



## Community Board 12 - Manhattan Washington Heights & Inwood

530 West 166<sup>th</sup> St. 6<sup>th</sup> Floor, New York, NY 10032

Phone: (212) 568-8500, Fax: (212) 740-8197

Website: [www.nyc.gov/mcb12](http://www.nyc.gov/mcb12)

Eleazar Bueno, Chairperson  
Ebenezer Smith, District Manager

May 26, 2022

Hon. David Reiss  
Chair  
NYC Rent Guideline Board  
1 Centre Street, Suite 2210  
New York, NY 10007

**Re: RESOLUTION URGING THE NYC RENT GUIDELINES BOARD FOR RENT REGULATED APARTMENTS FOR ONE- OR TWO-YEAR LEASES COMMENCING OCTOBER 1ST, 2022.**

Dear Chair Reiss:

At the General Meeting on Tuesday, May 24<sup>th</sup>, 2022, with a vote of 35 in favor, 0 opposed, and 1 abstention, Community Board 12 Manhattan passed the following resolution urging the NYC Rent Guidelines Board to grant the subsequent percent increase for any rent-regulated apartments.

**Whereas:** At a scheduled public hearing on May 5<sup>th</sup>, 2022, the NYC Rent Guidelines Board proposed a percentage of rent increases for the current "base rent" for rent-stabilized apartments that will be finalized in June 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, 2022**, and on or before **September 30, 2023: 2% to 4%**
- For a **two-year** renewal lease commencing on or after **October 1, 2022**, and on or before **September 30, 2023: 4% to 6%**; and ...

**Whereas:** The NYC Rent Guidelines Board reported in their 2022 "Income and Affordability Study" that NYC's economy showed positive indicators in rising employment levels with an increase of 2.1%; a decrease in personal bankruptcy filings of 24.2%, the lowest level since 2000, notes evictions will increase sharply by the end of 2022 following the end of the eviction moratorium; and

**Whereas:** the [Princeton University Eviction Lab](#) states an estimated 29,636 evictions have been filed across New York City since January 16, 2022, a day after the end of the COVID-19 Emergency Eviction and Foreclosure Eviction Act; and

**Whereas:** The sharp increase in eviction filings has led to a backlog of eviction cases in housing courts and a shortage of public defenders leaving many New Yorkers without the right to counsel; and

**Whereas:** Tenant advocate groups call on the New York State Office of Court Administration to slow down the calendaring of housing court cases to ensure that low-income New Yorkers facing eviction have legal representation as intended by New York City's Right to Counsel (RTC) program; and

**Whereas:** New York City's 2021 Department of Housing and Preservation "Housing and Vacancy Survey" found that the median asking rent for all units that were vacant and available for rent in 2021 was \$2,750.00 meaning a future household would have to earn at least \$110,000 annually to be defined as housing affordable - no more than 30% of the occupant's monthly gross household income; and

**Whereas:** NYC Comptroller Brad Lander's "[April 2022 Monthly Economic and Fiscal Outlook](#)" notes that while hourly wages have increased nationally by 5.6% in March 2022 over the last year, the wage gains are eroded by rising inflation and that, locally, the Consumer Price Index, an index of changes in prices paid by U.S. consumers, is up 5.1% than a year ago; and

**Whereas:** NYC Comptroller's "April 2022 Monthly Economic and Fiscal Outlook" also reported that the median asking rent in New York City in February 2022 was \$2,975.00; and

**Whereas:** According to the United States 2020 Census, the [median household income](#) in Washington Heights and Inwood is \$57,117.00.

**Therefore Be it Resolved:** Recognizing the ongoing pandemic, rise in inflation, and end of the eviction moratorium, among other challenges facing New Yorkers, Community Board 12, Manhattan, strongly urges the NYC Rent Guidelines Board to grant the following percent increase for any rent-regulated apartments:

- For a **one-year** renewal lease commencing on or after **October 1, 2022**, and on or before **September 30, 2023: 0% - 1%**
- For a **two-year** lease commencing on or after **October 1, 2022**, and or before **September 30, 2024: 4% - 6%**

Sincerely,



Eleazar Bueno  
Chairperson

Hon. Andrew McLaughlin, Exc. Director, NYC RGB  
Hon. Eric C. Adams, Mayor  
Hon. Jumaane Williams, Public Advocate  
Hon. Brad Lander, Comptroller  
Hon. Mark Levine, Manhattan Borough President  
Hon. Brian Benjamin, State Senator

Hon. Robert Jackson, State Senator  
Hon. Al Taylor, Assembly Member  
Hon. Manny De Los Santos, Assembly Member  
Hon. Shaun Abreu, Council Member  
Hon. Carmen De La Rosa, Council Member