



**Community Board 12 Manhattan  
Housing and Human Services Committee  
530 West 166<sup>th</sup> Street – Sixth Floor New York, NY 10032**

**RESOLUTION URGING THE NYC RENT GUIDELINES BOARD TO GRANT NO RENT INCREASES FOR RENT STABILIZED APARTMENTS FOR ONE OR TWO YEAR LEASES COMMENCING OCTOBER 1<sup>ST</sup> 2015**

**Whereas**, at a scheduled public hearing on April 25<sup>th</sup>, 2015 the NYC Rent Guidelines Board proposed a range of rent changes for the current "base rent" for rent stabilized apartments that will be finalized as **Rent Guideline Board Order #50** and together with such further adjustments as may be authorized by law the following proposed ranges of annual adjustment to be used for a determination of the new rent order are:

- For a **one**-year renewal lease commencing on or after **October 1, 2017** and on or before **September 30, 2018: 1% - 3%**
- For a **two**-year renewal lease commencing on or after **October 1, 2017** and on or before **September 30, 2017: 2% - 4%; and**

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

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

**Whereas**, rents increased by 18% between 2005 and 2015, incomes only rose by 5%.

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

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

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

**Resolved**, Community Board 12, Manhattan strongly recommends that the NYC Rent Guidelines Board not grant any rent increases for any rent stabilized apartments for all renewal leases commencing October 1<sup>st</sup> 2017.