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THE CITY OF NEW YORK  
RENT GUIDELINES BOARD

-----X

PUBLIC MEETING  
OF THE  
DIRECTORS

-----X

Jamaica Performing Arts Center  
Auditorium  
153-10 Jamaica Avenue  
Jamaica, NY 11432  
May 30, 2024  
5:00 P.M.

B E F O R E :

NESTOR DAVIDSON,  
THE CHAIR

1

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

3 Nestor Davidson, Chair

4 Arpit Gupta

5 Alex Schwartz

6 Doug Apple

7 Christina DeRose

8 Robert Ehrlich

9 Genesis Aquino

10 Adan Soltren

11

12 S T A F F:

13 Andrew McLaughlin - Executive Director

14 Brian Hoberman - Co-Research Director

15 Danielle Burger - Co-Research Director

16 Charmaine Superville - Office Manager

17

18

19

20

21

22

23

24

25 NAME

AFFILIATION

PAGE

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| 2  | Joyce Eff             | Resident | 09 |
| 3  | Tom Owner             | Resident | 10 |
| 4  | Sully Rienoso         | Resident | 12 |
| 5  | Maria Del Carmen Cruz | Resident | 16 |
| 6  | Fausto Jimenez        | Resident | 19 |
| 7  | Christina Benard      | Resident | 20 |
| 8  | Gladys Martini        | Resident | 22 |
| 9  | Michelle Malone       | Resident | 23 |
| 10 | Jesse Lopez           | Resident | 24 |
| 11 | Jose Lopez            | Resident | 24 |
| 12 | Charles Gadinsky      | Resident | 29 |

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MS. DEROSE: Present.

3

CHAIRMAN DAVIDSON: Rob Ehrlich?

4

MR. ERHLICH: Present.

5

CHAIRMAN DAVIDSON: Arpit Gupta?

6

MR. GUPTA: Present.

7

CHAIRMAN DAVIDSON: Alex Schwartz?

8

(No response.)

9

CHAIRMAN DAVIDSON: Christina

10 Smyth?

11

MS. SMYTH: Present.

12

CHAIRMAN DAVIDSON: Adan Soltren?

13

MR. SOLTREN: Present.

14

CHAIRMAN DAVIDSON: Nestor

15

Davidson, I'm present. Let the record show that we

16

have a quorum.

17

The next three meetings of this

18

Board will be public hearings to comment on the

19

proposed guidelines on the following dates and

20

times:

21

June 3rd at the main theater of

22

Hostos Community College, 450 Grand Concourse in

23

the Bronx;

24

June 5th at Founders Auditorium at

25

Medgar Evers College, 1650 Bedford Avenue in

1

2 Brooklyn, and;

3

4 June 11th at Adler Hall at the New  
5 York Society for Ethical Culture, 2 West 64th  
6 Street in Manhattan. And each of these meetings  
7 will be from 5:00 p.m. until 8:00 p.m.

7

8 Anyone who wants to comment on the  
9 proposed guidelines at a public hearing must sign  
10 up to speak. People wishing to speak at the public  
11 hearings can pre-register in advance either through  
12 our website [nyc.gov/rgb](http://nyc.gov/rgb) or by calling (212)  
13 669-7480 from 9:00 a.m. until 5:00 p.m. Monday  
14 through Friday. Pre-registration ends at noon, on  
15 the business day prior to each hearing.

15

16 For those not able to pre-register  
17 for the hearings, registration is also available at  
18 public meetings from 5:00 p.m. until 8:00 p.m. All  
19 of our public meetings are live streamed and  
20 Spanish interpretation is provided in each hearing.

20

21 We also accept comments on the  
22 proposed guidelines outside of our public hearings.  
23 You can submit written, audio, and or video  
24 comments for the Board to review through June 11th.

24

25 Instructions on how to submit  
these comments will be available on the Board's

1

2 website at @nyc.gov/rgb, by email at  
3 @askatrgb.nyc.gov, or by calling the RGB again at  
4 (212) 669-7480.

5

Our final vote on the guidelines  
6 will take place on Monday, June 17th, starting at  
7 7:00 p.m. at Assembly Hall at Hunter College, East  
8 69th Street between Park and Lexington avenues.

9 The public may attend in person or may watch the  
10 vote live by streaming it on the RGB's YouTube  
11 channel. To find out how, visit the RGB website  
12 nyc.gov/rgb or call the RGB at (212) 669-7480  
13 between 9:00 a.m. and 5:00 p.m.

14

Before we proceed, I would like to  
15 go over the rules and procedures for those who are  
16 testifying before the Board. If you wish to speak,  
17 you must confirm with RGB staff at the registration  
18 table located near the entrance of this hall.

19 Speakers will not be called if they have not  
20 checked in at the registration table.

21

There are Spanish interpreters  
22 here today. When registering to speak, please  
23 notify the staff if you would like an interpreter.  
24 I will try to call several names in advance to let  
25 you know that you will soon be called on to speak.

1

2 If you have materials to distribute to the Board,  
3 please give them to the RGB's staff sitting at the  
4 sign-in table and near the entrance.

5 I will attempt to alternate  
6 speakers between tenants and owners, but this is  
7 not always possible. In order to accommodate as  
8 many speakers as possible, each speaker will have  
9 two minutes to give their testimony. An additional  
10 two minutes of speaking time will be given to those  
11 speakers utilizing interpretation services.

12 To help speakers keep track of  
13 their time, we have a clock. We'll start the clock  
14 when you begin speaking. The clock will beep once  
15 when you have 30 seconds left, will continue  
16 beeping when your allotted two minutes are up. If  
17 you are still speaking at the end of two minutes, I  
18 will encourage you to wrap up your testimony.

19 We expect several speakers, and  
20 the Board wants to hear from as many of you as  
21 possible in the limited time we have. We  
22 understand that it may be difficult to say  
23 everything that you want to hear in just two  
24 minutes, but please understand that it is our  
25 responsibility to try to make sure that everyone



1

2 who has taken the time to come here and testify  
3 will have a fair opportunity to be heard.

4

5 Thank you for your cooperation and  
6 the Board is looking forward to hearing your  
7 comments regarding proposed rent adjustment  
8 guidelines. And now we'll have a translation.

8

9 Thank you.

9

10 THE INTERPRETER: (Translating  
11 from English to Spanish.)

11

12 CHAIRMAN DAVIDSON: Many thanks.  
13 All right, we're ready to begin. Our first -- our  
14 first three speakers will be Joyce Eff, Tom Owner,  
15 and Sally Rienoso. Rienoso.

15

16 Joyce? Thank you

16

17 MS. EFF: Should there be an  
18 insistent incentive for two years at least  
19 stability. Health is a priority, paramount,  
20 essential, priceless. I guess I can only drop this  
21 towards the front (unintelligible) --

21

22 CHAIRMAN DAVIDSON: No, they'll  
23 bring it to us. Yes.

23

24 MS. EFF: I'll bring it.

24

25 CHAIRMAN DAVIDSON: Thank you.

25

MS. EFF: This is a note that I

1

2 submitted to management (unintelligible) about a  
3 cut on the labia in the select (unintelligible).  
4 Two doctors (unintelligible). I've told cops about  
5 it, I have mentioned to security, I am not a  
6 shareholder, I am a tenant whose family has lived  
7 in this apartment complex from before it became a  
8 co-op rent-stabilized non-eviction.

9 It is government's responsibility,  
10 physical health, to ban insidious weapons example,  
11 chronic tasers, ban dog, ban shock, whether street  
12 building or psychiatric, I infer marijuana -- its  
13 extortion. Have (unintelligible.) cover up for  
14 seizures strokes wrong. Unacceptable. Sex is one  
15 of the worst, ban prostitution, whether money or  
16 some other channel. Abortion is immoral, not  
17 breaking on or into a person's (unintelligible).  
18 Physical health is always necessary.

19 CHAIRMAN DAVIDSON: Thank you so  
20 much.

21 Tom? Thank you.

22 MR. OWNER: Hi, guys. Look,  
23 nothing has changed In 30 years. You guys rack  
24 your brains to come up with a very bare minimum  
25 number for the cost of an apartment. And then you

1

2 take half of the half of the increase and call it a  
3 day. So, we got to get out of this cycle. Okay?  
4 None of the tenants have ever been evicted from my  
5 building because they could not pay the rent. They  
6 have been evicted because they did not want to pay  
7 the rent. There's a huge difference on how to  
8 evict the model, okay? Gorgeous didn't want to  
9 work. Only wanted to do modeling gigs. She could  
10 have paid the rent 10 times over as being just a  
11 waitress. No, she didn't want to. Okay?

12 This is the type of stuff that we  
13 keep running into. If you notice, I'm wearing my  
14 shirt for my seven-year squatter. I have the  
15 longest State Supreme Court case in history because  
16 I can't get rid of my squatter. She doesn't work,  
17 so, therefore, she gets legal aid and therefore,  
18 every court case we go to, legal aid switches the  
19 attorney. She's perfectly healthy,  
20 college-educated, pretty. No problems.  
21 Physically, no problems at all. She just decided  
22 she doesn't want to work. Okay? And I've been in  
23 court for seven and a half years with this.

24 This is murdering any type of  
25 profit. If you've been watching the news, we got

1  
2 so many owners that got the same thing. And that's  
3 not in your calculation. Okay? 10 percent of our  
4 apartments, give or take, okay, are always vacant,  
5 because of squatters, non-payers. And this is what  
6 you have to consider. Raise the rent on the people  
7 that are paying below your threshold, then you can  
8 leave the upper people a little bit less. But the  
9 people below should really be paying this. Okay?  
10 Thank you.

11 CHAIRMAN DAVIDSON: Thank you,  
12 Tom.

13 Sully Reinoso?

14 MS. REINOSO: Hello, my name is  
15 Sully Renoso.

16 CHAIRMAN DAVIDSON: Sully. Thank  
17 you.

18 MS. REINOSO: I am a 35-year-old  
19 Hispanic female who is a law-abiding tax-paying  
20 professional with no criminal record. I'm  
21 currently facing eviction effective July 9, 2024.  
22 I have been working since the age of 15 and at risk  
23 of losing my apartment that I have worked very hard  
24 to maintain for the past six years. I've been a  
25 Jamaica Queen's resident for the past 18 years of

1

2 my life.

3

4 And you'll wonder why I am in this  
5 situation. Well, I chose to start graduate school  
6 three years ago. I chose to chase my dreams and  
7 become a school psychologist. Today I should have  
8 been walking across the stage at Queens College but  
9 I had to postpone my graduation and my studies  
10 because I am struggling to maintain paying my rent.

11

12 I'm an example of what a  
13 hardworking New Yorker who has to choose between  
14 being homeless and chasing their dreams is. I  
15 currently juggle two jobs and graduate school and  
16 only make enough to pay my rent. Nothing more,  
17 nothing less. We all know that social inequity  
18 exist, however, if we are purposely passing  
19 proposals that are making people choose between  
20 their basic needs, such as housing and obtaining a  
21 degree, then we are contributing to the social  
22 inequalities. If I ask anything of this Board  
23 today, it is to consider New Yorkers like myself,  
24 who do not qualify for social service entitlements  
25 and are forced to face the reality of being  
homeless due to the proposed rent hikes.

26

CHAIRMAN DAVIDSON: Thank you. If

1

2 there is anybody else here who would like to speak,  
3 please make sure to register and we'll get you  
4 right in.

5 THE INTERPRETER: (Translating in  
6 foreign language.)

7 CHAIRMAN DAVIDSON: Thank you. Do  
8 you want to take a break?

9 MR. GUPTA: Yes, we can take it.

10 CHAIRMAN DAVIDSON: Okay, we're  
11 going to take a brief recess and we'll come back  
12 and, you know, I'm sure other folks will join us.  
13 But we'll be back. Thank you.

14 THE INTERPRETER: (Translating in  
15 foreign language).

16 (Whereupon, a recess was taken.)

17 CHAIRMAN DAVIDSON: We are going  
18 to begin again and I want to thank you, all for  
19 joining us. I'll make a few brief announcements  
20 and then we will begin.

21 I will try to call several names  
22 in advance to let you know that you will be soon  
23 called to speak. If you have materials to  
24 distribute to the Board, please give them to the  
25 RGB staff sitting at the sign-in table near the

1

2 entrance.

3

4 I will attempt to alternate  
5 speakers between tenants and owners, but this may  
6 not always be possible.

7

8 In order to accommodate as many  
9 speakers as possible, each speaker will have two  
10 minutes to give their testimony. An additional two  
11 minutes of speaking time will be given to those  
12 speakers utilizing interpretation services.

13

14 To help speakers keep track of  
15 their time, we have a clock. We will start the  
16 clock when you begin speaking and the clock will  
17 beep once the speaker has 30 seconds left and will  
18 continue beeping when the allotted two minutes are  
19 up. If you are still speaking at the end of two  
20 minutes, I'll ask you to quickly wrap up your  
21 testimony.

22

23 We are expecting now many  
24 speakers, and the Board wants to hear from as many  
25 of you as possible in the time we have for this  
26 hearing. We understand that it may be difficult to  
27 say everything that you want to hear in just two  
28 minutes, but please understand that it is our  
29 responsibility to try to make sure that everyone

1

2 who has taken the time to come here and testify has  
3 a fair opportunity to be heard.

4

Again, thank you for your  
5 cooperation and the Board is looking forward to  
6 hearing your comments regarding proposed rent  
7 adjustments. Owen. Thank you.

8

THE INTERPRETER: (Translating in  
9 foreign language.)

10

CHAIRMAN DAVIDSON: Brian, we're  
11 having some folks can't hear us on the stream. I  
12 don't know if there's anything you can do to  
13 adjust. Thanks a lot. And while we're adjusting  
14 on that, let me just let the next three folks who  
15 are to testify just to know that you can -- so you  
16 can be ready. Fausto Jiminez (phonetic), Maria Del  
17 Carmen (phonetic), and Gladys Martini (phonetic).

18

Brian, are we good to go? Okay,  
19 great. So Fausto Jiminez?

20

All right. Maria Del Carmen?  
21 Please. Thank you. There's a microphone up front.  
22 Thank you.

23

MS. DEL CARMEN CRUZ: Hi. Good  
24 afternoon, everybody. My name is Maria Del Carmen  
25 Cruz. I live in a -- in a building for the last 37



1

2 years. And even though the people might say wow,  
3 your rent must be very cheap. It's not. It's  
4 \$1,500. You have to say, I retire and retirement  
5 is only \$1500. So, I have to look for the rest of  
6 the rent. It doesn't matter I understand, but I  
7 have the right for the decency to live the way we  
8 should live.

9 Most of the landlords, at least  
10 mine, I'm going to speak to what I know. My  
11 landlord is very, very, let go of my building, my  
12 building practically is falling apart and the only  
13 way that he's doing now something is because we  
14 keep pressure, we keep asking and calling 311 for  
15 him to do repairs. In my rent, we've been paying  
16 more than \$300 in MCI just like everybody else here  
17 in repairs that it was needed to the building.

18 Not that we broke the building or  
19 nothing like that. It was needed because, for  
20 years and years and years, they never did nothing.  
21 And now we're paying for that. He's paying in the  
22 repairs of the building a million and a half  
23 dollars. So a million and a half dollars and since  
24 we've been paying the tenants this MCI we already  
25 pay almost \$2,000,000 and we still paying for the

1

2 rest of our life.

3

4 You see, I have to ask you, you  
5 are there because the mayor tell you, you need to  
6 make decision for the people. You represent us,  
7 you represent the majority of us. We are not  
8 people that have a lot of money. We live day by  
9 day because our jobs, we hardly take home \$35,000.  
10 35,000 a year. How can we afford any other kind of  
11 rent? Please, you need to really look into that.

12

13 You need to help us to keep the  
14 rent, maybe freeze the rent for some time and maybe  
15 the way people can get to the point where rent can  
16 be okay and people are making the right money  
17 because we not making that money and the rents keep  
18 going. So, right now the balance is like this --  
19 and for justice, I don't see this right. And you  
20 are here to make justice for the city and for the  
21 people.

22

23 So, I hope that you are going to  
24 do it. Think about it. Homelessness brings \$6,000  
25 people hotel rooms. If you pay rent, the people  
26 can afford it. You will not have to pay that to  
27 those hotels. Do you understand what I'm saying?  
28 I'm not a stupid woman. It's business behind all

1

2 of the homelessness. All these people getting  
3 homeless, it's a business. It's a business for the  
4 city, it's a business for some people, for some  
5 corporations, it's a business, but they are having  
6 business with us the people.

7 It's not our fault that we are in  
8 this city. I'm very grateful believe me. I grew  
9 up four children and 30 grandkids and I'm proud to  
10 say that my kids, I bring them up and I'm proud of  
11 it, working very hard my whole life, but every day  
12 is getting harder and harder. Thank you.

13 (Applause.)

14 CHAIRMAN DAVIDSON: Thank You.  
15 Thank you so much.

16 Let me just ask again if Fausto  
17 Jimenez is here. Yes. Okay. Thank you.

18 Gladys Martini? Oh, sorry.  
19 Fausto is here. Thank you. Please go ahead.

20 MR. JIMENEZ: Okay. First,  
21 everybody I speak Spanish. If somebody can  
22 translate to English.

23 CHAIRMAN DAVIDSON: Okay.

24 MR. JIMENEZ: (Unintelligible). I  
25 am not happy to please (unintelligible). You have

1

2 not seen that happen. The rent increases yearly is  
3 more than 10 percent which I would like to bring to  
4 your attention all of you. As the worker that  
5 lives here in Queens, my salary is not enough to  
6 cover the (unintelligible). Aside from that, our  
7 rent increases every year. Empty apartments are on  
8 the rise. The rents are going up.

9 (Unintelligible). RGB does not care.

10 (Unintelligible).

11 At the same time, the minimum has  
12 reduced. And Christina DeRose who represents  
13 landlords do not about that. (Unintelligible) with  
14 our Mayor Adam, (unintelligible) all landlords.  
15 Thank you so very much. Thank you.

16 CHAIRMAN DAVIDSON: Thank you.

17 Muchas gracias.

18 MS. BERNARD: Good evening. My  
19 name is Christina Bernard and I live at 914788 Road  
20 in Woodhaven in a rent-stabilized building in  
21 Queens County. I could tell you about the  
22 hardships I'm facing, that the rent in this city is  
23 too high, and that I can't even afford the rent  
24 that I'm paying now, let alone another increase.

25 I could tell you that the rent

1

2 increases every year and my fixed income does not,  
3 but I won't because it's clear that this doesn't  
4 matter to any of you. Every year, tenants from  
5 every borough come here to testify about the  
6 unimaginable financial hardship we face. The  
7 explosion of court order evictions, the ever-rising  
8 homelessness, and community destruction throughout  
9 the city and every year you ignore us.

10

That is why instead, we are here  
11 to declare that the Rent Guidelines Board is  
12 illegitimate. This process is a sham. The RGB is  
13 a sham. The RGB is a sham. We are getting  
14 scammed. We, the rent-stabilized standings of  
15 Queens hereby declare a loss of confidence in the  
16 RGB and its ability or willingness to carry out its  
17 mandate to preserve affordable housing, to prevent  
18 rent adjustments that cause severe hardship and  
19 lead to uprooting longtime city residents from  
20 their communities.

21

The Board had announced its intent  
22 to increase rent for the city's more than 2 million  
23 rent-stabilized tenants for the third consecutive  
24 year. Although the data the Board relies on  
25 deviates each year. The one constant is that rent

1

2 continue to climb. Operating income is down, rent  
3 increases, operating income is up, rent increases,  
4 insurance costs are low, rent increases, insurance  
5 costs are high, rent increases, vacations up, down,  
6 doesn't matter, rent increases.

7

8 The Board is nothing more than a  
9 puppet of landlords and the political chills. The  
10 vacancy rate is 1.4 percent, the RGB doesn't care.  
11 Half of tenants are paying a third of their income  
12 in rent and many are paying half of their income to  
13 rent like me. Nestor Davidson doesn't care.

13

14 There is a financial assistance  
15 program for landlords who can prove hardship, and  
16 every year less than 10 landlords in all of New  
17 York City apply. RP groups doesn't care. Rent in  
18 New York City have gone up 200 percent more than  
19 operations cost since 1968, and in the same time  
20 period, the real minimum wage has decreased by  
21 nearly half. Alex Schwartz doesn't care. Doug  
22 Apple and Christina DeRose represents some of the  
23 worst slumlords in New York City, they don't care.  
24 Mayor Adams is a landlord, he doesn't care. The  
25 situation is intolerable, it is unconscionable and  
it must be stopped now. The RGB is a sham, we are

1

2 getting a scammed.

3

(Applause.)

4

CHAIRMAN DAVIDSON: Thank you.

5

(Audience participation.)

6

CHAIRMAN DAVIDSON: Thank you.

7

Please -- have we heard from Gladys Martini? Has

8

Gladys Martini spoke? Gladys Martini?

9

So, just want to make sure, is

10

Gladys Martini here? Okay, thanks. Next -- our

11

next three speakers are Michelle Malone (phonetic),

12

Vicky Khan, and MD Khan.

13

So do we have Michelle Malone?

14

MS. MARTINI: Good evening, sir,

15

(foreign language) I am in Jamaican Queens (foreign

16

language) 8815168. Then rental is (foreign

17

language.)

18

CHAIRMAN DAVIDSON: Thank you.

19

(Applause.)

20

CHAIRMAN DAVIDSON: So, is

21

Michelle Malone here? Michelle?

22

MS. MALONE: (Foreign language).

23

CHAIRMAN DAVIDSON: Thank you.

24

(Applause.)

25

CHAIRMAN DAVIDSON: So Jesse

1

2 Lopez?

3 MS. LOPEZ: We know this is a scam  
4 and we are not participating in this process this  
5 year. I invite you all to walk out with me and  
6 refuse to sit here any longer pretending that this  
7 Board is listening to us or cares what we have to  
8 say. We declare that we have no confidence in this  
9 Board or this process, and we are done. The RGB is  
10 a sham, we we're getting --

11 (Audience participation.)

12 CHAIRMAN DAVIDSON: Is there  
13 anyone here who has signed up to speak? Please  
14 introduce yourself. Thank you.

15 MR. JOSE LOPEZ: My name is Jose  
16 Lopez (phonetic). I live at 3433 90th Street,  
17 apartment B52. The problems in my apartment have  
18 to do with moisture and maintenance. I've been  
19 having issues since last August (unintelligible)  
20 decision issued with the closet and also in like  
21 the main room.

22 On Several occasions, I've called  
23 311 and they have to report this. They have sent  
24 inspectors, but the owner, it's like he doesn't  
25 care about the complaint we have. As the tenants,



1

2 we have rights so that our -- so that they -- the  
3 needs that we have, they're covered especially  
4 regarding maintenance in the apartment.

5 (Unintelligible) have caused issues in the kitchen  
6 where I have lost kitchen tools and the -- in the  
7 closet have obviously the clothes and clean the  
8 clothes and wash clothes and all of that is just  
9 added expenses that are highly quite expensive.

10 And I'm not the only tenant to  
11 deal with (unintelligible). There are other  
12 tenants that also deal with (unintelligible). I  
13 asked the super about it, they actually came super.  
14 And he said that there was nothing he could do  
15 because there's nothing that the owner wants to do  
16 about it. He doesn't even want to hire a plumber  
17 or anyone to fix them you know, or do the repairs.

18 And I also would like to complain  
19 that the apartment next door they removed a room in  
20 there, but they increased the rent. And I don't  
21 think that is legal. That should not be. You  
22 know, the apartments already have their established  
23 sizes. Like if it's a one bedroom, a studio or two  
24 bedroom. So to remove room in already established  
25 place and then increase the rent, I think that's

1

2 illegal. And I'm referring to apartment B53 which  
3 is next door.

4

5 And the other thing is that the  
6 decrease in the (unintelligible) is not similar to  
7 the increase in rent. And so for me in my case,  
8 it's about 50 percent of my salary goes to rent.  
9 So then what are we going to wind up doing?

10

11 So you guys, as the Rent Board,  
12 you guys should be helping the tenants because the  
13 owners they don't just have one building, they have  
14 several buildings and they have a ton of money.  
15 And so the increase in rent, they just want to  
16 increase the rent. So I'm just (unintelligible).  
17 Thank you so much for your attention.

18

(Applause.)

19

20 CHAIRMAN DAVIDSON: Thank you. Do  
21 we have anyone else who has signed up to speak?

22

23 MR. SOLTREN: That's fine. May I  
24 please say on just on the record, I -- we all heard  
25 two tenants testify in a language that we did not  
26 have translation services for. And so, I would  
27 like to just respectfully request on the record  
28 that for the additional hearings, to the extent  
29 that we could provide additional notices to have

1  
2 translation and language access, I think that would  
3 be appropriate. I don't know, maybe Andrew or  
4 someone else knows best like how that cost gets  
5 covered, but I do think it's really important.

6 CHAIRMAN DAVIDSON: I think it's a  
7 great point and we should look into if people let  
8 us know, I think we have -- if we have a little  
9 lead time, we can work on that, but I agree. Thank  
10 you, Adan.

11 MALE VOICE: Yeah, we request that  
12 if people need any sort of language -- we provide  
13 Spanish, and if anybody needs any other language  
14 that they need to notify us by a certain date  
15 (unintelligible).

16 CHAIRMAN DAVIDSON: But we should  
17 send a reminder on that.

18 MR. SOLTREN: I know it's  
19 difficult to some degree, but I think, you know, no  
20 one should come in to do these doors planning on  
21 testifying and having their voice be heard and not  
22 have that opportunity simply because we're going to  
23 say we're only going to provide Spanish. Right?

24 CHAIRMAN DAVIDSON: No, no, I  
25 agree. And I think our policy --

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MR. SOLTREN: And I'm not saying that that's like the hard line in the sand like it's only has to be Spanish, but we can certainly try to do other things to allow for additional language access.

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CHAIRMAN DAVIDSON: Absolutely. I think the only question is getting notice. And so, if we know we can provide it and so certainly we can send a notice and a reminder. But if you're speaking to -- you know, groups that you're working with let folks know to let us know and then we can work on that. Thank you.

14

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17

We're going to take another brief recess. We may be joined by others and we'll come back as soon as we have any other posts to testify. So we'll be back. Thank you.

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(Whereupon, a recess was taken.)

CHAIRMAN DAVIDSON: I thank you. We're going to reconvene and our next speaker will be Charles Gadinsky (phonetic). And there's a microphone over here, Charles. Thank you. And Charles, you weren't here earlier, but you'll have a two-minute timer.

25

MR. GADINSKY: Good evening. I

1  
2 own and manage a building with 30 apartments one  
3 mile from here. I owned and manage it for about 27  
4 years. I've taken pride in my buildings, I have  
5 wonderful relationships with my tenants. The last  
6 three to four years have been very, very difficult  
7 for both me and my tenants running the building.  
8 For years we didn't get any rent increases. Last  
9 year we got a 3 percent increase for a one-year  
10 lease.

11                   The cost of running the buildings  
12 has escalated tremendously over the past three to  
13 four years. We have rent, paint regulations. We  
14 have Local 197 to deal with. There was so much  
15 compliance and so many things that have come on our  
16 plate. And it's not only the landlord that's  
17 suffering, but it's also the tenant because the way  
18 I ran my building in 2010, 2012, 2014, I can no  
19 longer run my building like that anymore and the  
20 tenants are suffering because of it.

21                   I provide heat, I provide hot  
22 water, I provide repairs and maintenance, but the  
23 building itself, landscaping, gardening public  
24 areas of the building that tenants I used to let  
25 them use, I can no longer do that because I just

1

2 don't have the funds to dedicate to make their  
3 lives much more comfortable and much better because  
4 I have to take care of other issues and get minimal  
5 rent increases.

6           Even if I get a four point-a-half  
7 percent increase this year for a one-year lease and  
8 a six point-a-half percent for a two-year lease,  
9 which is the maximum, my expenses in 2023 on  
10 average, were up over 8 percent. And there's  
11 proposals for increases in water and sewer and  
12 utilities. It's -- it's -- it's really out of  
13 control and what -- what's basically happening here  
14 is affordable housing in New York City is  
15 suffering.

16           Tenants are suffering and property  
17 owners are suffering. And why? I've also -- I've  
18 never done this before, but I recently went out and  
19 I bought five used refrigerators and five used  
20 stoves. In the history of owning a building, I  
21 never give anybody a used appliance when something  
22 is broke. I always give them something new. So  
23 again, and it bothers me to have to do that, but I  
24 have no choice at this point because the costs of  
25 running the building way exceed the cost of any

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2 increase that I've received from the Board over the  
3 last few years. Thank you.

4

CHAIRMAN DAVIDSON: Thank you so  
5 much. We're going to take another brief recess and  
6 we'll be back. Thank you.

7

(Whereupon, a recess was taken.)

8

CHAIRMAN DAVIDSON: Thank you.  
9 All right. Again, I want to thank everyone who is  
10 able to join us this evening. This concludes our  
11 public hearing.

12

Do I have a motion to adjourn?

13

MR. SOLTREN: I make a motion to  
14 adjourn.

15

CHAIRMAN DAVIDSON: Do I have a  
16 second?

17

MR. EHRLICH: I second.

18

CHAIRMAN DAVIDSON: We are  
19 adjourned. Thank you, all.

20

(At 8:00 P.M., the proceedings  
21 were concluded.)

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25 STATE OF NEW YORK )

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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 32, taken at the time  
and place aforesaid, is a true and correct  
transcription of my shorthand notes.

IN WITNESS WHEREOF, I have  
hereunto set my name this 15th day of August, 2024.

  
-----  
MARC RUSSO



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