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## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.manhattancb2.org](http://www.manhattancb2.org)

P: 212-979-2272 F: 212-254-5102 E: [info@manhattancb2.org](mailto:info@manhattancb2.org)

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June 13, 2025

Hon. Doug Apple  
Chair, Rent Guidelines Board  
1 Centre Street, Suite 2210  
New York, NY 10007

Hon. Andrew McLaughlin  
Executive Director, Rent Guidelines Board  
1 Centre Street, Suite 2210  
New York, NY 10007

Honorable Chair Apple and Executive Director McLaughlin:

At the May 22, 2025 Full Board meeting of Community Board 2 / Manhattan, CB2M adopted the following resolution.

### **Resolution Opposing Rent Increases in 2025-26 on Rent-Regulated Apartments under the Jurisdiction of the Rent Guidelines Board**

#### **Whereas:**

1. On April 30, 2025, the Rent Guidelines Board took a preliminary vote to raise the rates for rent-stabilized tenants between 1.75 to 4.15% on new one-year leases and 4.75 to 7.75% on two-year leases.
2. Rent stabilization was passed by the New York State Legislature in 1974 for the purpose of protecting affordability for tenants of the state. Rent stabilization is the largest affordable housing program in New York City in general and in CB2 in particular. The system is supposed to protect tenants from excessive rent increases. In 2024, the NYS Comptroller's Office found that 52.4% of New Yorks' renters are cost burdened by their rent. The proposed new rates may be above the current rate of inflation and thus threaten to place undue cost burdens on even more New Yorkers.
3. On May 9, 2025, twenty-two elected officials from the NYC City Council, the NYS Assembly, the NYS Senate and including the Manhattan Borough President sent a strongly worded letter to the Rent Guidelines Board condemning the proposed rate increases. They stated that such steep increases would contribute to displacement of tenants, gentrification of neighborhoods, and over-burdening of communities of color and

working-class New Yorkers. The officials called for a 0% rent increase, otherwise known as a rent freeze.

4. The Community Service Society (CSS) testified before the Rent Guidelines Board on April 24, 2025. Based on their data, they also called for a rent freeze to protect rent-stabilized tenants.<sup>1</sup> In addition to proving the damage that these rent increases would do to tenants, CSS described seven programs for landlords who struggle to maintain their buildings. These programs provide loans and incentive grants.
5. Rent-stabilization provides the largest pool of affordable housing in CB2. This badly-needed resource was eroded from 2007 to 2020 with a net loss of 4,432 rent-stabilized units.<sup>2</sup>

**Therefore be it resolved** that CB2 Manhattan **opposes** the proposed rent increases for rent-stabilized tenants and supports our local officials and advocacy organizations in calling for a rent freeze this year.

**Vote:** Passed, with

- 26 in favor
- 5 opposed (R. Caccapolo, R. Chattree, S. Ryan, R. Sanz, F. Sigel)
- 12 abstentions (S. Aaron, Y. Chen, C. Dignes, J. Kaye, R. Kessler, B. Listman, P. McDaid, B. Pape, M. Pereirra, L. Rakoff, S. Secunda, S. Smith).
- No recusals

Community Board 2/Manhattan respectfully urges the Board to take action consistent with this resolution.

Respectfully submitted:



Valerie De La Rosa  
Chair, Community Board 2/Manhattan



Eugene Yoo  
Chair, CB2/M Land Use Committee

Copies:

- Hon. Mark Levine, Manhattan Borough President
- Hon. Carlina Rivera, NYC Council, 2<sup>nd</sup> District
- Hon. Deborah Glick, NYS Assembly, 66<sup>th</sup> District
- Hon. Brian Kavanagh, NYS Senate, 27<sup>th</sup> District

<sup>1</sup> <https://www.cssny.org/news/entry/testimony-the-rent-guidelines-boards-data-supports-a-rent-freeze-in-2025>

<sup>2</sup> George M. Janes & Associates, “Changes in Rent-Stabilized Housing in Manhattan & Community District 8,” draft, 6/29/2020, p. 9.