

The following is the Notice of Maximum Base Rent Public Hearing to take place on Thursday, November 18, 2021.

It should be noted the 2019 Housing Stability and Tenant Protection Act (HSTPA) impacts the formula for calculating Maximum Collectible Rent (MCR) increases. The 5-year averaging of 1-year rent guidelines results in significantly lower annual increases in the MCR than the prior formula, which allowed up to a 7.5% annual increase in the MCR over 2 years until the MBR is reached. This averaging formula results in only a 1.00% increase in the MCR for 2022.

New York State Division of Housing and Community Renewal
Office of Rent Administration

NOTICE OF MAXIMUM BASE RENT PUBLIC HEARING

In response to the Governor's Directive to take every effort to keep New Yorkers safe and mitigate the spread of Covid-19, and pursuant to L.2021 c. 417 Part E, which was signed into law on September 2, 2021, the New York State Division of Housing and Community Renewal (DHCR) will be conducting public hearings via teleconference. Instructions for members of the public to simultaneously view or listen to the meetings will be posted to HCR's website for the Office of Rent Administration ("ORA") under the Regulatory Information – Notice of Public Hearing section prior to the meetings (<https://hcr.ny.gov/office-rent-administration-ora>). The hearings will later be transcribed, and the public will have the ability to view the transcripts on ORA's website.

Public Notice is Hereby Given pursuant to §26-405a(9) of the New York City Rent and Rehabilitation Law that the New York State Division of Housing and Community Renewal (DHCR) will conduct a public hearing via teleconference on Thursday, November 18, 2021 for the purpose of collecting information relating to all factors which the DHCR may consider in establishing a Maximum Base Rent (MBR) for rent controlled housing accommodations located in the City of New York for the 2022-2023 biennial MBR cycle pursuant to the Housing Stability and Tenant Protection Act of 2019 (effective as of June 14, 2019). The morning session of the hearing will be held from 10:00 a.m. to 12:30 p.m.; the afternoon session will run from 2:00 p.m. to 4:30 p.m.

Pre-registration of speakers is advised. Those who wish to pre-register may call the office of Michael Berrios, Executive Assistant, at (718) 262-4816 or email michael.berrios@hcr.ny.gov and provide your name, contact phone number, email address, and the time you wish to speak at the hearing and whom you represent. Pre-registered speakers who have reserved a time to speak will be heard at approximately that time. Speakers who register the day of the hearing will be heard in the order of registration at those times not already reserved by pre-registered speakers. Speaking time will be limited to five minutes in order to give as many people as possible the opportunity to be heard. Speakers should be prepared to submit copies of their remarks to the DHCR official presiding over the hearing. The hearing will conclude when all registered speakers in attendance at the hearing have been heard. DHCR will also accept written testimony submitted prior to the end of the hearing. Submissions may also be sent in advance to Michael Berrios, Executive Assistant, 6th Floor, Division of Housing and Community Renewal, Gertz Plaza, 92-31 Union Hall Street, Jamaica, NY 11433. To obtain a report on the DHCR recommendation for the 2022-2023 MBR cycle, interested parties should call (718) 262-4816 or email michael.berrios@hcr.ny.gov.