For the 48% of tenants who always chose either a one-year or two-year lease, 22% always chose a one-year lease and 78% always chose a two-year lease. As a proportion of the total 200,000+ long-term tenants in this analysis, 10% always chose a one-year lease and 38% always chose a two-year lease.

Within the most recent HCR registration file (the 2025 preliminary file, which includes guidelines from RGB Orders #54, #55, and #56), 44% of all tenants chose a one-year lease and 56% of all tenants chose a two-year lease (a total of approximately 870,000 tenants). Tenants with vacancy leases overwhelmingly chose one-year leases (82%) and for tenants in place, 41% chose one-year leases and 59% chose two-year leases.

For the 200,000 long-term tenants in the 2025 HCR registration file, 28% were currently in one-year leases, and 72% were currently in two-year leases. For the remaining 600,000 units in the registration file signing renewal leases, 45% chose one-year renewal leases, and 55% chose two-year renewal leases.

[END OF MEMO]

On June 5, 2026, the staff of the Rent Guidelines Board released a memo to Board members with additional data on emergency grants for rent arrears (known more commonly as one-shot deals) from the NYC Human Resources Administration (HRA). The memo follows:

[START OF MEMO]

At the April 16, 2026 meeting of the Board, additional data on emergency grants for rent arrears (known more commonly as one-shot deals) from the NYC Human Resources Administration (HRA) was requested.

The following questions were asked of HRA, with data specifically for rent stabilized tenants (if available) and by borough:

1. The total number of applications HRA has received for one-shot deals from 2020 to the present?
2. The total dollar amount HRA has approved in one-shot deals and the average rental amount approved?
3. The total number of applications that HRA rejected and the reasons why (ex: 50% due to lack of future ability to pay, 30% due to lack of documentation, etc.)?
4. Were there recent changes in HRA rules that allow residents to apply for a one-shot deal before they are sued in court?

In response to these questions, HRA provided data, by borough, for the number of rent arrears cases and the total payment amounts from Fiscal Year (FY) 2020-FY2025 for tenants of all types. They advise that they can't limit their data on the rent arrears paid by HRA to just those in rent stabilized units, and are unable to provide the number of applications for rent arrears or the rejection reasons specific for rent arrears requests. They also advised that is has been, and remains, HRA standard agency practice to allow tenants to apply for a one-shot deal prior to being sued in court.[44]

The tables on the following pages provide the number of rent arrears cases and total dollar payments for Fiscal Years 2020 through 2025, and the change in both metrics from year-to-year.

[43] The sample includes only those records that meet the parameters outlined in the following paragraphs. HCR registration data is reported by owners and may contain errors that impact the accuracy of the analysis. However, because the analysis encompasses more than 200,000 units, general trends can be inferred, even if the actual number of long-term tenants cannot.

[44] HRA did not provide a specific timeframe for the ability of tenants to apply for one-shot deals prior to being sued in court, but an internet search found this has been the case since at least 2007.

Borough	FY20 (July 1, 2019-June 30, 2020)			
	Rent Arrears Cases	Payments	Annual Change in Cases	Annual Change in Payments
Bronx	21,323	$94,946,510	--	--
Brooklyn	15,259	$68,370,626	--	--
Manhattan	9,375	$39,201,417	--	--
Queens	4,521	$20,730,619	--	--
Staten Island	1,692	$6,258,681	--	--
Total	**52,170**	**$229,507,853**	**--**	**--**
Borough	**FY21 (July 1, 2020-June 30, 2021)**			
	Rent Arrears Cases	**Payments**	**Annual Change in Cases**	**Annual Change in Payments**
Bronx	15,818	$86,738,229	-25.8%	-8.6%
Brooklyn	12,084	$60,982,598	-20.8%	-10.8%
Manhattan	7,316	$37,053,319	-22.0%	-5.5%
Queens	3,999	$21,241,400	-11.5%	2.5%
Staten Island	1,254	$5,535,855	-25.9%	-11.5%
Total	**40,471**	**$211,551,401**	**-22.4%**	**-7.8%**

Borough	FY22 (July 1, 2021-June 30, 2022)			
	Rent Arrears Cases	Payments	Annual Change in Cases	Annual Change in Payments
Bronx	9,011	$42,213,132	-43.0%	-51.3%
Brooklyn	6,543	$28,764,930	-45.9%	-52.8%
Manhattan	4,261	$17,942,829	-41.8%	-51.6%
Queens	2,386	$10,112,218	-40.3%	-52.4%
Staten Island	881	$3,421,120	-29.7%	-38.2%
Total	**23,082**	**$102,454,229**	**-43.0%**	**-51.6%**

Borough	FY23 (July 1, 2022-June 30, 2023)			
	Rent Arrears Cases	Payments	Annual Change in Cases	Annual Change in Payments
Bronx	17,364	$130,842,083	92.7%	210.0%
Brooklyn	12,363	$88,457,913	89.0%	207.5%
Manhattan	7,447	$51,657,026	74.8%	187.9%
Queens	4,460	$30,464,856	86.9%	201.3%
Staten Island	1,281	$8,019,600	45.4%	134.4%
Total	**42,915**	**$309,441,478**	**85.9%**	**202.0%**

Borough	FY24 (July 1, 2023-June 30, 2024)			
	Rent Arrears Cases	Payments	Annual Change in Cases	Annual Change in Payments
Bronx	22,668	$216,829,595	30.5%	65.7%
Brooklyn	16,218	$157,894,896	31.2%	78.5%
Manhattan	10,325	$96,787,892	38.6%	87.4%
Queens	5,521	$53,997,928	23.8%	77.2%
Staten Island	1,774	$15,261,434	38.5%	90.3%
Total	**56,506**	**$540,771,745**	**31.7%**	**74.8%**

Borough	FY25 (July 1, 2024-June 30, 2025)			
	Rent Arrears Cases	Payments	Annual Change in Cases	Annual Change in Payments
Bronx	21,069	$230,995,805	-7.1%	6.5%
Brooklyn	14,933	$158,346,218	-7.9%	0.3%
Manhattan	8,841	$88,714,505	-14.4%	-8.3%
Queens	5,863	$63,042,339	6.2%	16.7%
Staten Island	1,579	$14,675,309	-11.0%	-3.8%
Total	**52,285**	**$555,774,176**	**-7.5%**	**2.8%**

[END OF MEMO]

ADDITIONAL DATA AND TESTIMONY CONSIDERED BY THE RENT GUIDELINES BOARD:

NYC Department of Housing Preservation and Development (HPD):

"The 2023 NYCHVS showed an acute housing shortage across every rent level. Of the limited number of units that were vacant and available for rent, the typical asking rent was $3,000 a month, which is considered affordable for families earning $120,000 or more. Yet the median income of renter households was just $70,000. Households earning $70,000, on the other hand, can only afford rents at or below $1,750. However, the net rental vacancy rate for units at that level was less than 1 percent. Importantly, that remained unchanged across both our 2021 and 2023 surveys. There is simply not enough low- and moderate-cost housing available for anyone and even less for the renter households in the bottom half of the income distribution. In the last 30 years, rents in New York City have increased dramatically…the median rent increased from $1,000 to $1,650 per month even after adjusting for inflation…In the last 30 years, New York City has experienced a net loss of ~600,000 low-cost units (that is defined here as units with rents below $1,500 after adjusting for inflation). And about 75% of these were in rent stabilized buildings built before 1974. This graph shows the net decrease among units renting below $1,500 per month, the 2023 median rent stabilized rent. It also shows a net gain of units renting for $1,500 per month and above, with the biggest gain among units renting for $5,000 or more."

"The rent stabilized housing stock is quite diverse, and the distress we're witnessing has varied causes. We need to be thoughtful when considering the best uses of our blunt, as-of-right tools and the best uses for our more narrowly tailored responses. Most owners need relief from rising expenses. As we saw from the TCIE data, the largest expense categories are property taxes, maintenance, insurance, and certain utilities. As part of the upcoming housing plan, the first of the new Mamdani Administration, we will tackle each of these in turn, looking to offer concrete strategies to lower each of these costs for rent stabilized and affordable buildings. If we can reduce rising costs, this will help most buildings. There are some rent stabilized buildings that are in distress and for which reducing costs will not be enough. These buildings need bigger interventions. The City can, and will, provide this support and will increase our investment in preservation to move more buildings through our pipeline more quickly. However, we should address higher levels of distress with more nuanced tools that are designed to specifically meet their needs and requires them to open their books to ensure appropriate public accountability"

The Center on Poverty & Social Policy at Columbia University:

"Rent stabilized tenants experience elevated rates of financial hardship, with around 1 in 4 struggling to pay the full amount of rent and monthly bills. The vast majority (81%) of rent stabilized tenants have made some changes to their spending due to rising costs of living, with cuts to spending on basic necessities like food (62%) driving much of this change."

The Community Preservation Corporation:

"Expenses and revenue are two sides of the same coin.

• Pre-pandemic: monthly collections were reliably above 95% (less than 5% collections losses). Pre-2020, occupancy and collections moved in lockstep – if a building was occupied at 95%, it had a collections rate of 95%. This allowed lenders to underwrite to 95% (sometimes even 97%) collections.

• 2020-2022: During the pandemic, buildings remained occupied but started experiencing collections losses. CPC saw widespread collections problems and it was not uncommon for collections to drop into the low 70%'s.

• 2023-2025: Collections have slowly improved and typical collections in our construction portfolio today have rebounded to around 92%. However, buildings in our portfolio still have ongoing collections losses. Today, 95% occupancy no longer guarantees 95% collection."

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 58.

Table 8

Changes in Price Index of Operating Costs for Apartments in Buildings with Various Heating Arrangements, 2025-26	
Index Type	2025-26 Price Index Change
All Dwelling Units	5.3%
Pre-1974	5.3%
Post-1973	5.9%
Oil Used for Heating	5.5%
Gas Used for Heating	5.3%

Source: *2026 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 6.5%, lower than the increase of 9.6% in 2025. Increases in costs were seen in all eight components that make up this index. Fuel saw the highest proportional increase, rising by 11.5%, followed by a rise in Insurance Costs of 10.5%. The remaining six components all rose by lesser proportions, including Maintenance (6.0%), Administrative Costs-Other (5.4%), Utilities (4.4%), Labor Costs (2.9%), Administration Costs-Legal (3.4%) and Taxes (2.6%). 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 0% and for a two-year period 0%.

Table 9

Changes in the Price Index of Operating Costs for Lofts from 2025-26	
	Loft Price Index Change
All Buildings	6.5%

Source: *2026 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 #58 were as follows:

	Yes	No	Abstentions
Guidelines for Apartment Order #58	7	1	-

Dated: June 25, 2026
Filed with the City Clerk: June 30, 2026

Chantella Mitchell
Chair
NYC Rent Guidelines Board

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NEW YORK CITY RENT GUIDELINES BOARD

2026 Hotel Order #56

June 25, 2026

Order Number 56 - Hotels, Rooming Houses, Single Room Occupancy Buildings and Lodging Houses. Rent levels to be effective for leases commencing **October 1, 2026** through **September 30, 2027**.

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, 2026**.

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, 2026**, 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, 2026** 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, 2026** 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]).

Dated: June 25, 2026

Chantella Mitchell
Chair
New York City Rent Guidelines Board

EXPLANATORY STATEMENT - HOTEL ORDER #56

Explanatory Statement and Findings of the Rent Guidelines Board in Relation to 2026-27 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 56, Effective October 1, 2026 through and including September 30, 2027.[45]

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 56, adopted on June 25, 2026, applies to stabilized hotel units occupied by non-transient tenants.

Hotel Order Number 56 provides for an allowable increase of **0%** over the lawful rent actually charged and paid on September 30, 2026 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, 2026.

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. 56 following **seven** public meetings, and **four** 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 26, April 9, 16, and 23, and May 21, 2026, following public notices. On May 7, the Board adopted proposed rent guidelines for hotels, apartments, and lofts.

Four public hearings were held on June 4 from 5:15 p.m. to 9:00 p.m., June 8 from 5:25 p.m. to 10:00 p.m., June 11 from 7:10 p.m. to 11:45 p.m., and June 16 from 5:10 p.m. to 10:00 p.m. The Board heard testimony from 1 SRO tenant, 1 rooming house owner and no public officials. In addition, the Board received 1 written submission from a tenant representative. On June 25, 2026, the Board adopted guidelines set forth in Hotel Order Number 56.

Selected Oral and Written Testimony from Tenants and Tenant Groups:

– “Unfortunately, the conditions that warranted last year's 0% vote remain unchanged: SRO tenants continue to struggle while buildings designated for residential use by rent-stabilized tenants are increasingly used for other purposes, which generate significant profits in these buildings. 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, these SRO tenants are heavily impacted by high inflation and everyday cost of living. As a result, a 0% vote is even more justified. We hope our testimony today will compel the Board to vote for a 0% rent increase for tenants of SROs again this year.”

– “The picture painted in the 2026 Income and Affordability Study is alarming for low-income New Yorkers generally. Unsurprisingly, the report indicates that in 2025 there was an increase in caseloads for cash assistance up 7.4%, with Supplemental Nutrition Assistance Program (SNAP) declining by .4%. The unemployment rates have increased to 5.2% since 2022. More worrisome, is the increase in caseloads following the end of the eviction moratorium since 2021, and the City's inability to guarantee the transformative Right to Counsel to all low-income tenants in eviction defense. Comparing numbers for 2021 and 2025, we see a 288% difference in non-payment filings, and a 364% in non-payment calendared cases. This economic hardship is coupled with a 4.0% inflation rate in the NYC metro area, higher than the national average of 3.3%. Low-income households are disproportionally affected by inflation with a drop in "real" wages by 4.3%.”

– “SRO tenants pay such a large portion of their income despite the fact that SROs are barely habitable. Most SRO tenants live in single rooms and have to use communal bathrooms located in the shared areas of the building. Lack of access to any kitchen facilities is a common feature of SRO life. The bedroom units are often tiny, with the legal minimum being as small as 80 square feet per person.”

– “The low vacancy rates in New York City suggest that building owners have little trouble renting out their units to permanent tenants. SRO landlords, however, have found more profitable uses of their properties that allow them to reap higher profits while depleting the availability of this affordable housing stock. These uses include contracts with Department of Homeless Services, Human Resources Administration/HASA, net leasing to NYC Colleges, and renting to tourists, both legally and illegally. A report released in 2010 by the Manhattan Borough President's Office showed 1,336 SRO units were lost between 1996 and 2010 in Community District 7 (Upper West Side) alone.”

– “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.”

– “I live in one of those apartments that's called single room occupancy. If you don't know what that is, basically I room with other people. I rent a bed. And in these buildings, the conditions are really terrible. There are water leaks, pest issues everywhere. And the landlord actually just doesn't take any responsibility and ignores any repairs needed. In winter there's no heat and I have to call many times before someone will come and check out the problem. In the past, uh, rent for me, in these SROs, a bed costs $15 to $20 per night. And two years ago, the rent went up $25 per night, per bed. And just like that, my rent increased by $150 a month. And I am at an age I should retire, but I still have to work in restaurants because rent is just really expensive in New York and this is a huge burden on me. The cost of living keeps going up. If rent goes up again then my my housing will become even more insecure. So, this is why I'm asking for a rent freeze. This will ease the financial burden for immigrant tenants like me.”

Selected Oral and Written Testimony from Owners and Owner Groups:

– “We have not had a rent increase in 17 years. In that time, my insurance has gone from $8,000 to $23,000. The taxes gone from $6,000 to $24,000 and there are many other increases in fuel and all of that. I'm at the point where now rents range in that building from $357 a month to $518 and both of them in between somewhere. It's untenable at this point. If I have to sell, somebody's going to buy it, turn it into a townhouse, and 12 people will lose their home. So, I think in fairness, we should get an increase to make up for all the time we haven't had an increase. The reason the insurance is so high is insurance company says, "Oh, rooming houses only contain sort of unseedy people and you know, there's more danger of fire and all that." Everyone in my building works. Three of them make very large amounts of money and I don't resent that. But I'm saying they're capable and all the others are also capable of some sort of increase. Most small landlords are hurting very badly. So, I would hope that the board would take all of this into consideration.”

Selected Oral and Written Testimony from Public Officials:

– None submitted.

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 *2026 Price Index of Operating Costs* and *2026 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 23, 2026. Guest speakers representing hotel tenants included Evy Viruet 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. *2026 Mortgage Survey Report*, April 2026 (an evaluation of recent underwriting practices, financial availability and terms, and lending criteria);
2. *2026 Income and Affordability Study,* April 2026 (including employment trends, housing court actions, changes in eligibility requirements and public benefit levels in New York City);
3. *2026 Price Index of Operating Costs,* April 2026 (measuring the price change for a market basket of goods and services which are used in the operation and maintenance of stabilized hotels);
4. *2026 Hotel Report,* May 2026 (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);
5. *2026 Housing Supply Report*, May 2026 (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 2025,* May 2026 (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

[45] 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.

for 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 that 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 4.4% this year, compared to the rise of 7.3% 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 10.5%, followed by Fuel which rose by 9.6%. More moderate increases were seen in Maintenance (6.2%), Utilities (6.0%) Administrative Costs (3.5%), and Labor Costs (3.3%). The change in Taxes, which make up 35% of the Hotel Index, was nearly flat, rising just 0.1%. See the table on the following page for changes in costs and prices for all hotels that contain rent stabilized units from 2025-2026.

Among the different categories of Hotels, the index for “Traditional” Hotels increased by 3.5%, Rooming Houses by 5.6%, and SROs by 5.4%.

Percent Change in the Components of the Price Index of Operating Costs April 2025 to March 2026, By Hotel Type and All Hotels

Item Description	All Hotels	“Traditional” Hotel	Rooming House	SRO
TAXES	0.1%	-0.1%	2.1%	-0.3%
LABOR COSTS	3.3%	3.5%	3.5%	3.4%
FUEL	9.6%	9.9%	8.8%	9.4%
UTILITIES	6.0%	5.0%	7.5%	5.8%
MAINTENANCE	6.2%	6.8%	4.7%	5.9%
ADMINISTRATIVE COSTS	3.5%	3.2%	4.6%	4.1%
INSURANCE COSTS	10.5%	10.5%	10.5%	10.5%
ALL ITEMS	**4.4%**	**3.5%**	**5.6%**	**5.4%**

Source: *2026 Price Index of Operating Costs*

Changes in Housing Affordability

Income and Affordability (I&A) Study indicators of employment include an average of 23,800 jobs added by NYC businesses in 2025, a 0.5% increase, but the smallest proportional increase in employment since 2009 (excluding the pandemic year of 2020). The average annual unemployment rate for NYC residents rose to 5.2% in 2025, up from 5.0% in 2024. By borough, the rate ranged from 4.5% to 6.8%, highest in the Bronx and lowest in Staten Island.

Wages and household income are also reported in the *I&A Study*. In the most recent time period studied (the fourth quarter of 2024 through the third quarter of 2025) there was an increase in average inflation-adjusted wages earned within NYC, which increased by 2.3%, while nominal wages increased by 6.1%. Median renter income is also reported by the annual *American Community Survey (ACS)*. In 2024, in inflation-adjusted terms the median renter income rose by 1.8%. By borough, renter income in real terms increased in each borough but the Bronx in 2024, rising by the greatest proportion in Manhattan (6.9%), and declining by 5.3% in the Bronx. Citywide, median renter income rose by 5.7% nominally. Specifically for renter households, household income decreased by 1.7% in real terms for the lowest quintile from 2023 to 2024, as well as by 1.5% for the second quintile. However, “real” income increased for each of the highest three quintiles of renter households, increasing by 1.2% in the third quintile, 2.6% in the fourth quintile, and 2.4% in the highest quintile.

Measuring inflation, the Consumer Price Index (CPI) rose by 3.4% in the NYC metropolitan area during 2025, a decrease of 0.4 percentage points from 2024. The overall CPI increase was accelerated by an increase of 4.7% in the rent index portion of the CPI, and dampened by the increase in the CPI for “all costs less shelter,” which increased by 2.7% in 2025.

The *I&A Study* also examines the cost and affordability of rental housing. Data from the *2024 ACS* shows that 51.6% of NYC renter households pay 30% or more of their income toward rent, including 28.8% that pay 50% or more. The median gross rent-to-income ratio was 30.9% in 2024, a decrease of 0.2 percentage points. By borough, the median gross rent-to-income ratio ranged from 28.3% in Manhattan to 37.3% in the Bronx. Citywide, in inflation-adjusted terms, there was an increase in median contract rent of 0.6%, and a decrease of 0.2% in median gross rent. By borough, median gross rents in real terms increased in both the Bronx and Brooklyn in 2024, but fell in Manhattan, Queens, and Staten Island.

Other affordability indicators include data from Housing Court. Non-payment filings in Housing Court decreased by 1.3%, and non-payment cases scheduled to be heard decreased by 12.1% in 2025. However, The number of residential evictions (15,105) rose by 9.7%, including an increase of 11.8% for units in buildings that contain rent stabilized units and 6.5% in buildings that do not. By borough, approximately 38.2% of evictions in buildings containing rent stabilized units were in the Bronx, 24.0% in Brooklyn, 20.7% in Manhattan, 15.9% in Queens, and 1.2% in Staten Island.

The *I&A Study* also reports on both sheltered homelessness and recipients of cash assistance and other public benefits. Including asylum-seekers, the average daily number of individuals in NYC Department of Homeless Services shelters decreased by 1.7% in 2025, but levels remain considerably higher than in 2022 (preceding the impact of asylum-seekers). Excluding asylum-seekers, the shelter census increased by 2.1% in 2025. Cash assistance caseloads rose by 7.4% in 2025, while the number of SNAP (food stamp) recipients declined by 0.4%, and Medicaid enrollees declined by 5.0%.[46]

[46] See the *2026 Income and Affordability Study* for the sources of all data presented in this section.

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 2018.

Percentage Changes in the Consumer Price Index for the New York City - Northeastern New Jersey Metropolitan Area, 2018-2026 (For "All Urban Consumers")	2018	2019	2020	2021	2022	2023	2024	2025	2026
1st Quarter Avg.[47]	1.6%	1.5%	2.3%	1.5%	5.5%	5.5%	3.1%	4.0%	3.4%
Yearly Avg.	1.9%	1.7%	1.7%	3.3%	6.1%	3.8%	3.8%	3.4%	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 *2026 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*.

2026 Mortgage Survey[48]
Average Interest Rates and Points for New and Refinanced Permanent Mortgage Loans 2017-2026

New Financing of Permanent Mortgage Loans, Interest Rate and Points	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Avg. Rates	4.3%	4.8%	4.7%	4.0%	3.8%	3.9%	6.0%	7.0%	6.7%	6.1%
Avg. Points	0.44	0.44	0.38	0.22	0.38	0.32	0.29	0.37	0.30	0.32

Source: 2017–2026 *Annual Mortgage Surveys*, RGB.

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

An analysis of 2024/2025 HCR registration data identified registration records for 127 hotels and 240 rooming houses (a total of 367 buildings). These 367 buildings contained 9,640 hotel units and 2,683 rooming house units (a total of 12,323 units). Approximately 43% of these units (5,269) were registered as “rent stabilized,” with most units including corresponding rent data. The balance of the units (7,054) were registered as either vacant or exempt. For those registered rent stabilized units where rent data is reported, the median legal rent is $1,267 for hotels and $867 for rooming houses (with an overall median of $1,202). The average legal rent is $1,272 for hotels and $1,109 for rooming houses (with an overall average of $1,234). The median “rent received” (the legal rent, except in cases where there is a preferential rent provided or an actual rent that exceeds the legal rent) is $1,244 for hotels and $857 for rooming houses (with an overall median of $1,100). The average “rent received” is $1,282 for hotels and $1,090 for rooming houses (with an overall average of $1,237). In addition, a longitudinal analysis of the change in rent in the same set of registered rent stabilized units in both 2024 and 2025 shows that the median legal rent increased by 1.4% in hotels, was unchanged in rooming houses, and rose by 0.5% overall. The average legal rent in the longitudinal sample rose by 0.4% in hotels, 1.7% in rooming houses, and 0.6% overall. Note that this longitudinal analysis shows that approximately 29% of units registered increases in legal rent between 2024 and 2025, despite the fact that no rent increases for hotels and rooming houses were granted during this period. However, available data are not sufficient to determine whether these increases were taken legally. For the “rent received” by owners in the longitudinal sample, the median increased by 8.2% in hotels, 3.2% in rooming houses, and 12.1% overall. The average “rent received” in the longitudinal sample rose by 11.8% in hotels, 6.0% in rooming houses, and 10.7% overall.[49]

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 2025, the number of buildings granted CONHs by HPD decreased. HPD granted 52 CONHs in 2025, down from 70 granted CONHs in 2024, a decrease of 25.7%. A total of 60 applications for CONHs were received in 2025, approximately the same number as the prior year.[50]

Efforts are also underway to ensure that units meant to provide permanent housing are not used as illegal short-term rentals. 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,[51] while additional legislation in 2012[52] and 2016[53] 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.[54] 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. In January 2022, New York City enacted Local Law 18 (also known as the Short-Term Rental Registration Law) to

[47] 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.
[48] 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.
[49] 2024 and 2025 NYS Homes and Community Development apartment registration files.
[50] NYC Department of Housing Preservation and Development.
[51] 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.
[52] Local Law No. 45 of 2012 (Council Int No. 404-Aof 2010).
[53] “Cuomo Signs Bill That Deals Huge Blow to Airbnb.” New York Post. October 21, 2016.
[54] https://www.nyc.gov/site/specialenforcement/reporting-law/reporting-law.page.

help curb the use of permanent housing for short-term rentals.[55] 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. In addition, it allows building owners to certify that short-term rentals "are prohibited by lease or other occupancy agreement" and add their buildings to OSE's prohibited building list, thereby preventing OSE from issuing a registration 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.

As of April 1, 2026, approximately 14,000 buildings were added to the prohibited buildings list,[56] after applying to be on it. In addition, 8,876 applications for registration have been received by OSE. Of these applications, 3,564 (or 40.2%) were granted (with 320 since either expired, terminated by the registrant, or revoked). An additional 4,850 (or 54.6%) of the applications were denied. One reason for denial is that the unit that is identified in the application is subject to some form of rent regulation (such as rent stabilization, rent control, or regulatory agreements, as was the case with approximately 608, or 12.5% of all denials. Almost 70% of all denials (approximately 3,351) were denied after the applicant had at least 90 days to correct deficiencies that prevented OSE from granting a registration, but did not make the required corrections. A total of 462 applications (5.2%) have either not yet been reviewed, or are being reviewed for a second time after corrections were made by the applicant.[57]

Local Law 18 included a range of new fines for a variety of offenses related to the registration law that can lead to fines of up to $5,000, although many start at only $100 for a first offense. These violations include conducting unregistered short-term rentals; failing to conspicuously post and maintain, within a dwelling unit, a copy of the short-term rental registration certificate for such unit; failing to include a short-term rental registration number in an advertisement or other offer for short-term rental of a dwelling unit; and failing to maintain a record of each short-term rental, for at least seven years after such short-term rental occurred. To date, OSE has only used these penalties when filing a lawsuit, or filing to revoke a registration.[58]

OSE has also continued its traditional inspections, which include issuance of summonses for violations of the city's building and construction codes. In 2025, 1,909 violations were issued by inspectors assigned to OSE in response to investigations of illegal short-term rental of units (including apartments, private homes, and SROs), an increase of 31.5% from 2024.[59] Of the 1,909 violations issued in 2025, 697 (36.5% of the total) were for dwelling units in Brooklyn, with 653 violations in Manhattan (34.2% of the total); 449 violations in Queens (23.5% of the total); 63 violations in Staten Island (3.3% of the total); and 47 in the Bronx (2.5% of the total).

Between May 2011 and December 2025, approximately 29,000 violations have been issued by OSE as part of its efforts to address illegal short-term rentals. 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 2024, 58% of the 1,452 violations were issued to units in multiple dwellings, while 36% were issued to units in one- and two-family homes, and just 6% issued in commercial and manufacturing locations. Within multiple dwellings, the vast majority (645 of 842 violations, or 77%) were issued to corporate entities, with the balance issued to individuals. Of the 1,452 violations issued in 2024, one-quarter were issued to buildings containing rent stabilized units. Buildings containing rent stabilized units also comprised one-quarter of the 403 buildings that received violations in 2024. A total of 10,213 residential units were in the buildings that received violations, of which three-quarters (7,715) were in buildings containing rent stabilized units.[60]

OTHER RELEVANT INFORMATION

The NYS Division of Housing and Community Renewal released a memo to the Board dated April 15, 2026 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 2025? How many of these units are rent stabilized? How many are temporarily and permanently exempt? How many are registered as transient? How many as vacant?

Rent Stabilized Units	**9,777**
Vacant Units	**1,655**
Temporary Exempts Units	**6,499**
Permanent Exempt Units	**73**
Total Number of Units	**18,004**

[55] https://www.nyc.gov/site/specialenforcement/registration-law/registration.page.

[56] Buildings which apply to be on the Prohibited Buildings List are automatically approved by OSE, and as of April 1, 2026, 14,086 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.

[57] Per data from the Mayor's Office of Special Enforcement, current as of April 1, 2026.

[58] https://www.nyc.gov/assets/specialenforcement/downloads/pdfs/FINAL-RULES-GOVERNING-REGISTRATION-AND-REQUIREMENTS-FOR-SHORT-TERM-RENTALS.pdf.

[59] Office of the Criminal Justice Coordinator, Mayor's Office of Special Enforcement.

[60] The 2024 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 2025 NYS Homes and Community Renewal annual registration data. Individual violations data for 2025 is not yet available.

7. What is the total number of SRO/Hotel units registered with the DHCR on an annual basis from 2009-2025?

- **In 2009 the total number of units registered was 24,893;**
- **In 2010 the total number of units registered was 25,779;**
- **In 2011 the total number of units registered was 25,164;**
- **In 2012 the total number of units registered was 24,588;**
- **In 2013 the total number of units registered was 23,493;**
- **In 2014 the total number of units registered was 23,547;**
- **In 2015 the total number of units registered was 23,310;**
- **In 2016 the total number of units registered was 22,017;**
- **In 2017 the total number of units registered was 21,841;**
- **In 2018 the total number of units registered was 22,128;**
- **In 2019 the total number of units registered was 21,094;**
- **In 2020 the total number of units registered was 20,417;**
- **In 2021 the total number of units registered was 18,088;**
- **In 2022 the total number of units registered was 18,781;**
- **In 2023 the total number of units registered was 18,251;**
- **In 2024 the total number of units registered was 18,576 and**
- **In 2025 the total number of units registered was 18,004.**

Please note that this data has been updated as of 3/31/2026.
Please be aware that owners continue to file late registration. The numbers from past years reflect that change.

8. What is the average and median rent for rent stabilized SRO/Hotel units in 2025?

- **The average rent stabilized rent for SRO/Hotel units in 2025 is $1,462; 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 56 was as follows:

	Yes	No	Abstentions
Guidelines for Hotels	**8**	**0**	**-**

Dated: June 25, 2026
Filed with the City Clerk: June 30, 2026

Chantella Mitchell
Chair
NYC Rent Guidelines Board

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RGB Staff, *2026 Mortgage Survey Report.*
RGB Staff, *2026 Housing Supply Report*.
RGB Staff, *Changes to the Rent Stabilized Housing Stock in NYC in 2025.*
RGB Staff, *2026 Hotel Report*.
Written, oral and video submissions by tenants, tenant organizations, owners, owner organizations, government agencies and non-government agencies.

SPECIAL MATERIALS

CITYWIDE ADMINISTRATIVE SERVICES

■ PUBLIC HEARINGS

OFFICIAL FUEL PRICE ($) SCHEDULE NO. 9836
FUEL OIL AND KEROSENE

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE		DELIVERY	VENDOR	CHANGE ($)	PRICE ($) EFF. 7/20/2026
4287148	1	#2DULS		CITYWIDE BY TW	GLOBAL MONTELLO	0.4793 GAL.	4.2183 GAL.
4287148	2	#2DULS		RACK PICK-UP	GLOBAL MONTELLO	0.4793 GAL.	4.1013 GAL.
4287148	3	#2DULS	**Winterized**	CITYWIDE BY TW	GLOBAL MONTELLO	0.4793 GAL.	4.2565 GAL.
4287148	4	#2DULS	**Winterized**	RACK PICK-UP	GLOBAL MONTELLO	0.4793 GAL.	4.1395 GAL.
4287149	5	#2DULS		CITYWIDE BY TW	SPRAGUE	0.4793 GAL.	4.5029 GAL.
4287149	6	#2DULS	**Winterized**	CITYWIDE BY TW	SPRAGUE	0.4793 GAL.	4.7159 GAL.
4287149	7	B100		CITYWIDE BY TW	SPRAGUE	0.4395 GAL.	6.5564 GAL.
4287149	8	#2DULS		RACK PICK-UP	SPRAGUE	0.4793 GAL.	4.3529 GAL.
4287149	9	#2DULS	**Winterized**	RACK PICK-UP	SPRAGUE	0.4793 GAL.	4.5659 GAL.
4287149	10	B100		RACK PICK-UP	SPRAGUE	0.4395 GAL.	6.4063 GAL.
4287149	11	#1DULS		CITYWIDE BY TW	SPRAGUE	0.6205 GAL.	4.4493 GAL.
4287149	12	B100		CITYWIDE BY TW	SPRAGUE	0.4395 GAL.	6.5803 GAL.
4287149	13	#1DULS		RACK PICK-UP	SPRAGUE	0.6206 GAL.	4.2994 GAL.
4287149	14	B100		RACK PICK-UP	SPRAGUE	0.4395 GAL.	6.4303 GAL.
4287149	15	#2DULS		BARGE DELIVERY	SPRAGUE	0.4793 GAL.	4.2523 GAL.
4287149	16	#2DULS	**Winterized**	BARGE DELIVERY	SPRAGUE	0.4793 GAL.	4.3183 GAL.
4287149	17	#2DULSB50		CITYWIDE BY TW	SPRAGUE	0.4793 GAL.	5.1271 GAL.
4287149	18	#2DULSB50		CITYWIDE BY TW	SPRAGUE	0.4395 GAL.	6.1705 GAL.
4287149	19	#2DULSB50		RACK PICK-UP	SPRAGUE	0.4793 GAL.	4.9771 GAL.
4287149	20	#2DULSB50		RACK PICK-UP	SPRAGUE	0.4395 GAL.	6.0206 GAL.
4287126	1	JET		FLOYD BENNETT	SPRAGUE	0.5431 GAL.	4.7691 GAL.
Non-Winterized			Apr 1 - Oct 31				
4287149		#2DULSB5	95% ITEM 5.0 5% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.4773 GAL.	4.6056 GAL.
4287149		#2DULSB10	90% ITEM 5.0 10% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.4753 GAL.	4.7082 GAL.
4287149		#2DULSB20	80% ITEM 5.0 20% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.4713 GAL.	4.9136 GAL.
4287149		#2DULSB5	95% ITEM 8.0 5% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.4773 GAL.	4.4556 GAL.
4287149		#2DULSB10	90% ITEM 8.0 10% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.4753 GAL.	4.5582 GAL.
4287149		#2DULSB20	80% ITEM 8.0 20% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.4714 GAL.	4.7636 GAL.
4287149		#2DULSB50	50% ITEM 17.0 50% ITEM 18.0	CITYWIDE BY TW	SPRAGUE	0.4594 GAL.	5.6488 GAL.
4287149		#2DULSB50	50% ITEM 19.0 50% ITEM 20.0	RACK PICK-UP	SPRAGUE	0.4594 GAL.	5.4988 GAL.

4387376	1	HDRD100 (BARGE)	BARGE DELIVERY	SPRAGUE	0.5056 GAL.	5.3996 GAL.
4387392	HDRD	HDRD 95% +B100 5% (TW)	CITYWIDE BY TW	APPROVED OIL CO	0.0000 GAL.	5.5022 GAL.
4387392	HDRD	HDRD 95% +B100 5% (P/U)	RACK PICK-UP	APPROVED OIL CO	0.0000 GAL.	5.3522 GAL.
Winterized		Nov 1 - Mar 31				
4287149	#2DULSB5	95% ITEM 6.0 5% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.4773 GAL.	4.8079 GAL.
4287149	#2DULSB10	90% ITEM 6.0 10% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.4753 GAL.	4.8999 GAL.
4287149	#2DULSB20	80% ITEM 6.0 20% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.4713 GAL.	5.0840 GAL.
4287149	#2DULSB5	95% ITEM 9.0 5% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.4773 GAL.	4.6579 GAL.
4287149	#2DULSB10	90% ITEM 9.0 10% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.4753 GAL.	4.7499 GAL.
4287149	#2DULSB20	80% ITEM 9.0 20% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.4714 GAL.	4.9340 GAL.
4387392	HDRD	HDRD 95% +B100 5% (TW) - DO NOT USE	CITYWIDE BY TW	APPROVED OIL CO	0.0000 GAL.	0.0000 GAL.
4387392	HDRD	HDRD 95% +B100 5% (P/U) - DO NOT USE	RACK PICK-UP	APPROVED OIL CO	0.0000 GAL.	0.0000 GAL.
Non-Winterized / Winterized		Year-Round				
4287149	#1DULSB20	80% ITEM 11.0 20% ITEM 12.0	CITYWIDE BY TW	SPRAGUE	0.5843 GAL.	4.8756 GAL.
4287149	#1DULSB20	80% ITEM 13.0 20% ITEM 14.0	RACK PICK-UP	SPRAGUE	0.5843 GAL.	4.7256 GAL.
4287149	#1DULSB5	95% ITEM 11.0 5% ITEM 12.0	CITYWIDE BY TW	SPRAGUE	0.6115 GAL.	4.5559 GAL.
4287149	#1DULSB5	95% ITEM 13.0 5% ITEM 14.0	RACK PICK-UP	SPRAGUE	0.6115 GAL.	4.4059 GAL.

OFFICIAL FUEL PRICE ($) SCHEDULE NO. 9837
FUEL OIL PRIME AND START

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE ($)	PRICE ($) EFF. 7/20/2026
4387491	1	#2B10	RACK PICK-UP	UNITED METRO	0.4753 GAL.	4.1299 GAL.
4387491	2	#2B20	RACK PICK-UP	UNITED METRO	0.4714 GAL.	4.2343 GAL.
4387589	5	#2B10	BRONX - DELIVERY	SPRAGUE	0.4753 GAL.	4.1854 GAL.
4387589	6	#2B15	BRONX - DELIVERY	SPRAGUE	0.4733 GAL.	4.2288 GAL.
4387589	7	#2B15	BRONX - PICK UP	SPRAGUE	0.4733 GAL.	4.1538 GAL.
4387589	8	#2B20	BRONX - DELIVERY	SPRAGUE	0.4714 GAL.	4.2715 GAL.
4387589	17	#2B10	STATEN ISLAND - DELIVERY	SPRAGUE	0.4753 GAL.	4.3727 GAL.
4387589	18	#2B15	STATEN ISLAND - DELIVERY	SPRAGUE	0.4733 GAL.	4.4161 GAL.
4387589	19	#2B15	STATEN ISLAND - PICK UP	SPRAGUE	0.4733 GAL.	4.1538 GAL.
4387589	20	#2B20	STATEN ISLAND - DELIVERY	SPRAGUE	0.4714 GAL.	4.4588 GAL.

4387588	1	#2B10	MANHATTAN - DELIVERY	UNITED METRO	0.4753 GAL.	4.2175 GAL.
4387588	2	#2B15	MANHATTAN - DELIVERY	UNITED METRO	0.4733 GAL.	4.2626 GAL.
4387588	3	#2B15	MANHATTAN - PICK UP	UNITED METRO	0.4733 GAL.	4.1430 GAL.
4387588	4	#2B20	MANHATTAN - DELIVERY	UNITED METRO	0.4714 GAL.	4.3124 GAL.
4387588	9	#2B10	BROOKLYN - DELIVERY	UNITED METRO	0.4753 GAL.	4.1903 GAL.
4387588	10	#2B15	BROOKLYN - DELIVERY	UNITED METRO	0.4733 GAL.	4.2394 GAL.
4387588	11	#2B15	BROOKLYN - PICK UP	UNITED METRO	0.4733 GAL.	4.1430 GAL.
4387588	12	#2B20	BROOKLYN - DELIVERY	UNITED METRO	0.4714 GAL.	4.2883 GAL.
4387588	13	#2B10	QUEENS - DELIVERY	UNITED METRO	0.4753 GAL.	4.1846 GAL.
4387588	14	#2B15	QUEENS - DELIVERY	UNITED METRO	0.4733 GAL.	4.2340 GAL.
4387588	15	#2B15	QUEENS - PICK UP	UNITED METRO	0.4733 GAL.	4.1530 GAL.
4387588	16	#2B20	QUEENS - DELIVERY	UNITED METRO	0.4714 GAL.	4.2828 GAL.

OFFICIAL FUEL PRICE ($) SCHEDULE NO. 9838
FUEL OIL AND REPAIRS

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE ($)	PRICE ($) EFF. 7/20/2026
20258800919	2	#4B5	ALL BOROUGHS - DELIVERY	APPROVED OIL CO	0.4736 GAL	4.0392 GAL.
20258800919	3	#2B10	ALL BOROUGHS - DELIVERY	APPROVED OIL CO	0.4753 GAL	4.3124 GAL
20258800919	4	#2B20	ALL BOROUGHS - DELIVERY	APPROVED OIL CO	0.4714 GAL	4.4168 GAL

OFFICIAL FUEL PRICE ($) SCHEDULE NO. 9839
GASOLINE

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE ($)	PRICE ($) EFF. 7/20/2026
4387063	1.0	REG UL	CITYWIDE BY TW	GLOBAL MONTELLO	0.1893 GAL	3.3655 GAL.
4387063	2.0	PREM UL	CITYWIDE BY TW	GLOBAL MONTELLO	0.2226 GAL	3.8294 GAL.
4387063	3.0	REG UL	RACK PICK-UP	GLOBAL MONTELLO	0.1893 GAL	3.2633 GAL.
4387063	4.0	PREM UL	RACK PICK-UP	GLOBAL MONTELLO	0.2226 GAL	3.7322 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 are no longer 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). Starting the winter of 2026/2027, agencies should begin the transition to B20 heating oil, focusing on tanks that are used regularly and not on interruptible sites. Effective July 1, 2030, B20 will be legally required through NY State for heating oil at all sites. As was implemented for B5 and B10, the transition for City facilities should begin in advance of the mandate to ensure a smooth transition to the higher blend. City facilities have used blends of B20 in the past successfully.

April 1st – October 31st transition to Non-Winter fuel. November 1st – March 31st transition to Winter fuel.

☛ jy24

COMPTROLLER

■ NOTICE

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007 on 08/04/2026 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
1	908	16

Acquired in the proceeding entitled: TODT HILL BLUEBELT subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

MARK D. LEVINE
Comptroller

jy21-a3

CHANGES IN PERSONNEL

DEPARTMENT OF PROBATION
FOR PERIOD ENDING 05/08/26

NAME			TITLE NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
O'HARA	TIMOTHY	F	51801	$61386.0000	RESIGNED	YES	04/06/25	781
SLAUGHTER	DEMMI	N	13652	$173473.0000	RESIGNED	NO	04/17/26	781
WILLIAMS	HYLENN	M	51810	$88929.0000	RETIRED	NO	04/23/26	781
YOUNG	KATHLEEN	A	51860	$102662.0000	RESIGNED	NO	05/02/26	781

DEPARTMENT OF BUSINESS SERV.
FOR PERIOD ENDING 05/08/26

NAME			TITLE NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BELLO	SURAJO		12158	$84673.0000	RESIGNED	NO	11/05/23	801
HENDERSON	FAYTH	A	56058	$82154.0000	RESIGNED	YES	04/26/26	801
MADRID	CHEYENNE	I	56058	$34.4105	APPOINTED	YES	04/26/26	801
POPAL	NEILI		56058	$66950.0000	TERMINATED	YES	07/17/24	801
RICE	EMMA		56058	$72298.0000	RESIGNED	YES	04/23/26	801

HOUSING PRESERVATION & DVLPMNT
FOR PERIOD ENDING 05/08/26

NAME			TITLE NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
AGNEW	MICHAEL	A	54746	$105000.0000	INCREASE	YES	02/15/26	806
AGUIRRE BOZA	ALGIS	A	56057	$51227.0000	APPOINTED	YES	04/26/26	806
AGYEIWAH-OMANE	FELICIA	A	56058	$72298.0000	INCREASE	YES	01/04/26	806
ANDINO	LUCY		56057	$62240.0000	RETIRED	YES	05/01/26	806
ARIST-NEEQUAYE	KEVIN	A	56058	$72298.0000	APPOINTED	YES	04/26/26	806
BONIFACIO	THERESE	A	30087	$95450.0000	APPOINTED	YES	04/26/26	806
CAMPBELL	JASON		34202	$76279.0000	INCREASE	YES	04/05/26	806
CASIANO	NICHOLAS	M	56058	$72298.0000	APPOINTED	YES	04/26/26	806
CHAMBERS	VENICE	P	12626	$94928.0000	RETIRED	NO	04/25/26	806

HOUSING PRESERVATION & DVLPMNT
FOR PERIOD ENDING 05/08/26

NAME			TITLE NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
CHARLES	SAYON	K	56058	$72298.0000	APPOINTED	YES	04/26/26	806
CLARKE	ASHLEY		56057	$51227.0000	APPOINTED	YES	04/26/26	806
COMO	SALVATOR		31675	$91349.0000	RETIRED	NO	04/23/26	806
CRAWLEY	SHARON	D	10124	$63592.0000	RETIRED	NO	04/28/26	806
DANY	EMAD		34202	$99761.0000	RESIGNED	NO	04/28/26	806
DEFINO	IRIS	L	56058	$62868.0000	APPOINTED	YES	04/26/26	806
EMANUEL	NICOLE	R	56057	$51227.0000	APPOINTED	YES	04/26/26	806
FANOUS	BESHOY	I	34202	$90551.0000	INCREASE	YES	03/15/26	806
FORDE	RAPHAEL	J	56057	$51227.0000	APPOINTED	YES	04/26/26	806
FOX	MARIAN	J	56058	$72298.0000	APPOINTED	YES	04/26/26	806
GIBBS	TYRIQ	A	56057	$51227.0000	APPOINTED	YES	04/26/26	806
GILLARD	SAVANAH	R	56058	$72298.0000	APPOINTED	YES	04/26/26	806
GOLDEN	ISIS	C	56057	$51227.0000	APPOINTED	YES	04/26/26	806
GRAHAM	STEPHANI	J	56057	$51227.0000	APPOINTED	YES	04/26/26	806
HARVEY	DESMOND	A	31670	$55671.0000	RETIRED	NO	03/11/26	806
HERNANDEZ	AMHARA	S	22122	$100931.0000	INCREASE	NO	04/26/26	806
HERNANDEZ	NAIMA		56057	$51227.0000	APPOINTED	YES	04/26/26	806
IQBAL	MOHAMMED	A	31675	$81533.0000	INCREASE	YES	11/09/25	806
ISLAM	FARHANA		56058	$62868.0000	APPOINTED	YES	04/26/26	806
JIMENEZ	KEVIN	D	31675	$90744.0000	INCREASE	NO	03/01/26	806
JONES	CELIAH	C	56057	$51227.0000	APPOINTED	YES	04/26/26	806
KELLY	ROSA	L	95532	$207000.0000	RESIGNED	YES	04/19/26	806
KOBERT	REBECCA		56058	$80000.0000	APPOINTED	YES	04/26/26	806
KOROSH	ZACHARY		56058	$72298.0000	APPOINTED	YES	04/26/26	806
LAMARCHE	ANGIE	P	34202	$90551.0000	INCREASE	NO	02/15/26	806
LEWIS	JOY-ANN	N	56057	$51227.0000	APPOINTED	YES	04/26/26	806
MAHAMUD	ABIR	A	56057	$51227.0000	APPOINTED	YES	04/26/26	806
MARSHALL	BERNARD	G	34202	$105023.0000	RETIRED	NO	04/18/26	806
MILLS	JESSICA	S	56058	$72298.0000	APPOINTED	YES	04/26/26	806
NAGY	BEMEN		34202	$90551.0000	INCREASE	YES	03/29/26	806
NAQVI	SYED MUH	H	56058	$72298.0000	APPOINTED	YES	04/26/26	806
PRISTIN	DAVID	M	95532	$230000.0000	APPOINTED	YES	04/19/26	806
SAHA	ASHUTOSH		34202	$96305.0000	INCREASE	NO	04/19/26	806
SHAHID	SHARMIN		31670	$71581.0000	RESIGNED	YES	04/19/26	806
SINGH	ANITA	C	56058	$62868.0000	APPOINTED	YES	04/26/26	806
TORRES	GINA	T	56057	$51227.0000	APPOINTED	YES	04/26/26	806
VALDEZ	MARLYN	E	56058	$72298.0000	INCREASE	YES	04/26/26	806
VAUGHAN	SHAKISHA	L	56058	$72298.0000	APPOINTED	YES	04/26/26	806
VELASQUEZ	JUAN	C	56057	$51227.0000	APPOINTED	YES	04/26/26	806
VRINE	JEAN	F	8297A	$75805.0000	RETIRED	NO	04/22/26	806
WALKER-STEWART	ASTRID	B	56058	$82600.0000	RESIGNED	YES	04/23/26	806
ZEPHYR	SOPHIE	S	56057	$51227.0000	APPOINTED	YES	04/26/26	806

DEPARTMENT OF BUILDINGS
FOR PERIOD ENDING 05/08/26

NAME			TITLE NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ABARRO	JESSE	A	31622	$71581.0000	INCREASE	YES	04/19/26	810
ABUTIN	ROMAN	A	22405	$79731.0000	RESIGNED	YES	04/21/26	810
BOYD	SHELDON		10124	$63371.0000	PROMOTED	NO	04/19/26	810
BRADLEY	PRECIOUS	M	10124	$60660.0000	RESIGNED	NO	05/03/22	810
CALLAHAN	KEVIN	J	31629	$71581.0000	APPOINTED	YES	04/19/26	810
CECCATO JR	ANTHONY	J	30087	$95450.0000	INCREASE	YES	04/19/26	810
CHAKRABORTY	SHIVAJEE		30086	$83388.0000	APPOINTED	YES	04/19/26	810
CHOI	VINCENT		12627	$91394.0000	APPOINTED	NO	01/20/26	810
CUDAHY	MARY KAT		1003D	$105743.0000	INCREASE	YES	04/19/26	810
FERREIRA HERNAN	LISANDRO		31629	$71581.0000	APPOINTED	YES	04/19/26	810
GARGIULO	JOSEPH	F	10251	$48631.0000	INCREASE	NO	04/19/26	810
GEORGY	MARIA	N	21210	$79731.0000	TERMINATED	NO	04/23/26	810
GODA	ABDEL RA		22405	$79731.0000	INCREASE	YES	04/26/26	810
GRIFFITH	SIMONETT	V	12158	$80196.0000	INCREASE	NO	04/19/26	810
IBRAHIM	WASSIM	M	22405	$89591.0000	RESIGNED	NO	03/29/26	810
ISAAC	NABIL	A	22405	$79731.0000	INCREASE	YES	04/26/26	810
ISMAIL	KHALED		1001A	$129706.0000	PROMOTED	NO	04/20/26	810
JENKINS	DERON		22405	$79731.0000	APPOINTED	YES	04/19/26	810
KELLY	ROSA	L	12867	$263748.0000	APPOINTED	YES	04/19/26	810
KOPEC	KRYSTIAN		31169	$67617.0000	INCREASE	YES	04/19/26	810
LIPNICK	NOAH	J	54748	$100000.0000	APPOINTED	YES	04/23/26	810
MARTENS	AUDREY	T	10124	$69770.0000	RETIRED	NO	04/28/26	810
MCCALLA-CHEN	ALLANA	R	22405	$79731.0000	INCREASE	YES	04/26/26	810
MCGREGOR JR	LARRY	W	31622	$71581.0000	APPOINTED	YES	04/19/26	810
MILLER	BEVERLEY	R	56058	$87010.0000	RETIRED	YES	05/01/26	810
MOORER	ROBERT		31629	$71581.0000	APPOINTED	YES	04/19/26	810
MOSHE	MENASHE		1007A	$114466.0000	INCREASE	YES	03/22/26	810
MURRELD	NIISHA	R	10251	$48631.0000	RESIGNED	NO	04/26/26	810
MUZAHID	NOOR	A	22405	$79731.0000	INCREASE	YES	04/26/26	810
NELMS	COREEN	M	31622	$81533.0000	INCREASE	NO	04/12/26	810
NIXON	ALISON	L	30087	$84601.0000	RESIGNED	YES	11/04/21	810
O'CONNELL	LOGAN	H	30087	$84498.0000	INCREASE	YES	04/26/26	810
O'NEILL	JOHN	P	31622	$71581.0000	APPOINTED	YES	04/19/26	810
OZTURK	DOGA		10050	$182700.0000	INCREASE	NO	04/26/26	810
RAJ	SHARON	D	10209	$8.0000	RESIGNED	YES	12/21/01	810
RAZOOK	ERICA	L	95094	$141446.0000	APPOINTED	YES	04/19/26	810
SHAHID	SHARMIN		22405	$79731.0000	APPOINTED	YES	04/19/26	810
SILVER	ALICIA	D	10251	$48631.0000	INCREASE	NO	04/26/26	810
SINGH	AMRIT	P	31622	$71581.0000	APPOINTED	YES	04/19/26	810
SOBELMAN	JENNY	A	13408	$200000.0000	DECREASE	YES	04/19/26	810
TORTOLES	PATRICK	R	22405	$79731.0000	INCREASE	YES	04/26/26	810
TREASURE-HINCKS	DEBRA		10124	$89403.0000	INCREASE	NO	04/12/26	810
VIZHNAY	MARLON	F	22410	$94005.0000	APPOINTED	YES	04/19/26	810
WILLIAMS	SENIHIA	L	10251	$48631.0000	RESIGNED	NO	04/01/26	810
WILSON	NERMINE	N	21210	$89479.0000	RESIGNED	NO	04/26/26	810

DEPT OF HEALTH/MENTAL HYGIENE
FOR PERIOD ENDING 05/08/26

NAME			TITLE NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
AFSHAR GHOTLI	NILOUFAR		06841	$275581.0000	APPOINTED	YES	04/19/26	816
APPIAH	SAMUEL		51022	$40.7000	RESIGNED	NO	04/12/26	816
ARAUZ	ELLA	D	81805	$42945.0000	RESIGNED	YES	04/23/26	816
ATTAR	HASSAN M	M	21744	$100904.0000	INCREASE	YES	04/19/26	816
BAPTISTE	KENISHA	A	10124	$82232.0000	INCREASE	NO	04/05/26	816
BENNETT	IKIMA	J	21744	$100904.0000	INCREASE	YES	04/26/26	816
BEST	JASMINE	S	81815	$23.4800	RESIGNED	YES	04/21/26	816
BOLORUNDURO	TABITHA	Q	5100B	$40.3600	APPOINTED	YES	04/19/26	816
BONAH	NANA		21744	$100904.0000	APPOINTED	YES	04/26/26	816
BORGIA	VICTORIA	M	56058	$84691.0000	INCREASE	YES	09/14/25	816
BOWEN	SEAN	M	31215	$72668.0000	RESIGNED	NO	04/28/26	816
BROWN-DANIELS	TISHA	F	10124	$63465.0000	RESIGNED	NO	04/19/26	816
CAMPISE	JULIA	V	51022	$40.7000	RESIGNED	NO	02/22/26	816
CHERNOV	CLAUDIA	R	21744	$55.2400	RETIRED	YES	04/29/26	816
COHEN	ADRIENNE	R	91415	$78633.0000	APPOINTED	YES	04/26/26	816
CURRY	PATRICIA	O	81805	$45161.0000	RETIRED	NO	04/16/26	816
CYRUS	DODSEY		1002C	$97444.0000	RETIRED	NO	04/18/26	816
DAWAN	NADIYAH	S	51022	$40.7000	APPOINTED	YES	04/19/26	816
DELEON	AARON	L	21744	$81991.0000	RESIGNED	YES	04/07/26	816
DUNLAP	KYLA	N	56056	$43460.0000	RESIGNED	YES	04/18/26	816
ESANNASON	SHANNON	M	51191	$61035.0000	APPOINTED	NO	04/19/26	816
FLORES MARTINEZ	CARLOS		51191	$54799.0000	APPOINTED	NO	04/26/26	816