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THE CITY OF NEW YORK  
RENT GUIDELINES BOARD

-----x

**VIRTUAL ZOOM  
PUBLIC MEETING  
OF  
THE DIRECTORS**

-----x

May 7, 2020  
7:00 o'clock p.m.

B e f o r e :

DAVID REISS,  
THE CHAIR

1

2 A P P E A R A N C E S:

3 Board of Directors:

4 **VIA ZOOM:**

5 David Reiss

6 Cecilia Joza

7 Alex Schwartz

8 Christian Gonzalez-Rivera

9 Christina DeRose

10 Patti Stone

11 Scott Walsh

12 Shelia Garcia

13 Leah Goodridge

14

15

16 **S T A F F:**

17 Andrew McLaughlin

18 Executive Director

19 Brian Hoberman

20 Research Director

21 Danielle Burger

22 Deputy Research Director

23 Charmaine Superville

24 Office Manager

25

1

2

P R O C E E D I N G S

3

CHAIRMAN REISS: Good evening.

4

I'm David Reiss, the Chair of the

5

New York City Rent Guidelines Board.

6

And I'd like to welcome you to

7

this virtual meeting of the board.

8

This is the fourth meeting in a

9

series of public meetings and hearings to determine

10

renewal lease adjustments for rent stabilized

11

housing units in New York City with leases

12

commencing on, or being renewed on or after October

13

1, 2020 and on or before September 30th, 2021.

14

I will now take roll call. Please

15

respond if present.

16

Christine DeRose.

17

MS. DE ROSE: Present.

18

CHAIRMAN REISS: Sheila Garcia.

19

MS. GARCIA: Present.

20

CHAIRMAN REISS: Christian

21

Gonzalez-Rivera.

22

MR. GONZALEZ-RIVERA: Present.

23

CHAIRMAN REISS: Leah Goodridge.

24

MS. GOODRIDGE: Present.

25

CHAIRMAN REISS: Cecilia Joza.

1

2

MS. JOZA: Present.

3

CHAIRMAN REISS: Alex Schwartz.

4

MR. SCHWARTZ: Present.

5

CHAIRMAN REISS: Patti Stone.

6

(No response.)

7

CHAIRMAN REISS: Patti, we don't

8

hear you. Can you --

9

MS. STONE: Present.

10

CHAIRMAN REISS: Thank you.

11

Scott Walsh

12

MR. WALSH: Present.

13

CHAIRMAN REISS: And David Reiss,

14

present.

15

The proposed rental adjustments

16

voted on at this meeting will be published in the

17

*City Record* and posted on our website, [nyc.gov/rgb](http://nyc.gov/rgb)

18

and through the NYC Rules website at:

19

<http://rules.cityofnewyork.us>

20

Two virtual public hearings to

21

comment on the proposed guidelines will be held on

22

the following dates and times:

23

Wednesday, public hearing, June

24

10th, 2020 -- sorry, my text is -- is out of whack.

25

So this virtual public hearing -- it's a virtual

1

2 public hearing where the public can testify live.

3

4 The public can also submit written  
5 video and voice comments prior to the hearing.

6

7 This hearing is from 4:00 p.m. to  
8 7:00 p.m. and the public can view this meeting via  
9 Youtube feed and listen via telephone.

10

11 There is another public hearing on  
12 Thursday, June 11th, 2020, a public hearing. This  
13 is also a virtual public hearing where the public  
14 can testify live.

15

16 The public can also submit written  
17 video and voice comments prior to the hearing.

18

19 And this hearing is from 6:00 p.m.  
20 to 9:00 p.m. And the public can view the meeting  
21 via Youtube feed and listen via telephone.

22

23 Let me just make sure I have  
24 everything right because my text is a little screwy  
25 on my iPad. Okay. I'm good.

26

27 If you want to comment on the  
28 proposed rule at our virtual public hearings, you  
29 can sign up to speak. Please note that we have a  
30 limited number of slots for registration.

31

32 There is a time at the end of each  
33 hearing after all of those who have registered have

1

2 been heard, we will hear from other attendees at  
3 each virtual meeting -- each virtual hearing.

4

Registration to speak will begin  
5 June 1, 2020. You can register online through our  
6 website: [nyc.gov/rgb](http://nyc.gov/rgb), by e-mail  
7 [@csuperville@nycrgb.or](mailto:csuperville@nycrgb.or) or by calling 212-669-7480  
8 from 9:00 a.m. to 5:00 p.m., Monday through Friday.

9

In addition, you could submit  
10 written audio and video comments prior to the  
11 hearings for the board members' review starting  
12 next week. Instructions to submit these comments  
13 will be available on the board's website at:  
14 [nyc.gov/rgb](http://nyc.gov/rgb), by e-mail at [ask@nycrgb.org](mailto:ask@nycrgb.org) or by  
15 calling the RGB at 212-669-7480.

16

Our next virtual meeting will be  
17 May 27th, starting at 9:30 a.m. Information on how  
18 to attend this meeting will be posted on our  
19 website: [nyc.gov/rgb](http://nyc.gov/rgb), in our meeting section in  
20 the near future and at the same time will be sent  
21 to those who are on our e-mail list.

22

If you are interested in receiving  
23 e-mail updates about upcoming RGB meetings and  
24 hearings, please go to our home page and click on:  
25 [rgbemailupdates](#) under quick links.

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You may also call the board at 212-669-7480 or e-mail the staff at ask@nycrgb.org for information on how to attend the May 27th virtual meeting.

6

7

The final vote will take place on June 17th starting at 7:00 p.m.

8

9

10

11

So prior to taking any proposals from the board members, I will first read into the record the proposed language for Apartment and Loft Order No. 50 and Hotel Order No. 52.

12

13

And I warn you, they're a little bit long, so just bear with me.

14

15

New York City Rent Guidelines Board Proposed 2020 Hotel Order No. 50.

16

17

18

19

20

**Proposed Order Number 50 - Hotels, Rooming Housing, Single-Room Occupancy Buildings and Lodging Houses**, rent levels to be effective for leases commencing **October 1, 2020** through **September 30, 2021**.

21

22

23

24

25

NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY VESTED IN THE NEW YORK CITY RENT GUIDELINES BOARD BY THE RENT STABILIZATION LAW OF 1969, as amended, and the Emergency Tenant Protection Act of 1974, as

1

2 amended, and as implemented by Resolution No. 276  
3 of 1974 of the New York City Council, and in  
4 accordance with the requirements of Section 1043 of  
5 the New York City Charter, that the Rent Guidelines  
6 Board (RGB) hereby **proposes** the following levels of  
7 fair rent increases over lawful rents charged and  
8 paid on **September 30th, 2020**.

9

10 APPLICABILITY:

11

12 This Order shall apply to units in buildings  
13 subject to the Hotel Section of the Rent  
14 Stabilization Law (Sections 26-504(c) and 26-506 of  
15 the New York City Administrative Codes, as amended,  
16 or the Emergency Tenant Protection Act of 1974,  
17 (L. 1974, 576, c. 576 §4[§5(a)(7)]). With respect to  
18 any tenant who has no lease or rental agreement,  
19 the level of rent increases established herein  
20 shall be effective as of one year from the date of  
21 the tenant's commencing occupancy, or as of one  
22 year from the date of the last rent adjustment  
23 charged to the tenant or as of **October 1, 2020**,  
24 whichever is later. This anniversary date will  
25 also serve as the effective date for all subsequent



1  
2 Rent Guidelines Board Hotel Orders unless the board  
3 shall specifically provide otherwise in the Order.  
4 Where a lease or rental agreement is in effect,  
5 this Order shall govern the rent increase  
6 applicable on or after **October 1, 2020** upon  
7 expiration of such lease or rental agreement but in  
8 no event prior to one year from the commencement  
9 date of the expiring lease unless the parties have  
10 contracted to be bound by the effective date of  
11 this Order.

12

13 PROPOSED RENT GUIDELINES FOR HOTELS, ROOMING  
14 HOUSES, SINGLE ROOM OCCUPANCY BUILDINGS AND LODGING  
15 HOUSES

16

17 Pursuant to its mandate to promulgate rent  
18 adjustments for hotel units subject to the Rent  
19 Stabilization Law of 1969, as amended, (§26-510(e)  
20 of the N.Y.C. Administrative Code) the Rent  
21 Guidelines Board hereby proposes the following rent  
22 adjustments:

23

24 The allowable level of rent adjustments over the  
25 lawful rent actually charged and paid on **September**

1

2     **30th, 2020** shall be:

3

1) Residential Class A

4

(apartments) hotels     \_\_\_\_\_

5

2) Lodging houses     \_\_\_\_\_

6

3) Rooming Houses (Class B

7

buildings containing less than 30 units     \_\_\_\_\_

8

4) Class B hotels     \_\_\_\_\_

9

5) Single Room Occupancy buildings

10

(Multiple Dwelling Law section 248 SROs)     \_\_\_\_\_

11

12     NEW TENANCIES PROPOSAL:

13

14     No vacancy allowance is permitted under this order.

15

Therefore, the rents charged for tenancies

16

commencing on or after October 1st, 2020 and on or

17

before September 30th, 2021, may not exceed the

18

levels over rental charges on September 30th, 2020.

19

20     ADDITIONAL CHARGES PROPOSAL:

21

22     It is expressly understood that the rents

23

collectible under the terms of this Order are

24

intended to compensate in full for all services

25

provided without extra charge on the statutory date

1

2 for the particular hotel dwelling unit or at the  
3 commencement of the tenancy if subsequent thereto.  
4 No additional charges may be made to a tenant for  
5 such services. However, such charges may be called  
6 or identified.

7

8 STATEMENT OF BASIS AND PURPOSE

9

10 The Rent Guidelines Board is authorized to  
11 promulgate rent guidelines governing apartment  
12 units subject to the Rent Stabilization Law of  
13 1969, as amended, and the Emergency Tenant  
14 Protection Act of 1974, as amended. The purpose of  
15 these guidelines is to implement the public policy  
16 set forth in findings and declaration of emergency  
17 of the Rent Stabilization Law of 1969 (§26-501 of  
18 the N.Y.C. Administrative Code and in the  
19 Legislative Findings contained in the Emergency  
20 Tenant Protection Act of 1974 (L.1974 c.576,  
21 §4[§2]) And this is dated as of today's date, May  
22 7th, 2020, signed by me, David Reiss, Chair of the  
23 New York State Rent Guidelines Board.

24

25 Now for another very long order,  
let me read the Apartments and Lofts Order.

1

2

## New York City Rent Guidelines

3

Board proposed 2020 Apartment and Loft Order No.

4

52.

5

6

**Proposed Order Number 52: Apartments and Lofts.**

7

Rent levels for leases commencing **October 1, 2020**

8

through **September 30th, 2021.**

9

10

NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY

11

VESTED IN THE NEW YORK CITY RENT GUIDELINES BOARD

12

BY THE RENT STABILIZATION LAW OF 1969, as amended,

13

and the Emergency Tenant Protection Act of 1974, as

14

amended, and as implemented by Resolution No. 276

15

of 1974 of the New York City Council, and in

16

accordance with the requirements of Section 1043 of

17

the New York City Charter, that the Rent Guidelines

18

Board, the RGB, hereby **proposes** the following

19

levels of fair rent increases over lawful rents

20

charged and paid on **September 30, 2020.**

21

22

These rent adjustments will apply to rent

23

stabilized apartments with leases commencing on or

24

after October 1, 2020 and through September 30th,

25

2021.

1

2 Rent Guidelines for loft units subject to Section  
3 286, Subdivision 7 of the Multiple Dwelling Law are  
4 also included in this order.

5

6 PROPOSED ADJUSTMENT FOR LEASES (APARTMENTS)

7

8 Together with such further adjustments as may be  
9 authorized by law, the annual adjustment for leases  
10 for apartments shall be:

11

12 For a **one**-year lease commencing on  
13 or after **October 1, 2020** and/or before **September**  
14 **30th, 2021:** \_\_\_\_.

15

16 For a **two**-year lease commencing on  
17 or after **October 1, 2020** and on or before **September**  
18 **30th, 2021:** \_\_\_\_.

19

20 These adjustments shall also apply to dwelling  
21 units in a structure subject to the partial tax  
22 exemption program under Section 421a of the Real  
23 Property Tax Law, or in a structure subject to  
24 Section 423 of the Real Property Tax Law as a  
25 Redevelopment Project.

1

2 PROPOSED ADJUSTMENTS FOR LOFTS (UNITS IN THE  
 3 CATEGORY OF BUILDINGS COVERED BY ARTICLE 7-C OF THE  
 4 MULTIPLE DWELLING LAW)

5

6 The Rent Guidelines Board **proposes** the following  
 7 levels of rent increases above the "base rent," as  
 8 defined in Section 286, subsection 4, of the  
 9 Multiple Dwelling Law for units to which these  
 10 guidelines are applicable in accordance with  
 11 Article 7-C of the Multiple Dwelling Law:

12

13 For **one**-year increase periods  
 14 commencing on or after **October 1, 2020** and on or  
 15 before **September 30th, 2021**: \_\_\_\_ .

16

17 For **two**-year increase periods  
 18 commencing on or after **October 1, 2020** and on or  
 19 before **September 30th, 2021**: \_\_\_\_ .

20

21 FRACTIONAL TERMS - PROPOSAL:

22

23 For the purposes of these guidelines, any lease or  
 24 tenancy for a period up to and including one year  
 25 shall be deemed a one-year lease or tenancy, and

1

2 any lease or tenancy for a period of over one year  
3 and up to and including two years, shall be deemed  
4 a two-year lease or tenancy.

5

6 ESCALATOR CLAUSES PROPOSAL

7

8 Where a lease for a dwelling unit in effect on May  
9 31st, 1968 or a lease in effect on June 30th, 1974  
10 for a dwelling unit which became subject to the  
11 Rent Stabilization Law of 1969, by virtue of the  
12 Emergency Tenant Protection Act of 1974 and  
13 Resolution No. 276 of the New York City Council,  
14 contained an escalator clause for the increased  
15 costs of operation and such clause is still in  
16 effect, the lawful rent on **September 30th, 2020**  
17 over which the fair rent under this Order is  
18 computed, shall include the increased rental, if  
19 any, due under such clause, except those charges  
20 which accrue within one year of the commencement of  
21 the renewal lease. Moreover, where a lease  
22 contained an escalator clause that the owner may  
23 validly renew under the Code, unless the owner  
24 elects or has elected in writing to delete such  
25 clause, effective no later than **October 1, 2020**

1

2 from the existing lease and all subsequent leases  
3 for such dwelling unit, the increased rental, if  
4 any, due under such escalator clause shall be  
5 offset against the amount of increase authorized  
6 under this Order.

7

8 SPECIAL ADJUSTMENTS UNDER PRIOR ORDERS PROPOSAL

9

10 All rent adjustments lawfully implemented and  
11 maintained under previous apartment orders and  
12 included in the base rent in effect on **September**  
13 **30th, 2020** shall continue to be included in the  
14 base rent for the purpose of computing subsequent  
15 rents adjusted pursuant to this Order.

16

17 PROPOSED SPECIAL GUIDELINE

18

19 Under Section 26-513(b)(1) of the New York City  
20 Administrative Code and Section 9(e) of the  
21 Emergency Tenant Protection Act of 1974, the Rent  
22 Guidelines Board is obligated to promulgate special  
23 guidelines to aid the State Division of Housing and  
24 Community Renewal in its determination of initial  
25 legal regulated rents for housing accommodations



1

2 previously subject to the City Rent and  
3 Rehabilitation Law which are the subject of a  
4 tenant application for adjustment. The Rent  
5 Guidelines Board hereby **proposes** the following  
6 Special Guidelines:

7

8 For dwelling units subject to the Rent and  
9 Rehabilitation Law on **September 30th, 2020**, which  
10 become vacant after **September 30th 2020**, the  
11 Special Guidelines shall be \_\_\_\_.

12

13 DECONTROLLED UNITS - PROPOSAL

14

15 The permissible increase for decontrolled units as  
16 referenced in Order 3a, which become decontrolled  
17 after **September 30th, 2020** shall be \_\_\_\_.

18

19 CREDITS PROPOSAL

20

21 Rentals charged and paid in excess of the levels of  
22 rent increase established by this Order shall be  
23 fully credited against the next month's rent.

24

25

1

2 STATEMENT OF PURPOSE OF BASIS AND PURPOSE:

3 The Rent Guidelines Board is authorized to  
4 promulgate rent guidelines governing apartment  
5 units subject to the Rent Stabilization Law of  
6 1969, as amended, and the Emergency Tenant  
7 Protection Act of 1974, as amended. The purpose of  
8 these guidelines is to implement the public policy  
9 set forth in findings and declaration of emergency  
10 of the Rent Stabilization Law of 1969 (§26-501 of  
11 the N.Y.C. Administrative Code and in the  
12 Legislative Finding contained in the Emergency  
13 Tenant Protection Act of 1974 (L.1974 c.576,  
14 §4[§2]).

15 The Rent Guidelines Board is also  
16 authorized to promulgate rent guidelines for loft  
17 units subject to section 286, subdivision 7 of the  
18 Multiple Dwelling Law. The purpose of the loft  
19 guidelines is to implement the public policy set  
20 forth in the legislative findings of Article 7C of  
21 the Multiple Dwelling, Section 280.

22 And this is also to be dated May  
23 7th, 2020, signed by me, David Reiss, the Chair of  
24 the New York City Rent Guidelines Board.

25 Let me take one breath.

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Okay.

It is become an RGB tradition to allow tenant and owner members to make proposals first before we take motions from the public members.

Last year, owner members presented their proposal first. So this year we will hear from the tenant members first. As for our agenda, the board will be considering proposals for Hotel Order 50 first. We will taking proposals for Hotel Order No. 50 first.

Do I hear a motion?

MS. GOODRIDGE: Yes.

Good evening.

I'll make the motion for rent stabilized hotel units.

So at this time, I would like to put forward a motion for proposed rental adjustments for rent stabilized hotel units. I move to adopt the language of the proposed Hotel Order 50, as read into the record at this meeting. And I move to adopt the following proposed rental adjustments for rent stabilized hotels.

For Residential Class A apartment

1

2 hotels - zero;

3

Lodging houses - zero;

4

Rooming houses, Class B buildings

5

containing less than 30 units - zero;

6

Class B hotels - zero;

7

Single room occupancy buildings,

8

that's MBL Section 248 SROs - zero; and,

9

I just want to note that there

10

shall be no vacancy allowance that is permitted

11

under this order.

12

Therefore, the rents charged for

13

the tenancies commencing on or after October 1st

14

and on or before September 30th, 2021 may not

15

exceed the levels over rentals charged on September

16

30th, 2020, permitted under the applicable rent

17

adjustment provided above.

18

So to summarize, I propose the

19

language of this Order.

20

I hope I hear a second?

21

CHAIRMAN REISS: Is there a

22

second?

23

I see a second but I don't hear

24

it.

25

There you go. Is that Sheila?

1

2

MS. GARCIA: Yes.

3

CHAIRMAN REISS: Yes.

4

Seconded by Sheila.

5

Okay. Just to restate the motion,

6

Leah's motion is that rental increases for all

7

classes of hotels should be zero and no vacancy

8

allowance; correct?

9

MS. GOODRIDGE: Correct.

10

CHAIRMAN REISS: Okay. Any

11

discussion on this motion?

12

(No response.)

13

CHAIRMAN REISS: Okay.

14

Hearing none, I call the question.

15

I will do it in roll call order.

16

Christina DeRose, how do you vote?

17

MS. DE ROSE: Yes.

18

CHAIRMAN REISS: Sheila Garcia,

19

how do you vote?

20

MS. GARCIA: Yes.

21

CHAIRMAN REISS: Christian

22

Gonzalez-Rivera, how do you vote?

23

MR. GONZALEZ-RIVERA: Yes.

24

CHAIRMAN REISS: Leah Goodridge,

25

how do you vote?

1

2

MS. GOODRIDGE: Yes.

3

CHAIRMAN REISS: Cecilia Joza, how

4

do you vote?

5

MS. JOZA: Yes.

6

CHAIRMAN REISS: Alex Schwartz,

7

how do you vote?

8

MR. SCHWARTZ: Yes.

9

CHAIRMAN REISS: Patti Stone, how

10

do you vote?

11

(No response.)

12

CHAIRMAN REISS: Patti, we don't

13

hear you yet.

14

MS. STONE: I vote no. I had a

15

different proposal.

16

CHAIRMAN REISS: Okay. So the

17

way that this should work is, if this motion

18

passes, then there will be no more proposals. If

19

this motion fails, then we'll go to other

20

proposals.

21

MS. STONE: Okay. I vote no.

22

CHAIRMAN REISS: Okay.

23

Scott Walsh.

24

MR. WALSH: No.

25

CHAIRMAN REISS: No.

1

2

David Reiss, yes.

3

Okay. So the vote is 7 to 2.

4

The motion passes.

5

Okay.

6

So let me move on. Okay.

7

We will now consider motions for

8

Apartment and Loft Order No. 52.

9

Tenant motions will get the first

10

opportunity for a motion, followed by the owner

11

members.

12

Do I hear a motion from the tenant

13

members?

14

MS. GOODRIDGE: Yes. We would

15

like to put forward a motion.

16

So at this time, I would like to

17

put forward a motion for the proposed rental

18

adjustments for rent stabilized apartments and

19

lofts.

20

I'll leave the language of the

21

motion and then I'll discuss the reasons why we

22

are putting forth this motion.

23

So I move to adopt the language of

24

the proposed Apartment and Loft Order 52, as read

25

into the record at this meeting and I move to adopt

1

2 the following proposed rental adjustments for rent  
3 stabilized apartments and lofts.

4

So for apartments for a one-year  
5 lease, our proposal is for a negative 3 to a zero;

6

For a two-year lease, our proposal  
7 is for a negative 2 to a zero; and,

8

Lofts, a one-year increase period  
9 our proposal is for a negative 3 to a zero; and,

10

For a two-year increase period,  
11 our proposal is for a negative 2 to a zero; and,

12

For the special guideline, it is  
13 also zero percent above the maximum base rent.

14

And so to summarize in accordance  
15 with my motion, you would be voting on the  
16 adjustments and, again, it is not for vacancy  
17 allowances or bonuses.

18

CHAIRMAN REISS: Thank you.

19

Do I hear a second for the motion?

20

MS. GARCIA: Second.

21

CHAIRMAN REISS: Second from

22

Sheila.

23

Okay.

24

MS. GOODRIDGE: I also wanted to

25

talk about the reasons why if that's okay.



1

2

CHAIRMAN REISS: Yes, of course.

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MS. GOODRIDGE: So we -- we are currently now almost at 7:24 p.m. and just -- we're just a little bit past 7:00 p.m. and we just clapped for essential workers and I wanted to tell you all about one of the essential workers that I spoke with earlier today who is a rent stabilized tenant.

His name is Mr. Masoon and he lives in a \$400, one-bedroom apartment -- rent stabilized apartment with his wife and their four children.

He's a cab driver and when all of this happened he thought to himself, he's very eager to go back to work and to pay expenses, mainly he's rent. But then something very unexpected happened, his seven-year old daughter became infected with COVID-19 and she spent two weeks in the hospital.

That was hard for him and they had a family discussion at the dinner table about what to do now, what should we do as a family? Some of the questions that they asked each other, he and his wife and included with some of their children

1

2 were, you know, is their daughter going to live?  
3 Is she going to make it? What shall we do with the  
4 family to protect our health? Shall he continue to  
5 work? Shall his wife work? And, also, was it  
6 worth it to risk himself as a cab driver having  
7 exposure to different New Yorkers really each hour.

8                   And as they were having those  
9 conversations, it just became very clear that they  
10 would be able to afford their rent at this period  
11 with the money coming in but what would make it  
12 insurmountable and very difficult is if the rent  
13 were to go up. They felt very fortunate they'd  
14 been living in this apartment for the last five  
15 years. And so those were the conversations that  
16 they had at their dinner table.

17                   And now I want to point to another  
18 conversation that another New Yorker is having at a  
19 different dinner table and that is a conversation  
20 that looks like, you know, I have a business  
21 venture. I made X amount of money last year from  
22 this real estate venture and I would like to make  
23 as much money as I possibly can this year. Despite  
24 the crisis, this is a business and I would like a  
25 profit.

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Those are two very different families. Two very different New Yorkers. Two -- same Coronavirus but two realities, two very different struggles.

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And I think that some of the conversations that we've had here throughout the board really highlight that and that's why I'm putting forth a range from a rollback to a freeze. Because at the end of the day, some of the things that we are weighing and that different New Yorkers are weighing, one is between a raise, because that's what we're talking about when we're talking about how much money that landlords are bringing in and we're talking about survival.

So Mr. Mason's family is keeping New York together and his family is just trying to survive.

And yet we are faced with another reality about business ventures.

Now I want to talk a little bit about the data. We heard from the staff and we read all of the reports. And one of the sticking points that we talk about every year is the Net Operating Income. And something that we discussed

1

2 this year and this was obviously the reports were  
3 before the Corona virus pandemic.

4

As we discussed that the Net  
5 Operating Income, as I think the landlord's that  
6 highlighted, took a slight dip this year. And I  
7 want to emphasize that, for nearly 15 years the Net  
8 Operating Income was a steady amount and that  
9 includes during the Great Recession of 2008.

10

And so if we are talking about  
11 just a slight dip, we're talking about -- we are  
12 not talking about, again, people going under water.  
13 We are talking about a slight dip and most -- and  
14 most of which are -- sorry, I was muted but most of  
15 which are profits.

16

So, you know, I -- I will sum up  
17 by saying that we need to think about protecting  
18 New Yorkers who have helped to build this City. We  
19 have had a lot of conversations and some of which  
20 we have heard about the narrative of, for example,  
21 the small landlord, the small, struggling landlord.  
22 And while that may be true and that is a reality,  
23 certainly for some, if we look at the data, the  
24 data that we have seen is that there are  
25 applications that landlords can apply for a

1

2 hardship if they are truly struggling. And from  
3 the last data that we had, fewer than five -- and,  
4 I believe, zero had applied for this hardship  
5 application.

6 We have heard from small landlords  
7 who are paying almost \$1 million in taxes, which  
8 means that they are making upwards of three, \$4  
9 million. And so that is a lot to bear when we are  
10 considering and weighing between Mr. Masoon and his  
11 family, just like a lot of other New Yorkers who  
12 are holding the City together by a shoestring and a  
13 profit and whether we are going to continue to  
14 increase the Net Operating Income.

15 And I want to also drive home the  
16 point that, even though this is a sticking point,  
17 the mandate of this board is not to increase the  
18 Net Operating Income. The mandate of this board is  
19 to simulate a fair housing market and to look at  
20 the direction of the New York City housing market.

21 And as part of that, apart from  
22 clapping at 7:00 p.m., the next time you are on a  
23 train and you hear, you know, you see the MTA  
24 worker or you, you know, meet the next cashier or  
25 the delivery worker, the health care workers,

1

2 there's a lot more that we can do other than  
3 clapping. We need to make sure that these people  
4 can stay in their homes.

5 As a tenant attorney, I can tell  
6 you that a big part of my job is listening to the  
7 stories of New Yorkers. They come in my office and  
8 they talk about how they came to me. And between  
9 low income and moderate income New Yorkers, I can  
10 tell you that both of those groups are one tragedy  
11 away -- one tragedy away from coming to my office,  
12 one tragedy away from being homeless, one job loss  
13 away, one unexpected circumstance away, one  
14 dementia diagnosis away, one physical disability  
15 away. It happens all of the time and these are the  
16 hundreds of stories that I hear when I represent  
17 people who are getting evicted.

18 So I want to conclude that and to  
19 conclude the proposal, you know, by saying that  
20 there are also 60,000 people, approximately, who  
21 sleep in homeless shelters every night and, in  
22 fact, there is -- there are some experts who have  
23 said it's probably more like 80,000 people.

24 And so a rent rollback, when we  
25 consider all of that, when we consider the data,

1

2 when we consider who is really struggling, who's  
3 applying for a hardship increase, if the reality is  
4 sitting at a dinner table and contributing to the  
5 greatness of this City, whereas another New Yorker  
6 is considering the profits.

7 And this is a rent regulated  
8 building. This is not a private market. And so  
9 this isn't about taking people's money away from  
10 the other. This is a rent regulated venture, which  
11 people signed up for.

12 And so all of that to say, this is  
13 a very moderate approach. If this board wanted to,  
14 we could make a decision on a 100 percent rent  
15 rollback. But, you know, and that would  
16 effectively cancel rent. So that makes this  
17 decision incredibly moderate. It is not as radical  
18 of a board that we could do and we are then asking,  
19 reasonably so, for a zero to -- a negative 3 to a  
20 zero percent, which is very doable and very logical  
21 given all the data that we have.

22 CHAIRMAN REISS: Leah, I was  
23 remiss in not restating your motion. So I'm just  
24 going to repeat it to make sure everyone got it.  
25 Okay. And then we'll go to continue the

1

2 conversation on this.

3

4 So Leah's motion for apartments  
and lofts, seconded by Sheila, was:

5

Apartments:

6

One-year range of negative 3 to

7

zero;

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Two-year range of negative 2 to

9

zero;

10

For lofts:

11

A one-year range of negative 3 to

12

zero;

13

A two-year range of negative 2 to

14

zero; and,

15

Zero -- a special guidelines, zero

16

percent above base rent; is that correct?

17

MS. GOODRIDGE: Yes.

18

CHAIRMAN REISS: Okay. So I

19

think I see Sheila's hand; is that right, Sheila?

20

Oh, no, it's not.

21

Is there discussion on the motion?

22

(No response.)

23

CHAIRMAN REISS: Okay.

24

Hearing none, I call --

25

MS. STONE: Oh, no, wait, wait.



1

2

CHAIRMAN REISS: Patti. Patti.

3

MS. STONE: Yes.

4

MS. GOODRIDGE: Let's have a discussion, yes, about the two different -- the tale of two cities.

7

MS. STONE: A tale of two cities, which have been for a very long time.

9

Okay. Good evening, everyone.

10

My name is Patti Stone. And I, along with Scott Walsh, are the two owner representatives on the Rent Guidelines Board.

13

We are both very aware of the unprecedented time we are in and feel for all that are struggling and suffering due to COVID-19.

16

Everyone throughout the world has been affected and specifically, or especially, those in this City. It is important to note that everyone has been affected. That includes owners as well as tenants.

21

The issue we are faced with here, rent increases, whether to grant them or not, has become quite the political issue and one that is not proper for this board. It is not the board's place or responsibility to provide political

1

2 relief.

3

4 The owners need to pay their  
5 employees' salaries, their real estate taxes, water  
6 and sewer taxes and their mortgages.

6

7 The tenants, who have  
8 unfortunately lost their jobs need to look to the  
9 government for aid. Neither nor the owners nor  
10 this board are in any real position to help them.  
11 The government is really in the only position to  
12 help.

12

13 To date, the government has  
14 started to help the tenants with increased  
15 unemployment benefits and the moratorium on  
16 evictions. In fact, today the Governor extended  
17 the moratorium on evictions through August 20th.

17

18 I agree that more needs to be done  
19 to help the tenants. However, on the other hand,  
20 the government has done little or nothing to help  
21 owners who have lost most, if not all of their  
22 commercial and retail rents and a portion of their  
23 residential rents.

23

24 It is the job of this board to  
25 determine rent increases, which will first commence  
26 months from now and continue into the future, a

1

2 time when we all hope that this City will be in a  
3 much better position than it is in today.

4

The board is supposed to base its  
5 decision on documentation provided to us rather  
6 than be politically pushed into a corner and  
7 substituted for government to help those in need.

8

We need a fact based decision not  
9 a quick panic based decision. Panic based  
10 decisions do not bode well for the future.

11

Although the Mayor has been  
12 advertising and strongly pushing for a rent freeze,  
13 the data simply does not support such a decision.

14

We have heard that needs need to  
15 be balanced. Who is balancing the needs of owners,  
16 Especially owners of small buildings? Economics is  
17 simple. Rents need to increase so that owners can  
18 afford their increased expenses and buildings can  
19 be properly run.

20

Taxes keep increasing but we have  
21 yet to hear the Mayor say that he will be reducing  
22 water and sewer and real estate taxes or even  
23 delaying due dates on those expenses.

24

If owners cannot afford to  
25 properly maintain their buildings and to be able to

1

2 pay their expenses, then the future is very bleak.

3

4 The facts we have been provided  
5 with clearly establish that owners are entitled to  
6 increased rents. These facts include:

7

8 Operating costs that have  
9 increased;

10

11 Net Operating Income has  
12 decreased;

13

14 Owners' revenue stream has been  
15 decimated by the new rent laws, which among other  
16 things, repealed luxury deregulation, abolished  
17 statutory -- excuse me, abolished statutory vacancy  
18 increases and longevity bonuses and drastically  
19 slashed and capped the amount of increases owners  
20 are permitted to charge tenants for individual  
21 apartment improvements, reduced increases owners  
22 are entitled to collect the major capital  
23 improvements and prohibited owners from increasing  
24 preferential rents by more than a Guideline  
25 increase.

26

27 And the Allentown law on  
28 Greenhouse Green Emissions require costs continue  
29 to further burden owners.

30

31 Simply put, the cost of running a

1

2 building in this City continues to increase while  
3 the money coming in has not increased at the same  
4 pace and has now been significantly reduced.

5 The unprecedented position we are  
6 in now can only be fixed by City, State and federal  
7 government. It is the job of the public members on  
8 this board to be unbiased and make their decisions  
9 based solely on the evidence. That is a very hard  
10 job to do in good times and almost impossible in a  
11 time like this. However, it is their job to do  
12 just that and to ignore political pressure.

13 The Mayor should not be giving  
14 unlimited tax increases and simultaneously  
15 pressuring and manipulating the outcome of this  
16 board to achieve his political goals.

17 If this cannot be properly  
18 accomplished at this time, perhaps the final vote  
19 should be adjourned until after this crisis ends to  
20 ensure a fair vote for all.

21 Despite the foregoing, it is  
22 important to note that owners are not tone deaf and  
23 understand the tenants need help during this time.  
24 Our proposal takes that knowledge into  
25 consideration while at the same time supports an

1

2 overall increase for owners.

3

4 Before I put forward our motion,  
5 there are two things to note:

6

7 Our motion relates to -- well,  
8 I'll leave that part out. Okay.

9

10 MS. GOODRIDGE: I didn't finish my  
11 motion though.

12

13 CHAIRMAN REISS: Yes. Let me just  
14 make a point of order.

15

16 So we should discuss the motion on  
17 the table. If that motion fails, then we would  
18 move on to owners' motion.

19

20 MS. STONE: But I didn't -- I  
21 wasn't going to -- I had more to say before I got  
22 to my motion.

23

24 CHAIRMAN REISS: All right.

25

26 But we'll -- this is -- we'll  
27 treat this as your comment on your discussion of  
28 Leah's motion.

29

30 MS. STONE: Or -- you know, that's  
31 fine. We could vote on Leah's motion and I could  
32 continue it after. However you want to do it.

33

34 CHAIRMAN REISS: Yeah. I'll  
35 defer to --

1

2

MS. GOODRIDGE: That's fine.

3

We can -- we can have a discussion. I mean, part

4

of -- part of my motion is to say, you know,

5

everyone is affected but, again, everyone is

6

affected differently, you know.

7

MS. STONE: There's --

8

MS. GOODRIDGE: Let me

9

just because I'm acting --

10

CHAIRMAN REISS: Let me call on

11

people so we don't have cross -- but, Leah, finish

12

your thought and then we'll go back to Patti.

13

MS. GOODRIDGE: Sure. Everyone

14

is affected but everyone is affected differently.

15

We -- we are talking about

16

shifting the burden and one of the proposals here

17

is to shift that to the backs of tenants, to bear

18

the burden of expenses. But what I am putting

19

forward here, and the reason why I put my proposal

20

here, is that, you know, landlords can also ask the

21

government for relief. Landlords can also ask the

22

government for relief on expenses.

23

In terms of this were a business,

24

why ask the "consumer" to pay up more money in the

25

middle of crisis. And so this is a different

1  
2 struggle. It is -- everyone is struggling but  
3 everyone is affected very, very differently from  
4 this struggle. There are some people who are  
5 literally deciding of whether or not making more  
6 money to pay the rent is worth risking their  
7 seven-year old's life and there are other New  
8 Yorkers who are deciding how much more millions  
9 they can bring in and how much they can increase  
10 the rent by.

11           And I want to make a quick point  
12 because there are a lot of words being thrown  
13 around that I think some folks may not -- who are  
14 watching this may not understand. There's rent  
15 forgiveness. There's rent freeze. There's rent  
16 rollback. And what we are proposing, is we are not  
17 saying that a landlord will not be able to bring in  
18 any money at all. If your rent was \$1,200 last  
19 year, we are proposing that this year that your  
20 rent either remain at \$1,200 or be three percent  
21 less than \$1,200. That is a very moderate  
22 approach.

23           It -- it -- that is a very  
24 moderate approach. And so that is like any other  
25 business. A lot of businesses are going under and



1

2 people are not even able to bring in business.

3 People are not able to have consumers and here with  
4 real estate ventures, people have tenants. And we  
5 are not saying that you cannot bring in any money.  
6 We are simply saying that no raises for this year  
7 given all of what's going on.

8

But even before this crisis there  
9 was, and has always been, a homelessness crisis.

10 And so, you know, I wanted to just clarify that. I  
11 didn't get a chance to, you know, we're discussing  
12 the motion. I think that you are putting forward  
13 your motion, which is different but we can also  
14 have a discussion about some of the issues that  
15 were, you know, that we're looking at here.

16

You're right. It is a tale of two  
17 cities. And it is unfortunate that decades after  
18 that speech was given, here we are. And there are  
19 still stark differences. It's a city that never  
20 sleeps. It's a city that many people, including  
21 immigrants like Mr. Masoon come to for opportunity  
22 and it's also a place where when tragedy like this  
23 strikes, there are two very different realities.  
24 And those realities become a stark difference along  
25 racial, class lines, socioeconomic. And we're

1

2 seeing that play out.

3

4 So I'm happy to have a discussion  
5 about it. And -- and more than happy to discuss  
6 your viewpoints and hear from you and from Scott  
7 and other board members. But those are our  
8 proposals.

8

9 There's a little bit too much of a  
10 black/white dichotomy like you know, tenants just  
11 don't want to pay rent and tenants, you know, and  
12 then landlords are evil.

12

13 And I want to pinpoint, and you  
14 mention this in your speech, that we don't have  
15 a -- a belief of everything that is black and  
16 white. But having worked with tenants and  
17 representing them for almost a decade, I am  
18 speaking from experience, having been born in this  
19 City and seeing the change

19

20 I am speaking as New Yorker and  
21 just being, you know, being anxious and hearing  
22 people be anxious and seeing all of the people who  
23 are helping the City run by a shoestring; the  
24 delivery workers, the cashier workers, the MTA  
25 workers, the teachers who -- who maybe never get  
their due but are now getting their due.

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4

5

What I'm saying is, we need to do something other than clapping at 7:00 p.m. every night. So let's have a conversation about it. I'm more than happy.

6

7

8

CHAIRMAN REISS: Let me turn it back to Patti. Do you want to -- do have anything to add to that, Patti?

9

10

MS. STONE: Yes, I do. Can you hear me?

11

CHAIRMAN REISS: Yes.

12

MS. STONE: Okay.

13

14

15

16

17

18

I am not heartless and I am very sympathetic to the story you told. No one should ever have to decide whether to be at the hospital with their sick child or go to work. It's always be at the hospital with your sick child. That's always the priority.

19

20

21

22

23

24

25

However, having a story told and having it pull at everyone's heart strings is not the point of this board. Other than this crisis, which happened in March, based on the rest of the year, owners are entitled to an increase in rents. And that's why I said that at this point, other than having sympathy make the decision or a

1

2 panic-stricken decision being made, I think that  
3 the decision shouldn't be made at this point and  
4 that the government should absolutely forbid a  
5 final vote on this because the Mayor is just using  
6 this to further his political agenda in any event.

7

But that's not fair to any side.

8

Because the City needs to work and run properly and  
9 be successful and tenants should get their jobs  
10 back and everyone should be able to work and pay  
11 rent.

12

Now the issue of the homeless is  
13 not an issue for this board. Well, very sad that  
14 there's so many homeless in the City, that's not  
15 something that we're here to decide. We're here to  
16 decide on rent stabilization increases. And I know  
17 your response is going to be, well, if the rents  
18 don't go up this high, the homeless are going to  
19 have apartments. That's not really the case. The  
20 homeless need to get jobs. Many of them to get  
21 jobs first before they get apartments and they can  
22 qualify for affordable housing. Unfortunately,  
23 there are many homeless people that have other  
24 issues. That's not really discussion for this  
25 board.

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Again, I'm going to go back to the -- that this is not -- should not be made into a political fight. It should not be made into a black and white issue. It should be made into we're here to do a job and that's what we're supposed to be doing. And if we can't do it at this particular time and we can't do it properly then it should be put off.

Because to hold up owners for two-year increases, you know, at a negative number or at a flat number is not fair when in six to nine months, hopefully, you know, I don't know exactly when things are going to finish up and when this is going to be over and then I assume it will take a couple of months thereafter, you know, to get back to, you know, things being open and people getting their jobs.

But you can't say that two years from now, owners should still be at a flat number. That's not fair. And if that's the argument, then this final vote must be put off.

That's my -- that's what I have to say.

CHAIRMAN REISS: Any more

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2 discussion on the motion?

3

MS. GARCIA: I think I would be  
4 remiss if I didn't respond to some of the points  
5 made.

6

And so I think that this isn't a  
7 charity plead. I want to make that sure and clear.  
8 These stories are not being highlighted for that  
9 effort. They're being highlighted because it's the  
10 reality that many New Yorkers are facing and that  
11 we see it in countless numbers.

12

This isn't like, oh, we've got an  
13 idea to pop in our heads to use these folks. These  
14 are the hearings -- these are stories we hear.  
15 These are the stories that, you know, New Yorkers  
16 who are working, supporting tenants from preventing  
17 evictions to learn about their rights, we're  
18 hearing constantly.

19

And so I want to make sure that  
20 that's heard because I think that the previous  
21 comments are an example of how disconnected the  
22 tale of two cities are. Because when you talk  
23 about people being able to continue to have a  
24 margin of profit that makes them feel good or keeps  
25 up with their expectation, that is a very essential

1

2 difference than someone who needs to eat.

3

4 And I think that our mandate as a  
5 board is not to guarantee profits. It's to simulate  
6 some kind of fair market. And so that means that  
7 when the situation in the City is bad, we as a  
8 board, need to be responsive because we're supposed  
9 to be balanced. And in other places in the  
10 country, tenants are able to have -- they're able  
11 to negotiate with their owners. They're able to  
12 actually get rents a lot lower than New York City  
13 as a result. And we don't have that in New York  
14 City. That's why rent stabilization literally  
15 exists. It was because there was abuse, rampant  
16 abuse.

16

17 I think that, you know, we can  
18 talk about whether this is political but, you know,  
19 we talk numbers. We had experts speak on Tuesday.  
20 Data after data points about what we're seeing in  
21 the City, what we're seeing across the country, not  
22 only because of this pandemic but because before  
23 this there was rampant racism along housing lines.  
24 There was rampant racism along jobs and everything  
25 tenants face in the City.

25

So I don't want to like pretend

1  
2 that this is a bubble of COVID. This is a  
3 conversation we continue to have. This is a  
4 conversation we've had for years on this board.  
5 And being here for six years, consistently on this  
6 board, and hearing the same statements made, you  
7 know, as you can rightly see, it drives me a little  
8 nuts. Because we're not making decisions on  
9 people's heart strings, we're actually basing it on  
10 facts. And we showed those numbers on Tuesday.

11 And so I'm not going to re-say  
12 them but I think like assuming that things will be  
13 okay and better for most people who are paychecks  
14 away from losing their homes before COVID, I think  
15 it's unrealistic and I think as a board, we need to  
16 act better. We need to do better and we need to be  
17 an example for the country that we will look at  
18 facts. We will look at data. We won't do what the  
19 president does and make up things.

20 We will actually look at the data  
21 that comes out of homeless numbers, of people who  
22 are asking food, getting food deliveries and who  
23 are losing their jobs right now. We don't have to  
24 look at anything else.

25 Yes, landlords for the 15th year,



1

2 maybe they're not making as much money as they were  
3 making before and that's okay. Because it is a  
4 business and if people don't like the thing you're  
5 shopping and can't afford it. Guess what? You  
6 will see prices reduced just like when you get a  
7 sale at a store. We don't see that in the housing  
8 stock in New York.

9                   And I think that there are a lot  
10 of, you know, New Yorkers in the City who fought so  
11 hard to take back some control of their housing  
12 through the rent laws. And I think it belittles  
13 all of the thousands of New Yorkers who busted  
14 their butts to go up to Albany, spending 12 hours  
15 on buses and getting picked up to say that the  
16 things that they want are not -- are ignoring the  
17 plight.

18                   Landlords were getting rent, you  
19 know, MCIs and IAIs and fees for decades. Now  
20 we're seeing the balances of scales and now we're  
21 calling, you know, wrong. This isn't okay.

22                   I think we, as a board, we  
23 actually are doing the right thing, having honest  
24 discussions. We're actually talking about what the  
25 real numbers should look like and having a

1

2 discussion on, you know, what is actually happening  
3 on the other side and not just focusing on owners  
4 getting a rental increase.

5

And so I am --

6

MS. GOODRIDGE: I thought for a  
7 second you were clapping, Patti.

8

MS. STONE: No, I'm trying to  
9 remain calm.

10

(Overlapping conversation.)

11

MS. GARCIA: I'm going to call I  
12 heartily support not only the promotion that Leah's  
13 making but because it is the starting point and I  
14 actually believe that many of the New Yorkers  
15 you'll hear from are going to be pushing for a rent  
16 rollback, not only because they need it but because  
17 the data actually supports it and it's been  
18 supporting it for years.

19

MS. STONE: Okay. May I respond  
20 to that.

21

CHAIRMAN REISS: Patti, before  
22 you do, let me see if there's anyone who hasn't  
23 responded once to get in. And if not, I'll return  
24 to you.

25

MS. STONE: Okay. Great.

1

2

(No response.)

3

4

CHAIRMAN REISS: Okay, Patti, I think you have the floor.

5

MS. STONE: Thank you.

6

7

8

9

Okay. This is not about profits at this point. Landlords are getting zero rent from commercial space, from retail space and from many tenants.

10

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I'm not saying this is a year where we're talking about profits. I'm saying this is a year where owners are losing money. And you know what, I don't compare us to the rest of the country because New York City is very different than anywhere else and the rents and who decides the rents in the other states, it's not relevant here. They're not living in New York City. They're living a different live.

19

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25

I am not going to be this into a race discussion. I'm not making this into something much more. I never said that the stories that you told are not true. I don't deny that they're true. I'm just saying there aren't owners sitting around their dinner table saying, oh, I want to make the same profit I made last year.

1

2 There are owners sitting around the dinner table  
3 saying, oh, my God, my real estate taxes are due  
4 July 1st and how am I going to make ends meet.

5 So I'm not saying it's the same  
6 story. You're comparing apples to oranges. It's  
7 not the same as someone who can't afford their rent  
8 or doesn't have food on the table. But we're here  
9 to do something and I don't agree with you that the  
10 data supports the rollback at all because it  
11 doesn't. It simply doesn't.

12 And if we're talking about this  
13 two or three month, or four-month period, then  
14 that's the precise reason that we should not be  
15 making a final decision now and we should wait  
16 until this process and this horrible event that's  
17 going on is over.

18 MS. GOODRIDGE: I want to make a  
19 quick point and it's -- and I won't address  
20 everything to belabor anything. But I just want to  
21 make a quick point, you know, because this has come  
22 up before about the homelessness situation in New  
23 York.

24 I think a lot of people are under  
25 the very erroneous perception that they are very

1  
2 far away from homelessness. If you are -- if you  
3 have moderate income, then you're fine. And the  
4 one thing I can tell you from, again, from meeting  
5 people from helping to prevent their eviction, is I  
6 would just caution New Yorkers that a lot of New  
7 Yorkers are honestly on the brink. It is honestly  
8 one tragedy away. It is not simply about the pull  
9 yourself up from the boot straps rhetoric and go  
10 and get a job.

11 A lot of folks that I have  
12 represented, the issues are domestic violence.  
13 Some of the issues -- some of it ties in with money  
14 but sometimes the issues are domestic violence. A  
15 lot of times the issues are, you know, the person  
16 had an economic loss in their household. They loss  
17 their job.

18 Sometimes the person was diagnosed  
19 with a mental health illness. And, you know, for  
20 example it can be difficult if you're diagnosed  
21 with dementia. Your whole world -- or  
22 schizophrenia, your whole world changes with a  
23 mental health diagnosis, whether it be depression,  
24 dementia. And it changes your lives.

25 And sometimes in a city where if

1  
2 you are living somewhere for five years and then  
3 you suddenly have to leave for some reason, let's  
4 say you're harassed out or you have to find another  
5 apartment, it can be really difficult to find an  
6 apartment. I mean almost insurmountable to find a  
7 similarly priced apartment. And because of that  
8 the next step, you know, from rent stabilized  
9 housing, what is the other option for affordable  
10 housing, the private market. No. And -- and then,  
11 you know, there's public housing. But sometimes  
12 the waiting list for public housing can go up to  
13 ten years.

14                   So a lot of people do find  
15 themselves in a situation where they're fighting to  
16 keep their affordable apartment. And I think that  
17 what, you know, I want to just caution and say,  
18 we're having conversations and we're tiptoeing  
19 around it but we don't -- we want to be cautious as  
20 a board not to position, you know, the hard working  
21 versus the unworthy, the unworthy poor.

22                   And I think it's really important  
23 that I -- that we emphasize that and make that  
24 distinction because, again, a lot of moderate  
25 income New Yorkers, low income New Yorkers are

1

2 literally one tragedy away, a stone's throw away  
3 from facing homelessness because of the way that  
4 our rental market is set up.

5                   And the way that it ties into our  
6 work is that I have seen a lot of people coming  
7 through the doors of -- of legal services and they  
8 are there because their rent increased moderately  
9 or slightly and they were not able to keep up. And  
10 it kept on increasing every year. And so as it  
11 increased they weren't able to get it frozen  
12 through a DRIE or a SCRIE program and then they  
13 found themselves and then here we are. We're  
14 playing catchup.

15                   And, you know, what are the  
16 options? There are not a lot. I can't -- first,  
17 for most of them, I can't tell them go find another  
18 apartment. It's really hard.

19                   So I want to say some of the  
20 things that Patti, that you have said, are  
21 political things. I'm not, in fact -- these are --  
22 this is data. We're talking about factors that we  
23 need to consider as a board, meaning to consider  
24 the fact that our decisions that we make here  
25 tonight could result in thousands more people being

1

2 homeless or not. Because those small increases or  
3 moderate increases are very high increases that  
4 were during prior administrations have resulted in  
5 a lot of people losing their homes.

6 A lot of people are leaving New  
7 York, going to other parts of the country because  
8 they can't afford it here. People, you know, who  
9 are driving these buses, who are teaching our  
10 children, we really have to ask ourselves, can we  
11 retire here? It's difficult. It's very difficult.

12 And so we, as a board, what you  
13 call a political decision, these are -- these are  
14 parts of the things that we have to take into  
15 considerations are factors.

16 And regarding the data, it is  
17 important that we consider the pandemic and, you  
18 know, we can't ignore that. We can't just say,  
19 look at the data that was from, by the way, two  
20 years ago and not look at the pandemic at all and  
21 make a determination. We do have to face the  
22 elephant in the room and this is a very different  
23 New York, millions are unemployed.

24 We want to try to prevent a second  
25 wave health crisis. We don't want people roaming



1

2 around because they couldn't afford their rent,  
3 trying to find another apartment, are now in the  
4 homeless shelter because of a decision that we made  
5 here tonight.

6

CHAIRMAN REISS: Okay.

7

8 MS. GOODRIDGE: If any other  
9 public members want to weigh in, I'm always happy.  
10 And I'm happy, also, to have a discussion with  
11 Patti, Scott or whoever. But I do think that it's  
12 a very important issue that we flush out because  
13 this is, we're talking about a City of eight  
14 million, one million rental units.

14

15 And the dinner table discussions  
16 are very different in those apartments and -- and  
17 very different between different New Yorkers and we  
18 need to face that reality.

18

CHAIRMAN REISS: Other comments?

19

(No response.)

20

21 CHAIRMAN REISS: I would also  
22 note that we have our May 27th meeting where  
23 aspects of this conversation can also be discussed  
24 as well.

24

Any other comments on the motion?

25

(No response.)

1

2

CHAIRMAN REISS: Okay.

3

4

Hearing none, I'm going to call  
the question. I'll do it by roll call order.

5

6

So this is on Leah's motion for  
apartments and lofts.

7

Christina De Rose.

8

MS. DE ROSE: No.

9

10

CHAIRMAN REISS: Sorry, my pen.

11

Okay. Sorry. Just give me a second. My pen is  
not doing what it's supposed to. Hold on.

12

All right.

13

Okay.

14

Shelia Garcia.

15

MS. GARCIA: Yes.

16

CHAIRMAN REISS: Christian

17

Gonzalez-Rivera.

18

MR. GONZALEZ-RIVERA: No.

19

CHAIRMAN REISS: Leah Goodridge.

20

MS. GOODRIDGE: Yes, yes, yes.

21

Yes.

22

And thank you to all of the

23

essential workers and New Yorkers.

24

CHAIRMAN REISS: Cecilia Joza.

25

MS. JOZA: No.

1

2

CHAIRMAN REISS: Alex Schwartz.

3

MR. SCHWARTZ: No.

4

CHAIRMAN REISS: Patti Stone.

5

MS. STONE: No.

6

7

And I thank the essential workers  
as well but I still say no.

8

CHAIRMAN REISS: Scott Walsh.

9

MR. WALSH: No.

10

CHAIRMAN REISS: David Reiss, no.

11

Okay. So the motion fails, 7 to

12

2.

13

14

Let me turn this now to the owner  
members of the board for their -- for their motion.

15

MS. STONE: Okay. Before I read

16

our motion, there are two things to note.

17

Our motion asks for an increase

18

for all leases, which means renewal and vacancy

19

leases. Although the June 29, 2019 Rent Law is

20

known as the Housing Stability and Tenant

21

Protection Act, rescinded the statutory vacancy

22

increase, it did not prohibit vacancy increases.

23

In fact, the law specifically

24

handed the issue back to the Rent Guidelines Board

25

who originally made that decision annually.

1

2

3

4

5

Vacancy increase is critical in helping owners recoup some of the costs spent to turn over apartments such as, plastering, painting, cleaning and the new allergen laws.

6

7

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10

Also, although we will be proposing a range of increases, we propose that there be no increase -- no increase collected prior to January 1, 2021. Specifically, a zero percent increase effective until January 1, 2021.

11

12

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16

17

18

So if a lease commences on October 1st of 2020 and for instance, there is a two percent increase, such increase may not be billed or collected prior to January 2021. This is being offered in only in this guideline period and it is being offered to help tenants through this difficult period because owners are not tone deaf and would like to help tenants.

19

20

21

22

23

24

25

At this point, we would like to put forward a motion for a proposed rental adjustments for rent stabilized apartments and lofts. We move to adopt the language of the proposed Apartment and Loft Order No. 52, as read into the record at this meeting, and move to adopt the following proposed rental adjustments for rent

1

2 stabilized apartments and lofts.

3 For apartments:

4 For a one-year lease a range of  
5 2 to 3 percent;

6 For a two-year lease, a range of  
7 4.75 percent to 5.5 percent;

8 We propose the same range of  
9 increases for lofts with a special guideline;

10 We propose 150 percent above the  
11 MBR, which has been the special guideline for the  
12 last few years; and,

13 For deregulated apartments, we  
14 propose a 10 percent increase.

15 To summarize, in accordance with  
16 our motion, you are voting on the adjustments  
17 proposed and the proposed language of the order.

18 CHAIRMAN REISS: Okay.

19 Patti, before I get a second, I  
20 just want to make sure I got all the details.

21 Actually, do I have a second on  
22 the motion?

23 MR. WALSH: Second.

24 CHAIRMAN REISS: Okay. Scott is  
25 seconding it.

1

2

Patti, I just want to make sure I

3

have all the details down.

4

So this -- this motion is to apply

5

to all leases.

6

There should be no increase in on

7

any of these leases until January of 2021;

8

The range for apartments is 2 to 3

9

percent for one years;

10

4.75 to 5.5 percent for two years;

11

And the same increases for one and

12

two-year loft leases.

13

For deregulated apartments, a 10

14

percent increase.

15

And then I lost one other detail

16

in your proposal.

17

MS. STONE: Oh, for the special

18

guideline increase.

19

CHAIRMAN REISS: Yes.

20

MS. STONE: Proposed 150 percent

21

above the MBR, which has been the same number for

22

the last several guidelines.

23

CHAIRMAN REISS: Okay. Got it.

24

Okay.

25

So we have a second on the motion.

1

2

I restated the motion.

3

4

Patti, did you want to speak further on the motion or should I see if there's comments from others?

5

6

7

MS. STONE: You could see if there's comments.

8

9

CHAIRMAN REISS: Any discussion on the motion?

10

11

12

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17

MS. DE ROSE: I just have a question about the -- the rent increase is not increasing after -- until January 1st. So basically if someone's lease was renewed in October, by October 1st is the renewal for October and November and December, they would pay their current rent but then in January it would go up or is it that --

18

19

MS. STONE: Yes, in January it

would go up.

20

21

MS. DE ROSE: Okay.

22

CHAIRMAN REISS: Any other discussion on the motion?

23

(No response.)

24

25

CHAIRMAN REISS: Okay. Hearing none, I call the question and I'll take the roll

1  
2 call.

3 Christine DeRose, how do you vote?  
4 MS. DE ROSE: No.

5 CHAIRMAN REISS: Sheila Garcia,  
6 how do you vote?  
7 MS. GARCIA: No.

8 CHAIRMAN REISS: Christian  
9 Gonzalez-Rivera, how do you vote?  
10 MR. GONZALEZ-RIVERA: No.

11 CHAIRMAN REISS: Leah Goodridge,  
12 how do you vote?  
13 MS. GOODRIDGE: No.

14 CHAIRMAN REISS: Cecilia Joza,  
15 how do you vote?  
16 MS. JOZA: No.

17 CHAIRMAN REISS: Alex Schwartz,  
18 how do you vote?  
19 MR. SCHWARTZ: No.

20 CHAIRMAN REISS: Patti Stone, how  
21 do you vote?  
22 MS. STONE: Yes.

23 CHAIRMAN REISS: Scott Walsh, how  
24 do you vote?  
25 (No response.)



1

2

CHAIRMAN REISS: Scott, we can't

3

hear you, sorry.

4

MR. WALSH: Yes.

5

CHAIRMAN REISS: Yes. Okay.

6

And David Reiss, no.

7

The motion fails, 7 to 2.

8

So let me move to my motion

9

At this time, I would like to put

10

forward a motion for proposed rental adjustments

11

for rent stabilized apartments and lofts.

12

Before I do so, I just wanted to

13

remind the members of the board and the public that

14

these are preliminary guideline adjustments. I

15

encourage the public to join in our annual process

16

of public comment and I look forward to reading and

17

listening to your comments.

18

I move to adopt the language of

19

the proposed Apartment and Loft Order No. 52, as

20

read into the record at this meeting and I move to

21

adopt the following proposed rental adjustments for

22

rent stabilized apartments and lofts.

23

For apartments:

24

One-year lease, zero percent;

25

For two year leases, an adjustment

1

2 of zero percent for the first year of the lease and  
3 one percent for the second year of the lease.

4

For lofts:

5

6 percent;

7

8 For a two-year increase period, an  
9 adjustment of zero percent for the first year of  
10 the lease and one percent for the second year of  
11 the lease.

12

13 Special guidelines: 39 percent  
14 above the maximum base rent.

15

16 To summarize, in accordance with  
17 my motion, you're voting on adjustments I proposed  
18 and the proposed language of the Order.

19

Is there a second for my motion?

20

MR. GONZALEZ-RIVERA: I second.

21

22 CHAIRMAN REISS: Okay. I'm just  
23 taking some notes. So just give me a second to get  
24 it all down.

25

Okay. So there's a second.

26

27 Just to reiterate, it's for  
28 one-year leases, zero percent. For two-year  
29 leases, zero percent in the first year of the lease  
30 and one percent for the second year of the lease.

1

2

3

39 percent above the maximum base  
rent for the special guideline.

4

Any discussion on the motion?

5

(No response.)

6

CHAIRMAN REISS: Okay.

7

Hearing none -- Sheila.

8

9

MS. GARCIA: I -- I was trying  
not to go first.

10

11

12

13

14

So I mean I think that the motion  
I think is indicative of the times we're in and  
that the public members at a minimum are trying to  
listen to what's going on and are absorbing some of  
that.

15

16

17

18

19

I do think that this motion  
actually doesn't go far enough. I think Leah and I  
not only agree that we should have a rent rollback  
but, also, that we shouldn't be increasing rents on  
vacancies.

20

21

22

23

And I'm going to make the argument  
as to why. Most of the units that we saw here, we  
need, you know, we need money for turnover of  
tenants when they move out.

24

25

I don't know if you've ever gone  
to housing court, but if you've ever asked a

1

2 tenant, have you gotten a paint job in the last ten  
3 years, the answer will be no. Have you, when you  
4 moved into your apartment was it in good standing?  
5 Did it have a paint job? Did the floors get  
6 polished? Did you have appliances that work?  
7 The answer is most likely no.

8                   And so on those bases, I don't  
9 actually think that we should make the City more  
10 out of reach for New Yorkers. We shouldn't continue  
11 to exacerbate the -- the tale of two cities that we  
12 keep alluding to.

13                   I think that, you know, we could  
14 try to ignore that we live in a diverse City and a  
15 diversity not just on race but, also, people's  
16 ability to speak the language. Also, people's  
17 ability to move in the City and that most of the  
18 New Yorkers who we're talking about who will be  
19 impacted by vacancies are the New Yorkers that we  
20 think could get an apartment in six months.

21                   You know, like they get out of the  
22 homeless shelter. You know, if they just got that  
23 one job. But we know that most New Yorkers who are  
24 homeless right now, work full time. We know that  
25 most New Yorkers who are in shelters are staying

1

2 for longer periods of time than they were before.

3 And that's because we're in a crisis.

4

And I don't want to lose sight of that. Because I think that when we lose sight of that, we pretend that the numbers are just black and white and they're not. There's so much gray. One percent might seem like nothing to many of us who are on this call and many of the folks who work with tenants, they will -- they'll be okay if they had a one percent increase. But we are talking about workers, who we heard from on Tuesday. And we're going to continue to hear from as we move forward who are actually struggling and can't afford a one percent increase. And they will not be able to move into that new unit with a one percent increase because they could barely afford where they were leaving and where they were evicted from.

20

And I think that that's a really important thing to bring up because we keep acting like one percent to you doesn't mean anything. But it means a lot to other people when it's food from their kids, when it means no school shoes, when it means no college trips. We heard about last year,

25

1

2 it actually means a lot to New Yorkers who are  
3 making minimum wage.

4 And I don't want to lose sight of  
5 that because this isn't a political thing. The  
6 data is there. New Yorkers are struggling. And if  
7 we are looking at the data, landlords have been  
8 okay for 15 years. They had a hiccup. Are we  
9 going to then compensate them when we're in the  
10 middle of a crisis. And that's what this board is  
11 doing right now.

12 And I think that that's  
13 unconscionable to me and I hope that as we continue  
14 discussions and as the board continues to  
15 deliberate that we land at a straight up zero  
16 because this is -- this is going to make the  
17 situation worse.

18 And then maybe some of us will be  
19 back to work in six months, in three months. But  
20 most of the folks who are working in retail, those  
21 jobs don't come back quickly. The folks who are  
22 working in restaurants that were out of work in the  
23 beginning of March, those folks are coming back to  
24 work quickly.

25 And I want us to remember all

1

2 those people who serve us, who take care of us in a  
3 time of crisis and not forget them as we move  
4 forward through this process.

5 CHAIRMAN REISS: Other discussion  
6 on the motion?

7 (No response.)

8 CHAIRMAN REISS: Okay. Hearing  
9 none, I call the question and I'll take a roll call  
10 vote.

11 Christina DeRose, how do you vote?

12 MS. DE ROSE: Yes.

13 CHAIRMAN REISS: Sheila Garcia,  
14 how do you vote?

15 MS. GARCIA: No.

16 CHAIRMAN REISS: Christian  
17 Gonzalez-Rivera, how do you vote?

18 MR. GONZALEZ-RIVERA: Yes.

19 CHAIRMAN REISS: Leah Goodridge,  
20 how do you vote?

21 MS. GOODRIDGE: I'll pass for now  
22 and then we'll circle back.

23 CHAIRMAN REISS: Okay. Very  
24 good.

25 Cecilia Joza, how do you vote?

1

2 MS. JOZA: Yes.

3 CHAIRMAN REISS: Alex Schwartz,

4 how do you vote?

5 (No response.)

6 CHAIRMAN REISS: You're on mute.

7 MR. SCHWARTZ: Sorry.

8 Yes.

9 CHAIRMAN REISS: Patti Stone, how

10 do you vote?

11 MS. STONE: No.

12 CHAIRMAN REISS: Scott Walsh, how

13 do you vote?

14 MR. WALSH: No.

15 CHAIRMAN REISS: Leah Goodridge,

16 can I come back to you?

17 MS. GOODRIDGE: So right now we

18 have just a tally. We have a yes from Christian,

19 from Cecilia, from Christina --

20 CHAIRMAN REISS: From Alex.

21 MS. GOODRIDGE: Oh. I'm sorry.

22 From --

23 CHAIRMAN REISS: Christina,

24 Christian, Cecilia, Alex -- I've not yet voted.

25 The Chair votes last.



1

2

It was my motion though. So --

3

MS. GOODRIDGE: Okay.

4

5

Well, I'll vote no. I will say that my misgiving, I think that the motion on the whole would be a great and a big win to the larger extent for tenants. Specifically, the part with the freeze and, also, for the second year with the freeze of the first year and the one percent.

10

11

Although, again, we would prefer to have at the very least a freeze.

12

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21

My misgiving is the part about the vacancy bonus. I think that for me, and not just for me, just that in the housing community we have fought very hard for the HSTPA and the rent reform laws and my concern is that we've had a lot of discussions on this board recently about a sort of quid pro quo. You know, okay, well, tenants won a lot through the rent reform laws, so that's justification for why it should be a higher increase.

22

23

24

25

And the rent reform laws are very clear that there shall be no more vacancy bonuses. So my misgiving is that we would be using this vote to -- to them circumvent that and treat the vacancy

1

2 bonus the same as renewal leases when the law is  
3 very clear.

4

The only thing we would be relying  
5 on would be the fact sheet from DHCR, which again  
6 is very open to interpretation and I certainly  
7 don't interpret it the way that -- that some here  
8 are tonight.

9

And so, you know, for that reason  
10 it's a very big reason for me and so I think on a  
11 whole it would be helpful to a lot of tenants but I  
12 think the vacancy bonus part for me, I wouldn't be  
13 able to vote on that. But it looks like it will  
14 pass anyway.

15

MS. STONE: I would just like to  
16 respond to that.

17

CHAIRMAN REISS: Okay. I'm going  
18 to take Patti's response --

19

MS. GOODRIDGE: Can we know if  
20 it's going to pass first.

21

CHAIRMAN REISS: I mean usually we  
22 would have the discussion and the vote but we're  
23 kind of going back to the discussion.

24

But Leah spoke. Let's have Patti  
25 speak and then let me vote. Is that okay?

1

2

MS. STONE: I'm just going to say something very quickly.

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The law actually rescinded the statutory vacancy increase but said that, you know, that it's really up to, you know, I don't remember the exact words but basically that there's no vacancy unless granted by the Rent Guidelines Board.

So it didn't have anything to do with saying that there's no vacancy. It prevented -- it stopped the statutory vacancy. That's all I have to say on it.

CHAIRMAN REISS: Thank you.

So I will now vote.

I vote yes for my motion.

So I have five in favor, four

against.

The motion passes.

And those are the preliminary guidelines and we will continue our conversations and our meetings and at our hearings.

Let me bring me -- let's bring us to what's next, which I think we all know.

Just bear with me for a second.

1

2 I'm catching up.

3

4 adjourn, Dave.

5

6 CHAIRMAN REISS: That is. I just  
7 did not want to mess that as I did -- so --

7

8 MS. GOODRIDGE: So I want to say,  
9 can I say something very quickly.

9

10 CHAIRMAN REISS: Sure.

11

12 MS. GOODRIDGE: I just want to say  
13 all New York rent stabilized tenants that we are  
14 certainly with you. We hear your struggles and  
15 understand it every day and we know that now is a  
16 very trying time. It's a very trying time for all  
17 New Yorkers but I'm specifically, as a tenant  
18 representative, speaking for tenants because that  
19 is who we represent and we understand that there  
20 are different struggles.

19

20 And I want to say that, you know,  
21 thank you to all of the tenant organizers.

21

22 Thank you to all of the tenants  
23 who we spoke with.

23

24 Thank you to all the tenant  
25 attorneys who took time out of their day to talk to  
26 both Sheila and I and advocate for New Yorkers to

1

2 be able to get through this crisis. We very much  
3 appreciate.

4 This is hours of work, often calls  
5 at midnight and -- and, you know, different calls  
6 and there's a lot of stuff saying that this is a  
7 political decision but it doesn't feel that way  
8 when you are in our shoes and you are speaking with  
9 tenants directly. You are speaking with organizers  
10 directly. You are speaking with advocates,  
11 attorneys directly who are in the work.

12 You are looking at the data. We  
13 had a lot of great policy folks who came and  
14 testified.

15 Thank you to them.

16 Thank you to my colleague,  
17 Christina, who provided a lot of background for Mr.  
18 M, who introduced me to him.

19 Thank you to my colleague Brian  
20 Sullivan, who testified regarding SRO hotels.

21 And, you know, just -- I want to  
22 say thank you to all of the New Yorkers who came  
23 and contributed to all the work that we've done on  
24 behalf of tenants. Because we are seeing now the  
25 divide in -- in moving forward as a city. And I

1

2 think that there are just very different stark  
3 realities and clearly they're passionate people  
4 from different angles.

5

And I want to just thank all of  
6 the people who have been a part of helping us  
7 advocate for tenants.

8

So thank you.

9

CHAIRMAN REISS: So I -- I think  
10 I had made a motion but I didn't hear a second.

11

MS. JOZA: I second it.

12

CHAIRMAN REISS: Second by  
13 Cecilia.

14

So we are adjourned.

15

I want to thank the staff for all  
16 of their incredibly hard work to make these virtual  
17 meetings possible and to assess the State of New  
18 York through the data they've analyzed and I'd like  
19 to thank the board members who, in my opinion, have  
20 been very thoughtful and diligent in thinking about  
21 and discussing the important issues that -- that we  
22 deal with on the board.

23

We will reconvene on the 27th of  
24 May to continue our conversation.

25

Thank you so much.

1

2

MS. JOZA: Thank you.

3

MS. GARCIA: Thank you.

4

MS. GOODRIDGE: Thank you.

5

Good night.

6

(Whereupon, the proceedings were

7

concluded.)

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SS.  
COUNTY OF NEW YORK )

I, MARC RUSSO, a Shorthand  
(Stenotype) Reporter and Notary Public within and  
for the State of New York, do hereby certify that  
the foregoing pages 1 through 80, taken at the time  
and place aforesaid, is a true and correct  
transcription of the Zoom Meeting.

IN WITNESS WHEREOF, I have  
hereunto set my name this 12th day of May, 2020.



-----  
MARC RUSSO





## Concordance

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 49: 9,  
 51: 15,



## Concordance

5 1 : 1 8 ,  
5 2 : 2 4 ,  
5 6 : 8 ,  
5 6 : 2 4 ,  
7 6 : 1 2 ,  
7 8 : 1 9 ,  
8 0 : 2 , 8 0 : 4 ,  
8 0 : 9  
**Yor ker** 2 6 : 1 9 ,  
3 1 : 6 , 4 2 : 2 0  
**Yor kers** 2 6 : 8 ,  
2 7 : 4 ,  
2 7 : 1 2 ,  
2 8 : 1 9 ,  
2 9 : 1 2 ,  
3 0 : 8 ,  
3 0 : 1 0 ,  
4 0 : 9 ,  
4 6 : 1 1 ,  
4 6 : 1 6 ,  
4 9 : 1 1 ,  
4 9 : 1 4 ,  
5 0 : 1 5 ,  
5 3 : 7 , 5 3 : 8 ,  
5 5 : 2 ,  
5 7 : 1 7 ,  
5 8 : 2 4 ,  
6 8 : 1 1 ,  
6 8 : 1 9 ,  
6 8 : 2 0 ,  
6 8 : 2 4 ,  
6 9 : 2 , 7 0 : 3 ,  
7 0 : 7 ,  
7 6 : 1 6 ,  
7 7 : 2 , 7 7 : 2 3  
**your self**  
5 3 : 1 0  
**Yout ube** 5 : 7 ,  
5 : 1 6

### < Z >

**Zero** 2 0 : 2 ,  
2 0 : 3 , 2 0 : 5 ,  
2 0 : 6 , 2 0 : 8 ,  
2 1 : 7 , 2 4 : 6 ,  
2 4 : 8 ,  
2 4 : 1 0 ,

2 4 : 1 2 ,  
2 4 : 1 4 ,  
2 9 : 5 ,  
3 1 : 2 0 ,  
3 1 : 2 1 ,  
3 2 : 8 ,  
3 2 : 1 0 ,  
3 2 : 1 3 ,  
3 2 : 1 5 ,  
3 2 : 1 6 ,  
5 1 : 8 ,  
6 0 : 1 0 ,  
6 6 : 1 , 6 6 : 3 ,  
6 6 : 6 , 6 6 : 9 ,  
6 6 : 2 4 ,  
6 7 : 1 , 7 0 : 1 6  
**Zoom** 1 : 5 ,  
2 : 4 , 8 0 : 1 2