Rent Guidelines Board Public Hearing

June 13th, 4:30 pm: Emigrant Savings Bank Building, 49-51 Chambers Street
To sign up for testimony, call (212) 385-2934
or sign-up in person at the hearing on June 13th from 10:00 am to 7:00 pm

SUGGESTED TALKING POINTS

1. YOU
   • Introduce yourself and provide personal details. We want to show the RGB how diverse rent stabilized tenants are. Make sure to include that you are a vital member of New York City and the ways you contribute to your community.
   • Include information about the economic hardship you may be facing. For example, include if you live on a fixed income, if you lost your job, if you were impacted by Hurricane Sandy, if you are supporting your kids or other members of your household, or if you are working a few jobs to support yourself.

2. YOUR HOUSING
   • How long have you lived in your apartment?
   • Are there many tenants in your building paying market rent OR is there a commercial unit in your building (a business on the ground floor)?
     If so, emphasize that your landlord has other sources of income than the rent from rent stabilized units.
   • Is there much turnover in your building?
     If so, emphasize that your landlord receives very large rent increases each time there is a vacancy.
   • Permanent Rent Increases: Have you received MCI (Major Capital Improvements) for building structural improvements or IAI (Individual Apartment Improvement) for apartment renovations? How do these permanent rent increases impact your ability to pay each month’s rent?
   • High Rent Burdens: Are you now paying more than 30% of your income towards rent? If so, please tell the RGB. Tenants today are paying on average about 35% of their income in rent, and almost a third are paying more than half their income in rent.

3. YOUR OWNER
   • Owners should bear their fair share of economic burden because their profits are increasing. The average net operating income (NOI) for owners throughout the city increased by 5.6%, making this the 7th straight year that landlords have seen profits grow. (This figure is the income owners receive after they have paid off expenses.)
   • In Brooklyn, landlords brought in an average NOI of $330 every month from each rent stabilized apartment they own.

4. YOUR RECOMMENDATIONS
   • RGB should consider a 0% rent increase for all tenants.
   • If there is an increase the RGB should keep in mind the incredible hardship that any increase at all will cause to most low and moderate income tenants.
   • The RGB should reinstate its practice of holding at least one evening hearing outside of Manhattan.