

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

THE CITY OF NEW YORK
RENT GUIDELINES BOARD

-----X

PUBLIC MEETING
OF THE
DIRECTORS

-----X

Main Theatre of
Hostos Community College/CUNY
450 Grand Concourse
Bronx, NY 10451
June 12, 2025
5:00 p.m.

B E F O R E :

DOUG APPLE,
THE CHAIR

1

2 APPEARANCES:

3 Board of Directors:

4 Doug Apple - The chair

5 Genesis Aquino

6 Alex Armlovich

7 Robert Ehrlich

8 Arpit Gupta

9 Reed Jordan

10 Alex Schwartz

11 Christina Smyth

12 Adan Soltren

13

14 S T A F F:

15 Andrew McLaughlin - Executive Director

16 Brian Hoberman - Co-Research Director

17 Danielle Burger - Co-Research Director

18 Charmaine Superville - Office Manager

19

20

21

22

23

24

25

1

2

P R O C E E D I N G S

3

CHAIR APPLE: Good evening.

4

Sorry we're a little late. But we're glad to get

5

started, and glad to see that folks are here to

6

testify.

7

I'd like to welcome you to

8

this public hearing of the New York City Rent

9

Guidelines Board, and thank you all for attending.

10

This is the third of five

11

public hearings to consider comments concerning

12

proposed rent adjustments for leases, for

13

apartments, lofts, hotels, and other housing units,

14

subject to the rent stabilization law of 1969 and

15

the Emergency Tenant Protection Act of 1974. These

16

adjustments will affect leases commencing between

17

October 1, 2025, and September 30th, 2026.

18

I will now take roll call.

19

Please respond if present. Genesis Aquino?

20

(No response.)

21

CHAIR APPLE: Alex Armlovich?

22

(No response.)

23

CHAIR APPLE: Robert Ehrlich?

24

MR. EHRLICH: Present.

25

CHAIR APPLE: Arpit Gupta?

1

2

MR. GUPTA: Present.

3

CHAIR APPLE: Reed Jordan?

4

MR. JORDAN: Present.

5

CHAIR APPLE: Alex Schwartz?

6

MR. SCHWARTZ: Present.

7

CHAIR APPLE: Christina Smyth?

8

MS. SMITH: Present.

9

CHAIR APPLE: Adan Soltren?

10

(No response.)

11

CHAIR APPLE: Doug Apple; I'm

12

indeed present. Let the record show that we have a

13

quorum.

14

The next two meetings of the

15

Board will be public hearings to comment on the

16

proposed guidelines on the following dates and

17

times: June 17th at Symphony Space in Manhattan

18

from 5:00 to 8:00 p.m.; June 27th, between 10:00

19

and 12:00 p.m. -- a.m., p.m.

20

Anyone who wants to comment on

21

the proposed guidelines at a public hearing must

22

sign up to speak. People wishing to speak at the

23

public hearings can pre-register in advance, either

24

through our website, nyc.gov/rgb or by calling

25

212-669-7480, 9:00 to 5:00, Monday through Friday.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

For those who do not pre-register for the hearings, registration is also available at public hearings from 5:00 to 8:00, on June 17th, and from 10:00 to 12:00 on June 27th. All of our public hearings will be live-streamed and Spanish interpretation provided at each hearing.

We also accept comments on the proposed guidelines outside of our public hearings. You can submit written audio and video comments for the Board to review through June 27th. Instruction on how to submit these comments is available on the Board's website or by calling RGB.

Our final vote on the guidelines will take place on Monday, June 30th, starting at 7:00 p.m., at El Museo del Barrio in Manhattan. Doors open at 6:00 p.m. The public may attend in person, or may watch the vote live by streaming on the RGB's YouTube channel.

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

1

2 Speakers may not be called if they have not checked
3 in at the registration desk.

4 There are Spanish interpreters
5 today over here on my left on your right. When
6 registering to speak, please notify the staff you'd
7 like an interpreter. I would try to call several
8 names in advance to let you know that you will be
9 soon to be called up to speak. If you have
10 materials to distribute, please give them to the
11 RGB staff sitting at the sign-in table near the
12 entrance. I will attempt to alternate speakers
13 between tenants and owners, but this may not always
14 be possible.

15 In order to accommodate as
16 many speakers as possible, I will ask you to limit
17 your testimony to two minutes. Additional two
18 minutes of speaking time will be given to those
19 speakers utilizing interpretation services.

20 To help speakers keep track of
21 time, we have a clock. We'll start the clock when
22 you begin speaking, it's right here in front of me.
23 The clock will beep once when the speaker has 30
24 seconds left, will continue beeping while the two
25 minutes, are -- when the two minutes are up. If

1

2 you're still speaking at the end of two minutes, I
3 will ask you to quickly wrap up your testimony.

4

5 We'll have staff here
6 available at each microphone to assist you with the
7 mic and remind you when your allotted time is up.
8 I understand that many speakers have passion, and
9 speak from the heart. We want to hear all of what
10 you have to say. However, we do ask that you be
11 respectful and not make any overt physical threat
12 towards members of the Board or any others. This
13 type of language will not be tolerated and if you
14 continue to do so, once warned, I may ask that you
15 stop speaking.

15

16 We expect many, many speakers
17 tonight, and the Board wants to hear from as many
18 of you as possible in a limited time we have for
19 this hearing. We understand it may be difficult to
20 say everything you want to hear in two minutes, but
21 please understand, it's our responsibility to try
22 to make sure that everyone who has taken the time
23 to come here and testify will have a fair
24 opportunity to be heard.

24

25 Thank you for your
cooperation, and the Board is looking forward to

1

2 hearing your comments regarding proposed rent
3 adjustment guidelines.

4

And with that, I'm going to call
5 our first speaker. It's hard to -- oh, I'm sorry.
6 We have to do it in Spanish. I apologize.

7

MALE VOICE 1: Yeah. Hold on
8 one second, though. If you need interpreter our
9 interpreter is right here. It's Liz. But we ask
10 that you come to this microphone over here for
11 interpretation services. Thank you.

12

CHAIR APPLE: Yeah.

13

THE INTERPRETER: Hello?

14

CHAIR APPLE: There we go.

15

THE INTERPRETER: (Translating
16 from English to Spanish.)

17

CHAIR APPLE: Thank you.

18

Thank you, Liz.

19

Our first speaker will be, I
20 believe, the Public Advocate; Jumaane Williams is
21 here; is that correct? May not be in the hall yet.

22

MR. WILLIAMS: Up here.

23

CHAIR APPLE: Oh, okay. It's
24 hard to see. So, welcome, Mr. Public. Come on
25 down and to the mic. Thank you for turning up the

1

2 light a little bit so we can see people. That's
3 great.

4 MR. WILLIAMS: Good evening,
5 peace and blessing, love, light to everyone, the
6 Chair, the entire Board. First, I want to thank my
7 staff for the prepared remarks that they made, but
8 I'm not going to read it, I'm going to go a little
9 bit off the cuff because I know you've heard all
10 the stats, you've heard all the data. You
11 understand how by the housing crisis is.

12 This Board has given the
13 highest increases. I actually blamed on Eric
14 Adams, but that's another conversation that we've
15 seen the past two year -- two, three years, in the
16 past two decades. I think it's important to make
17 sure in context that we understand what's happening
18 in this housing crisis. We have given those
19 increases to tenants. So we've seen rents go
20 higher and higher, but housing stock has not gotten
21 better. It has in fact gotten worse. So while
22 people are paying this more rent, the housing stock
23 is not getting better.

24 I do believe that there are
25 some owners who need assistance. Very often, there

1

2 are smaller owners, midsize, black, brown,
3 immigrant owners; the landlord lobby loves to put
4 them in the front, because they're more
5 sympathetic. That doesn't mean they don't have
6 problems. But I do not think, based on what we've
7 seen, that raising rents will help those owners,
8 because it hasn't. And so, government needs to
9 step in to assist those owners.

10

Getting tenants to force them
11 to try to pay more rent has not solved the issues
12 that owners have. It has continued to increase
13 homelessness. It has made the housing rate the
14 lowest that we've seen it in, I don't know how many
15 years. It has made our rent the highest it is in
16 this country, one of the highest in the world.

17

So I'm pleading with you to do
18 a rent freeze. I know you did this, you know, one
19 high, one low and then change it to act like we're
20 doing something to help people. A rent freeze is
21 what's right in 2025.

22

We have to stop lumping all of
23 the landlords together; big, small, bad, and good.
24 And I know what everyone says; it is someone else's
25 issue, and that you are not the ones to make that

1

2 decision. But since you're not the one to make the
3 decision, making a blanket increase, in this
4 climate, is particularly irresponsible.

5 So you do have some tools, you
6 do have some things that you can do, and you do
7 know by the data, that the increasing does not
8 address the concerns of the landlord. So please do
9 a rent freeze, and join those of us to push
10 government to get assistance to owners who need it.
11 Thank you.

12 CHAIR APPLE: Thank you.

13 I believe Councilwoman Sanchez
14 is also here. Please. Please, Councilwoman?

15 MS. SANCHEZ: Thank you so
16 much for the opportunity. Good evening. I'm
17 Councilmember Pierina Sanchez, proudly representing
18 District 14, and I serve as the Chair of the New
19 York City Council's Committee on Housing and
20 Buildings. I want to thank you to the Board
21 members and to everyone testifying tonight.

22 Let me be clear, I'm going to
23 join the public advocate; now is not the time for a
24 rent increase. I strongly urge this Board to vote
25 for a rent freeze for the over one million

1
2 Our council has also expanded
3 city (unintelligible) rental assistance, and is
4 fighting to preserve this lifeline in court. And
5 yes, some owners, especially in the Bronx, are
6 struggling with real financial and operational
7 challenges. That is real. But the answer is not
8 to push costs onto working class tenants. Its
9 targeted support, tax relief, insurance policy
10 reforms, and reinvestments to owners that want to
11 do the right thing, not rent hikes. And that's why
12 we are pushing these in the city council.

13 This Board has frozen rents in
14 three of the last 10 years, not in the last few. I
15 urge you to do so again, now. Housing is the
16 number one concern that my neighbors bring to me,
17 and you have the power to bring them relief.
18 Please vote to freeze the rent. Thank you so much.

19 CHAIR APPLE: Thank you.
20 Thank you, Councilwoman.

21 I'm now going to call up a
22 number of names. If you could come -- we have two
23 mics or one? Either side? Tiago Bronco, please
24 come on up. After that, Justin Sanchez, you can
25 also get ready. And Natalia Marquez (phonetic).

1

2

Sir, please proceed.

3

MR. BRONCO: I just came back

4

today to remind you of something that you continue

5

to ignore. When landlords claim that they aren't

6

breaking even, don't believe it. They flag rent

7

stabilization law, run circles around the HCR and

8

play you for a fool with fudge income and expense

9

reports that reflect year-on-year losses.

10

Here's some of my landlords

11

tricks: register three-room apartments as five to

12

raise the market value of the unit and the legal

13

rent; two, overcharged tenants who don't know

14

they're apartments rent stabilized, even if they

15

find out and fight it, the case will sit in a DSCR

16

cabinet for years. That rent increase will be

17

passed on to the next tenant; three, leave

18

apartments vacant until they can be deregulated

19

somehow; four, hire an illegal janitor and pay him

20

in cash or not. He's lucky to be living in a rat

21

infested basement, until La Migra picks him up.

22

Another to pose as

23

superintendent and cut corners some more on

24

licensed electricians, plumbers, and exterminators

25

to save an extra buck. Last, and (unintelligible)

1

2 CPA to cook the books, and a cheap crooked lawyer
3 to make this scam legit.

4

5 My final point, landlords are
6 the ones holding all the cards every single year.
7 To them, you're nothing but another compliant
8 prostitute, doing exactly what they want you to do;
9 put more money in their pockets and more tenants on
10 the street. Thank you.

11

12 CHAIR APPLE: Thank you, sir.
13 Justin Sanchez, followed by Natalia Marquez.

14

15 MR. SANCHEZ: Hello, everyone.
16 Hello members of the Board. My name is Justin
17 Sanchez, I'm a market-rate tenant right here in the
18 South Bronx, and running to represent the
19 neighborhood that I call home.

20

21 I don't need to tell you that
22 we have an affordability crisis. You already know
23 that nearly 50 percent of our rent-stabilized
24 tenants are rent burdened. And then on top of
25 that, our incomes are down. So we can't afford
rent. We're not getting paid, and our one-shot
deals are already at the highest level they've been
since the 2008 financial crisis.

26

But at the same time, right

1

2 here in our own neighborhood in Hunts Point and in
3 Longwood, our building owners have netted a 20
4 percent increase, while our shelters have seen an
5 increase for their third year in a row. And now,
6 roughly, almost 10 percent increase in 2024. So I
7 am here to echo the fact that we need a rent freeze
8 at this very moment.

9 But like all great New
10 Yorkers, we can walk and chew gum at the same time.
11 We know that we can institute a rent freeze while
12 at the same time finding ways to build more deeply
13 affordable housing. Doing things like using
14 underutilized lots that we have, over 145 in the
15 city by the NYPD that we can use to build community
16 land trusts and actually build deeply affordable
17 housing that is actually responsive to our local
18 incomes.

19 At the same time, we need to
20 make sure that we are not just saying that we are
21 this amazing city on the hill, this progressive
22 city, when we're constantly being pushed back. And
23 at some point, our communities need to stop being
24 stagnant and we need some progress. And progress
25 for our neighborhoods right now is being able to

1
2 freeze the rent, while also finding other
3 innovative ways to actually build deeply affordable
4 housing that we can actually do to lower the cost
5 of rent, while also making sure that our
6 rent-stabilized tenants have an actual place to
7 live. Thank you.

8 CHAIR APPLE: Thank you, sir.
9 Natalia Marquez, followed by
10 Luis Eduardo Deno (phonetic) and Rosanna Garcia.
11 Please, ma'am.

12 MS. MARQUEZ: Hi, my name is
13 Natalia Marquez, I'm an organizer with the Party
14 for Socialism Liberation, and I am, like many of
15 you, one of 2.5 million rent-stabilized tenants.

16 For the past few years, I've
17 seen my rent go up consistently, and I know, and we
18 know, that we have not seen our housing conditions
19 go up consistently. I have lived in the same
20 cockroach-infested, neglected housing in Brooklyn
21 and in the Bronx. And I am here to say, quite
22 frankly, that I am not asking or begging for a rent
23 freeze; I am here with other tenants demanding a
24 rent freeze.

25 Landlords are going to come up

1

2 after me and say that they need more rent money for
3 repairs, but we know that our landlords don't do
4 our repairs, no matter what, because they use our
5 wages to line their pockets.

6 They're going to say that they
7 need more money for repairs when their profits went
8 up 12 percent last year. Why don't they use any of
9 their profits to do the necessary repairs in our
10 apartments, instead of asking to bleed us dry even
11 more?

12 I am here alongside 2.5
13 million rent-stabilized tenants that can no longer
14 afford to live in this city, because we have a
15 class of parasitic, parasitic landlords that do no
16 work, that want more and more money. And quite
17 frankly, I am sick and tired of seeing that 2.5
18 million rent-stabilized tenants have no say. They
19 have no say when an unelected body of nine people
20 that over disproportionately represents landlords
21 is going to once again vote on a rent increase. We
22 have no say. Did any tenant here vote on a rent
23 increase?

24 (Audience participation.)

25 MS. MARQUEZ: Who here wants to

1

2 freeze the rent?

3

(Audience participation.)

4

MS. MARQUEZ: That is the

5

voice of 2.5 million tenants.

6

(Audience participation.)

7

MS. MARQUEZ: Rent freeze.

8

What do we want?

9

(Audience participation.)

10

MS. MARQUEZ: When do we want

11

it?

12

(Audience participation.)

13

MS. MARQUEZ: I said, what do

14

we want?

15

(Audience participation.)

16

MS. MARQUEZ: When do we want

17

it?

18

(Audience participation.)

19

MS. MARQUEZ: That is the

20

voice of the people here and we are going to build

21

power to make sure that we're heard; is that right?

22

(Audience participation.)

23

MS. MARQUEZ: Thank you.

24

CHAIR APPLE: Thank you.

25

Louis Eduardo Deno, followed

1

2 by Rosanna Garcia, and Phil Campbell. Please, sir.

3

4 MR. DENO: Good afternoon. My
5 name is Luis Deno. I'm actually representative of
6 736 Riverside Drive in Manhattan. And I'm here
7 just to let you know -- give you some little
8 numbers when it comes to the so called losses that
9 the landlord are claiming not to be able to operate
10 this premises.

10

11 I moved to this building in
12 1990, when the rent roll back then used to be about
13 25, 30,000. Today, the rent roll for that
14 apartment building is way over 135,000. That is
15 without camping the illegal apartments that they
16 have in the basement. Those apartments are not
17 registered, and they collect the rent, and they
18 will never be reported to anywhere.

18

19 And I want to make you aware
20 to -- actually want to suggest, please look -- ask
21 the landlord to provide you a rent roll for 736,
22 from 15 years ago, and you will see that most of
23 them go by -- for the same basis, claiming not
24 being able to come up with expenses. In my
25 premises, we have a deprivation of heat and repairs
for the whole year, including last year was the

1

2 worst of the worst. No heat being provided. And
3 if you look at the data from HPD, you will see what
4 is that we facing on a daily basis.

5 Right now as we speak, I spoke
6 to my landlord about 15 days ago about hive -- a
7 beehive infestation right off my window on the
8 fifth floor. And you know what they said to me?
9 We're not going to do anything because it's too
10 expensive to take care of that. I actually
11 requested an inspection -- electric repair order
12 from an exterminating company to take care of that
13 problem. Do not allow these landlords to deceive
14 you, to make you believe, that they are not being
15 able to come up with expenses.

16 In fact, they -- like I said,
17 they have triple, if not more than that. The
18 actually profit. In my building, we have 63 units.
19 Out of 63 units, only 23 tenants live there since I
20 move in. Okay? We have 43 new tenants, all paying
21 over \$4,000 a month. If anybody do the numbers,
22 please, be considered and think about that. These
23 are really false claims. Okay?

24 Mr. Robert Ehrlich, which is
25 part of the Board, he knows about that. He had

1

2 conducted a bunch of different illegal tenants'
3 evictions of my building, including me. That once
4 I -- he had me evicted from that apartment back in
5 2005, and I was able to go back to my apartment
6 based on the fact that I had a good lawyer.
7 Totally false.

8 That Board member do not
9 represent our best interests, neither the interest
10 of the people in the city of New York.

11 Please, look into these
12 insights, give us a rent freeze for the sake of
13 everybody's mind. Thank you.

14 CHAIR APPLE: Thank you, sir.
15 Rosanna Garcia, followed by Phil Campbell, and I'm
16 sorry, hard to read. D-i-v - oh, D-i-w, Diwa
17 Carada (phonetic)?

18 Please, ma'am.

19 MS. GARCIA: Good afternoon,
20 everyone. My name is Rosanna, and I'm with the
21 party for Socialism and Liberation. I'm a Bronx
22 resident, and I'm here in solidarity with all of my
23 working-class community.

24 Our wages remain the same,
25 while landlords continue to increase the rent year

1

2 after year to get rich off of us. Even this
3 unelected body reported that there's been a 12
4 percent increase in revenue for the landlords. How
5 many of you have been to these hearings year after
6 year, pleading with this unelected body to not
7 increase the rent? Raise your hands, have you been
8 here year after year?

9

And how many of us see how
10 they continue to raise the rent regardless of how
11 many times they've heard people's testimonies
12 expressing the impact that this will have in their
13 lives? We must remember that rent guidelines came
14 through tenant organizing against landlords. They
15 came through struggle. Change comes from being
16 organized, and that's why I'm in my party fighting
17 against this capitalist system, fighting for
18 socialism, so that we can have a Board that is
19 representative of tenants, of our communities. And
20 that is tenants listening to the issues that are
21 being faced by the communities. Not people that
22 are worried about landlord's pockets and about
23 their wealth. I'm fighting because housing is a
24 social right. It's a human right.

25

So get organized. Join an

1

2 organization, keep fighting, because this is not
3 going to be the answer for any one of us. Housing
4 is a human right. Fight, fight, fight. Housing is
5 a human right. Fight, fight, fight. Housing is a
6 human right. Fight, fight, fight.

7

CHAIR APPLE: Thank you.

8

Thank you, ma'am.

9

Phil Campbell, Diwa Carada,
10 and Maurice Hinton. Mr. Campbell?

11

MR. CAMPBELL: Thank you.

12

Thank you. Good afternoon. My name is Phil
13 Campbell, and I'm a member of the party for
14 Socialism Liberation and a lifelong Bronx resident,
15 who helped lead the PSL's response to the horrific
16 fire at 2910 Wallace Avenue, which displaced 250
17 Bronx residents this year.

18

The people of the Bronx know
19 crisis, and we know how to solve it. The working
20 class and those who can't find work know that the
21 first step to fixing housing insecurity is a rent
22 freeze. Why? A rent freeze would allow us to
23 reflect and act on our conditions without fear of
24 being priced out. To reflect on asthma, lead
25 poisoning, and cancer caused by landlords' neglect,

1

2 reflect on the segregation, overcrowding,
3 inaccessibility of our buildings, and insufficiency
4 of energy and water in our neighborhoods.

5 We know that our landlords do
6 not reflect our interests, because they refuse us
7 insulation, air ceiling, LED lighting, new heating,
8 ventilation, and AC, which could save lives and
9 reduce greenhouse gas emissions. A rent freeze is
10 the first step to de-commoditizing housing and
11 rebuild communities, to improve on existing models
12 of social housing, like community land trust and
13 tenant cooperatives. We can prioritize
14 neighborhood engagement, childcare, and training
15 for collective maintenance of our own buildings,
16 instead of prioritizing profit.

17 We cannot rely on banks, we
18 cannot rely on landlords or the Rent Guidelines
19 Boards to meet our needs. We have to recognize
20 that landlords like the criminal, Ven Parkish,
21 whose neglect led to the Allerton fire, know that
22 they can get rich from housing. But we know that
23 it's possible to provide everyone affordable,
24 environmentally sustainable, safe, clean, spacious,
25 and beautiful housing in a neighborhood that meets

1

2 their needs.

3

4 My name is Phil. I'm a member
5 of the party for Socialism and Liberation. Talk to
6 me after this. Thank you.

7

8 CHAIR APPLE: Thank you. Diwa
9 Carada, Maurice Hinton, and Pretty Star Lopez
10 (phonetic).

11

12 Please.

13

14 MS. CARADA: Good evening.
15 I'm here on behalf of the Urban Justice Center's
16 Safety Net Project. We are a legal services
17 provider whose mission is to strengthen and support
18 communities by fighting to prevent evictions,
19 illegal rent increases, uninhabitable living
20 conditions, and other attacks in our social safety
21 net.

22

23 We have decades of experience
24 providing legal support and services to homeless
25 folks, many of whom are homeless, as a direct
26 result of eviction and of the unaffordability of
27 New York City housing. And we are also one of the
28 city's right to counsel providers in the Bronx, the
29 borough hit hardest by evictions, and we have
30 defended thousands of Bronx tenants facing eviction

1

2 in housing court.

3

4 Raising the rent just worsens
5 a rental market that is already unaffordable to
6 most tenants. The RGB's own study shows that over
7 a third of households pay half or more of their
8 income towards rent. We see tenants having to
9 choose between paying rent and for other
10 necessities like food, utilities, child and
11 healthcare. This crisis is only going to get worse
12 in the next few years, as federal budget cuts means
13 tenants are facing cuts to benefits, including
14 housing vouchers, snap, Medicaid, and other -- as
15 well as massive inflation and increased cost of
16 living.

16

17 We've seen that one of the
18 main drivers of eviction cases, especially here in
19 the Bronx, is rent increases. Tenants who have
20 difficulty paying rent already watch their rent go
21 up every year or every other year. These add up
22 over time, and as the rent keeps going up, tenants
23 who are already struggling to make ends meet fall
24 behind on rent, and their landlords bring them to
25 housing court for eviction proceedings.

25

Some tenants end up in housing

1

2 court with eviction cases repeatedly over the years
3 as the rent keeps going up. And this only puts
4 them at further increased risk of eviction. Rising
5 rent also makes it more difficult for tenants to
6 receive rental assistance from the city. And
7 ultimately, some tenants have to make the difficult
8 decision to move out of their homes, instead of
9 defending in these eviction cases.

10

11 Now, landlords argue that they
12 need these increases to maintain services or make
13 repairs, but the law already lets them do that. In
14 practice, these increases do not translate to
15 better living conditions for tenants. This is why
16 we are here today in support of a rent freeze to
17 help New York City tenants stay in their homes.
18 Thank you.

19

20 CHAIR APPLE: Thank you,
21 ma'am.

22

23 Maurice, Mr. Hinton, Pretty
24 Star Lopez, followed by Mardelle Vega (phonetic).

25

26 Please, sir.

27

28 MR. HINTON: Good evening. My
29 name is Maurice Hinton. I was invited here by the
30 National Action Network. I want to ditto

1

2 everything that everyone else said. There should
3 be a rent freeze. However, if there isn't a rent
4 freeze, I ask that you make certain exceptions.

5 Recently, there's been a 610
6 law that provides landlords with market rate rent,
7 regardless of any discounts that's being offered.
8 Those rents can be excluded from any rent
9 increases. The landlord will still get the rent
10 increase from the distribution of the 610 law, and
11 all parties will be happy except for those tenants
12 that are not included in that 610 law.

13 The other comment I'd like to
14 make is that if there is a rent increase, that you
15 do not begin the increase in the middle of the
16 rental term. It's very confusing for tenants and
17 very hard to implement.

18 Those are my comments. Again,
19 I think there should be a rent freeze, but if there
20 isn't, I've provided you with some alternatives.
21 Thank you.

22 CHAIR APPLE: Thank you, sir.

23 Pretty Star Lopez. Mardelle
24 Vega and Misra (phonetic).

25 Please.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

MS. LOPEZ: Hi, everyone. My name is Pretty Star Lopez. I just want to start off by saying thank you to -- thank you so much to Casa, the Block, the Bronx Defenders, and all organizations, elected officials who fight in -- fight day in and day out for our New Yorkers, specifically, do the work to protect our Bronx residents. So big shout-out to you all.

But I am a lifelong Bronx rent-stabilized resident and a proud daughter to a single Dominican mother, who worked -

(Audience participation.)

MS. LOPEZ: -- yeah, who worked endlessly to provide for my sister and I with her salon and supermarket job. My mother, like many immigrants in our city, faced everything from wage theft in the workplace, housing discrimination, and homelessness.

We lived in a shelter at a young age, and we're fortunate enough to be placed with a Section 8 voucher and receive public assistance benefits, which helped my single mother raise us. These programs help stabilize my family, which are now facing potential budget cuts. These

1

2 cuts in tandem with a nearly 8 percent RGB increase
3 for two-year leases will cause Bronx families like
4 mine to suffer, it will bolster homelessness, and
5 create an even higher demand for our overburdened
6 shelter system.

7 The rent keeps rising while
8 our buildings are in disrepair; no heat, no hot
9 water, Donya is going to sleep with coats during
10 the winter. And I even -- it brings me to a vivid
11 memory of, there was a hurricane a couple years
12 ago, and my neighbors and I -- one of the first
13 times I saw my neighbors and I get together was to
14 sweep water down the staircases because we did not
15 want the water to come into our apartments. It was
16 literally on every floor; we were doing that.

17 And so, we also report these
18 issues to 311, cases get closed while the reported
19 problem persists. So a rent increase shouldn't
20 even be considered, as we live under these
21 conditions at all. At all. And I just want to say
22 that I know families -- I know families making
23 \$70,000 living in the shelter system because they
24 don't qualify for public assistance, and they can't
25 even afford New York City rent. So they're just

1

2 stuck there.

3

4 I am demanding, alongside all
5 of our Bronx residents here tonight, a rent freeze,
6 because the rent increases, stagnant wages, and
7 declining quality of life is pushing our families
8 out. And I'm tired of seeing all of my childhood
9 friends move to Pennsylvania and just move out of
10 State. My neighborhood is changing and I'm upset.
11 So please, let's get a rent freeze. I need this.

12

CHAIR APPLE: Thank you.

13

Mardelle Vega, Misra --

14

(Audience participation.)

15

16 CHAIR APPLE: -- and Chris
17 Athaneos (phonetic).

18

Please, ma'am, proceed.

19

MS. VEGA: Hello, I'm a tenant

20

from the Bronx and I'm with Workers Movement for

21

Liberation who've been organizing with

22

rent-stabilized tenants at 1114 Ward Ave, in 2004

23

at Ellis Ave. I'm here to say loud and clear, we

24

oppose the rent hike and demand to freeze the rent.

25

It is outrageous.

26

Rent is already too damn high,

27

and now they want to raise it even more? While the

1

2 minimum wage only went up to 50 cents to a dollar?

3 That is a slap in our faces. This rent hike does

4 not reflect the reality of working-class people.

5 The Rent Guideline Board is not democratically

6 elected and does not represent us, it represents

7 landlords. And the results? More families are

8 being pushed out of their homes.

9

We are in a housing crisis,

10 and the reality it is; homelessness is rising in

11 the city. In 2023, it was reported at one in eight

12 children in New York City are homeless, living in a

13 shelter system. This is a systematic failure. How

14 can we justify rent hikes while children are

15 sleeping in the shelters?

16

Evictions are increasing,

17 gentrification is taking over our neighborhoods.

18 Slum lords ignore repairs, leave us with no gas, no

19 heat, and force us to live in inhumane conditions.

20 Some buildings catch fires and tenants are

21 displaced with nowhere to go. And recently, ISIS

22 raiding our homes. This system is not broken.

23 It's working exactly as designed to benefit

24 landlords and the real estate industry. Housing is

25 treated as a commodity and for profit.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

We say enough is enough. This is class warfare. We demand a rent freeze now, but we won't stop there. We demand an end to this capitalist system that allows exploitation and oppression, that allows landlords to leach off of our hard-earned wages.

Housing is a human right. It should not be a business. We need a real democratic society that benefits all, not a few. Where tenants and workers can control our homes. Nobody should be homeless in one of the wealthiest, richest cities in the world.

This city runs on working-class power. We're the ones that built it, yet we're being priced out. We demand safe, accessible, and dignified housing for all. Thank you.

CHAIR APPLE: Thank you.

Call up Misra, Chris Athaneos (phonetic), and George Stockruff (phonetic). Misra, I don't have a last name, I just have a one name. If you're here, please feel free to come up. If you come later, we'll get you later.

Chris Athaneos, followed by

1

2 George Stockruff, and Edison Diaz. Sir?

3

MR. ATHANEOS: Good afternoon
4 or good evening, members of the Rent Guidelines
5 Board. My family and I are owners of property in
6 Brooklyn for over 50 years. We take pride in our
7 buildings, and we have an excellent relationship
8 with all of our tenants. My parents actually live
9 in the building.

10

I'm here today to urge you to
11 pass a guideline towards the higher end of the
12 range to cover at least part of our increased
13 operating costs in these high-inflationary times.
14 The RGBs mandate is to preserve and maintain the
15 housing stock. Our buildings were built as long
16 ago as 1883, and as recently as 1931. These
17 buildings require constant maintenance and
18 improvement. The guideline increases have never
19 kept pace with our costs, but it afforded us the
20 ability to put on Band-Aids.

21

We've been bombarded with
22 unfunded mandates, such as lead testing, lead
23 abatement, energy efficiencies, gas detectors, just
24 to name a few, over just the last couple of years.
25 The city council passed these laws with no

1
2 mechanism to pay for them.

3 Abating lead paints in
4 apartments cost tens of thousands of dollars,
5 energy efficiencies to comply with Local Law 97 are
6 also in the tens of thousands of dollars. Soon,
7 we'll just need increases just to cover the cost of
8 the fines, because the actual cost of complying
9 with the laws will be prohibitive. Perhaps that
10 was the intent of the City Council.

11 Right now, I have two tenants
12 who are in arrears of over \$62,000. They're both
13 very good people, and there's no contentious
14 litigation over repairs. One just doesn't have the
15 money, and the other is an addictive shopper with
16 -- spends more than she earns. In any case, the
17 city is not coming up with relief for them, the
18 courts have delayed the proceedings for two years,
19 and we hope -- with the hope of some agency comes
20 to help them.

21 In the interim, I'm left
22 trying to pay my taxes, keep the heat on, and
23 comply with these countless mandates. The
24 non-functioning housing court and the lack of
25 relief from the city to help those in need is

1
2 bringing our buildings to the brink. I hope you
3 follow the data and pass an increase that is
4 commensurate with the cost of maintaining the aging
5 housing stock. Otherwise, you'll be hurting these
6 very people that you're trying to protect. Thank
7 you.

8 CHAIR APPLE: Thank you.
9 George Stockruff, Edison Diaz,
10 and Patricia Jewett (phonetic).

11 Mr. Stockruff?

12 MR. STOCKRUFF: Good evening.
13 My name is George (unintelligible). I've been in
14 living in the Bronx since 1981, and I am an anchor
15 baby. Wealth is not a sin, but it is a problem.
16 When someone's income is 50 times his rent, he
17 cannot begin to grasp what it's like when rent
18 consumes 50, 80, or a hundred percent of a person's
19 income. This gulf in lived experience erodes
20 empathy and distorts policy.

21 David Stockman, Reagan's OMB
22 Director, exposed trickle-down economics as a
23 Trojan horse, a ruse to defraud the lower classes.
24 Investigative journalist David K. Johnston reports
25 that, since the inception of trickle-down

1

2 economics, \$50 trillion, that's trillion, has been
3 funneled from the bottom 40 percent to the top one
4 percent.

5 Housing is a human right, both
6 in terms moral and practical. A society cannot
7 survive if it denies its people's safe, affordable
8 housing, and it certainly cannot tolerate an
9 unregulated housing market in which criminals
10 exploit real estate just to launder money. Yet,
11 under Andrew Cuomo's administration, more than
12 100,000 rent-stabilized dwelling units vanished
13 from the market. The predatory landlord industry
14 is currently under investigation for colluding to
15 raise rents nationwide. We are rapidly adding to
16 an already standing army of the homeless and
17 dispossessed.

18 The Rent Guideline Board
19 itself is compromised because of its appointment by
20 the now scandal-ridden Mayor Eric Adams, who
21 although still mayor, is now politically as well as
22 morally damaged. So you, the Rent Guidelines
23 Board, are under a cloud of suspicion. You do not
24 need to raise the rents, but if you do, you will
25 only confirm what many already believe; it is that

1

2 corruption governs; not justice, not empathy, and
3 certainly not common sense. Therefore, vote for a
4 rent freeze.

5

CHAIR APPLE: Thank you, sir.

6

We have a microphone on this
7 side. If you're sitting on this side of the room
8 and you want to use that mic, feel free to do so.

9

Edison Diaz, followed by
10 Patricia Jewett, followed by Iris Laverne
11 (phonetic).

12

Sir?

13

MR. DIAZ: Hello? You all can
14 hear me? All right. Cool. So yeah. I've grown
15 up in a rent-stabilized unit my entire life with my
16 single mother. And I can tell you right now, if we
17 did not have that, there would be no way possible
18 that I would be afforded to even grow up in a city
19 like this ever, in the first place.

20

I say that to say, these
21 hearings aren't really meant for us to be heard,
22 because we had to live through and suffer through a
23 whole pandemic that is still ongoing, and they
24 decided time and time and time and time again to
25 raise the rent, while millions of people were

1

2 suffering for -- to line up the pockets for just a
3 couple hundred people. Millions of people are
4 suffering. Millions suffer just because a couple
5 hundred people have a paper that says I own a
6 building. It makes no sense.

7 Holding hearings on weekdays
8 and in Tribeca in the mornings, while working-class
9 people cannot afford to miss work, already tells me
10 that you all are not here to hear the working class
11 in the first place. There needs to be a rent
12 freeze. There needs to be a rent roll back.
13 People shouldn't have to pay rent at all, because
14 housing is a human right in the first place.
15 People are starving, people are dying. People's
16 elevators isn't working. People do not have heat,
17 people can't get warm water.

18 And we're here supposed to
19 convince you to pass some phony litigation with
20 this whole Board, decided by a corrupt mayor. A
21 corrupt mayor who's about to be out of here, and
22 what's going to happen when another corrupt mayor
23 comes? That is why this system is not reliable for
24 the working person.

25

What do we want?

1

2

(Audience participation.)

3

MR. DIAZ: When do we want it?

4

(Audience participation.)

5

MR. DIAZ: What do we want?

6

(Audience participation.)

7

MR. DIAZ: When do we want it?

8

(Audience participation.)

9

MR. DIAZ: This is the will of

10 millions of people. We will not tolerate this any

11 further. The people cannot tolerate this any

12 further. The biggest form of theft in this country

13 is wage theft, remember that. It is the pockets of

14 a very small group of people that are being lined

15 up on the backs of our suffering. Thank you.

16

CHAIR APPLE: Thank you, sir.

17

Patricia Jewett, followed by

18

Iris Laverne, and Beverly Lawrence

19

MS. JEWETT: Good evening,

20 RGB. I'm a proud member of GOSAM (phonetic). And

21 it seems no matter how many times we try to get you

22 guys to understand the suffering, you just seem to

23 be deaf to it. I want you to think about the

24 children that are homeless because of those rent

25 increases. Think about the children that may be in

1

2 an apartment but go to bed hungry because of the
3 rent increases.

4

I've been living in a rent
5 stable -- so-called rent-stabilized building in the
6 Bronx since the '70s. And in 2017, that our
7 landlord was given a full renovation that allowed
8 him and HPD to restructure our rent. All of us got
9 hit with a \$300 a month raise. That ain't right.
10 That ain't right.

11

I thought that I was doing the
12 right thing by finding rent stabilization when I
13 was in my twenties. Here I am in my sixties,
14 almost seventies, and I am worried every day about
15 being homeless. That ain't right. I worked 32
16 years. I'm now a senior that's disabled, and I
17 have to choose between eating and the rent. That's
18 not right.

19

Why do we have to make you
20 guys understand what you should already know? You
21 don't see the homeless on the street? Oh, maybe
22 you don't walk the streets. We see the homeless
23 everywhere, and we know why they're homeless, and
24 they're working homeless. People that have jobs
25 that are forced to be in shelters because they

1

2 cannot afford the rent.

3

4 We need a rent freeze now, but
5 we also need a rollback. If you really want to
6 know the real deal, we need a rollback. Now, there
7 may be a few landlords that need the money, but
8 there's a whole lot more that don't need it. Let's
9 think about the majority; the majority of people
10 that are out here in front of you. The people that
11 couldn't be here, because you know what; they can't
12 afford to miss work. You got to think about that.
13 I want you to wake up, be woke and understand
14 housing is a human right. Fight, fight, fight.
15 Housing is a human right.

16

(Audience participation.)

17

18 MS. JEWETT: And I will
19 continue to fight because I got to think about my
20 grandkids. It's not just about me. We are here
21 for our families. We are here for those who
22 couldn't be here. And you know what? We are here
23 for those who are scared, scared to leave their
24 houses because of ICE. That's real, too. Think
25 about that. Thank you.

26

CHAIR APPLE: Thank you,

27

ma'am.

1

2

Iris Laverne, Beverly

3

Lawrence. Iris? And Jessica Randolph.

4

Ma'am?

5

MS. LAVERNE: Good evening.

6

So my name is Iris Laverne. I'm a simple -- I'm a

7

very simple person. I live by common sense. I

8

don't do the swagger thing like Mayor Adams; I'm

9

just simple. So because of that, I want to -- I

10

want you to know that for 22 years I've been

11

blessed to live in a rent-stabilized apartment. 22

12

years. I've done it all myself, 22 years. I am

13

one of those tenants that choose -- that I have to

14

figure out whether I have to feed my son who's

15

diabetic, okay? Diabetic. I have to choose

16

whether to feed him or pay the rent. Okay?

17

Now, you've heard the data.

18

It was said, there was a lot that was said; right?

19

12 percent of increase have gone to the landlords.

20

12 percent. Where is the money? What do they do

21

with the repairs? Okay? What do they do with

22

that? Okay? Because in my building -- you come to

23

my building, it's a shame. It's a complete shame.

24

Okay? There'll be no hot water, okay? There'll be

25

no heat, okay? The elevator, we had over a year,

1

2 the elevator wasn't working. I live on the top
3 floor. Top floor, okay?

4

5 Now, for six months, I had to
6 wait for a functioning sink. It was coming off the
7 wall, okay? My bathroom sink. Okay? So this is
8 what I go through and you guys want to increase the
9 rent for the landlords. I commend you, if you are
10 one of those landlords that care, I commend you.

11

12 But the fact of the matter is, okay, that many of
13 us here -- many of us here don't have that portion.

14

15 Many of us here don't have a landlord that care.

16

17 Many of us here have to call 311. 311, why? Why
18 do we got to call 311, when it's a given that we
19 should be living rightfully?

20

21 It's a right, a right, to have
22 a home, a decent home, to have the right services.

23

24 It's a right. I should have heat. I should have
25 hot water. I should not struggle to figure out, to
26 pay rent or feed my son. I'm not losing my son,
27 okay? I'm not. That is my child. I work so hard.

28

29 I am fortunate to be working,
30 but you know what; there's many that are not.

31

32 There's many out there are not. Okay? And those

33

34 that are working, like me, don't earn the salaries

1

2 that you guys get with a 12 percent increase. Come
3 on. You all go on crazy vacations. I'm trying to
4 figure out how to -- how to go to Jersey, goddamn
5 it. For real.

6 That's my reality. You can
7 laugh there. You can laugh all you want. But this
8 is the reality. I am a simple person. Simple.
9 But you know what, I have the right; I have the
10 right to have a home that provides services, a
11 landlord that provides services; I have the right
12 to walk into a building that is safe; I have the
13 right to be able to say I can afford it and be able
14 to feed my family. I have that right. Okay?
15 That's why I am fighting. What are we doing?

16 (Audience participation.)

17 MS. LAVERNE: What are we
18 doing?

19 (Audience participation.)

20 MS. LAVERNE: That's right. I
21 demand a rent freeze. Not only for me, but for all
22 of us. I demand a rent freeze. And really think
23 about it. Think about your decisions because you
24 are here, you are supposed to be here to really
25 listen to all of us, but instead you are filling

1

2 the pockets of the landlords. Reconsider,
3 reconsider your thoughts. Thank you.

4

CHAIR APPLE: Thank you, ma'am.

5

MS. LAVERNE: My name is Iris

6

Laverne --

7

CHAIR APPLE: Thank you, ma'am.

8

Beverly Lawrence, Jessica

9

Randolph, and Alberto Ortiz.

10

Ms. Lawrence.

11

MS. LAWRENCE: Hi, my name is

12

Beverly Lawrence, I live at 1532 Townsend Avenue.

13

I'm here representing the new Settlement Tenant

14

Coalition, and I also want to give a shout-out to

15

CASA.

16

I've been fortunate and God has

17

been so good to me to allow me to live in a

18

stabilized rent apartment for 25 years. But

19

unfortunately, it's getting harder and harder for

20

me to maintain my rent. I'm on a fixed income, I'm

21

62 years old. My health is declining, so I can no

22

longer work, which I wish I could because then I

23

would be able to pay these high rents.

24

So I'm just begging you to please,

25

please just think about people that are in a less

1

2 fortunate situation than yourself. We live in a
3 crazy world right now, with crazy things going on,
4 and we need to come together as a people. We need
5 to show more love, affection for each other, and
6 just to help, you know, that's just common decency,
7 you know, to treat people the way you want to be
8 treated. Thank you.

9

CHAIR APPLE: Thank you, ma'am.

10

Jessica Randolph, Alberto Ortiz

11

and Anna Galvez.

12

Ms. Randolph.

13

MALE 2: Can I take one of the

14

spots? I'll give you my name. I want to tag team

15

along with Ms. Lawrence.

16

CHAIR APPLE: Well, sir, we, we do

17

have an order, so --

18

MALE 2: I know.

19

CHAIR APPLE: You're welcome to

20

sign up and we'll absolutely let you speak, but you

21

have to go sign up, please.

22

MALE: That's done and done.

23

CHAIR APPLE: Thank you, sir.

24

Jessica? No. Randolph? Hold. If

25

she comes in, please let us know. Alberto Ortiz.

1

2 Sir? Anna Galvez (phonetic) and Mercedes Eskorto.

3

Mr. Diaz.

4

MR. ORTIZ: Okay. My name is

5

Alberto Ortiz. I live at 1685 Tompkins. I live

6

with what I earn or what I receive for my

7

retirement. After I paid my rent, I am left with a

8

hundred dollars. I have to pay the light bill, the

9

gas bill, and pay for my medications with those

10

\$100. And the rest of the time, I have to ask my

11

kids to give me some money so I can survive. If

12

you increase the rent, I don't know what I'll have

13

to do.

14

We have a crisis not just in the

15

Bronx, but everywhere. And what we're doing is

16

lining the superintendents' and the landlord's

17

pockets. The government wants nothing to do with

18

us, and every single year, they sink us even lower.

19

Now, owners just want to get rid of tenants so they

20

can increase the rents, and they're getting rich

21

off the backs of the poor people. The government

22

helps them with purchasing buildings; they never

23

have to take money out of their own pockets for

24

anything.

25

So what happens with us, the poor?

1
2 You know, we have to not eat, pay our utilities, or
3 if not, we're kicked out of our apartments. The
4 majority of people are constantly at housing court
5 because of the threats made by landlords. I've
6 been living at this apartment at Tompkins for 15
7 years, never have I had any repairs. I've never
8 had the apartment painted, every single year the
9 ceiling -- the city has not done anything for me in
10 those 10, 15 years. Because of course, you're
11 either with the governor or with the landlords.
12 And they're always at Albany crying in front of
13 everyone, that everything's gone up, all the
14 utilities. But then what's the end result of all
15 this?

16 Those of us that report are the
17 ones paying for everything for them. So what do we
18 have to do? Either we live in a park or under the
19 bridge or on the subway. We cannot keep living
20 like this. Why are there so many people on the
21 streets at the moment for this reason? They prefer
22 to live on the streets than have to live in these
23 apartments, because you can't pay for anything.
24 You can't afford it. There's more poverty right
25 now than any richness. And they're extremely

1

2 unfair with all of us.

3

And I'll tell you something.

4

Please, be aware. Please, give us an opportunity.

5

Please do not give us a rent increase because we

6

cannot live with this. We cannot live just off off

7

water and air. Thank you so much.

8

CHAIR APPLE: Thank you, sir.

9

Anna Galvez, Mercedes Eskorto

10

(phonetic) and Geronimo Jordan.

11

Ms. Galvez.

12

MS. GALVEZ: Good afternoon. My

13

name is Anna Galvez, and I'm here with my

14

organization, CASA. Please, read this T-shirt. It

15

says the Power of Tenants. We have power. We

16

know, obviously, that we are your hands, but we

17

also have power, ladies and gentlemen.

18

This is the second year I'm before

19

you. How many more years do you want to see me

20

here? Because I'll keep fighting. Even if I'm by

21

myself, I will continue to come. You all know

22

better than anyone else what the problem is.

23

There's a veritable crisis on housing right now.

24

Or perhaps, you're not aware of this. And

25

hopefully if there's an increase in rent, your

1

2 salaries will go up. And this way you don't have
3 to line their pockets. What are you talking about;
4 of not repairing apartments, or to continue
5 purchasing buildings to keep robbing us?

6 What do you want? What do you
7 want from New York? Why don't you let New York
8 flourish once again? New York of yesteryear?
9 There's a crisis everywhere. There's immigration,
10 housing, food, increase for basic purchases in the
11 home, enough. What is that you see? What do you
12 want from us? You have microphones, let us know.
13 Tell us, so that we can know what to do.

14 And I'm happy that you're paying
15 attention to me because a few minutes ago some of
16 you were in another world. Some of you.

17 Hopefully, you're taking notes,
18 and you will tell the mayor that we don't want any
19 more rent increases and that we're not going to
20 pay. You can continue taking me to court, because
21 perhaps, if the government wants, offering more and
22 more programs but it comes to a point where it's
23 untenable. Please have a conscience. Tonight, we
24 are seeking, no more rent increase, no more rent
25 increase. Thank you.

1

2

CHAIR APPLE: Thank you, ma'am.

3

Mercedes Eskorto, Geronimo Jordan, and Cynthia

4

Norris.

5

MS. MERCEDES: Good evening. My

6

name is Mercedes Eskorto, I live at 1185 Anderson.

7

Emerald is my landlord. I'm going to tell you a

8

story about what this landlord is doing with the

9

building. I moved there in 2012; no repairs were

10

made. They said that every three years repairs

11

would be made, but that never happened. I call

12

them, I got tired of it, they wouldn't pay

13

attention to me. And whenever I could, I would pay

14

for the repairs. I worked for the city for 35

15

years. I was a social worker.

16

And all the repairs in my

17

apartment I paid for, until I suffered a stroke,

18

three years. In those three years, I also had to

19

look after my mom. She was completely disabled and

20

bedridden, with a 24-hour home health aide. I

21

could no longer afford the repairs in the

22

apartment, because I also had to pay for my

23

mother's repairs. My mother needed special food,

24

and I had to look for that. And of course, I no

25

longer had the income I had when I was working.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

I only have social security and of course, my retirement benefits, which is obviously not a lot because I had to retire early because of the stroke that I suffered. And I attribute that stroke, of course, to all of the stress that the landlord caused. I almost lost my job, I had to be at court almost three days a week, fighting so that I wouldn't get evicted.

And because on one occasion I forgot to bring my pay stub, I was evicted. I was on the street for an entire weekend simply because I forgot to bring my pay stub to court.

I did everything. I showed up at court again on Monday. I turned in the pay stub. When he called the Marshall, I had to pay \$10,000 aside from the month's rent. And I would ask myself, why, where did this money come from? Well, those were the Marshall fees. And because I had suffered the stroke, I really wasn't thinking very clearly. Because that was illegal, what that gentleman was doing.

But just to make the story short, CASA came to the building because they wanted to do away with stabilized rent. And of course, we took

1
2 them to court and the court denied their petition.
3 And after that, because of course, they make no
4 repairs, we took them to court with Bronx Legal
5 Services. When Bronx Legal Services took the case,
6 guess what; we won. Do you know how much we won?
7 Half a million dollars. And do you know why we won
8 that amount? Because we created a tenant
9 association and we were working hard organizing
10 meetings with CASA, with the attorneys.

11 I was even in a wheelchair, with a
12 cane, with no elevator, no hot water. Even my
13 stove wasn't working, my refrigerator broke down.
14 We called the fire department, they took everything
15 out of my apartment and told the landlord that he
16 had to replace everything. He did nothing. I had
17 no refrigerator and no stove for months. Can you
18 imagine?

19 Then I had bedbugs in the
20 apartment. I had to get rid of my mom from the
21 apartment because the Home health aide agency said
22 no. We cannot allow the home health aide to come
23 in if there are bedbugs on the premises. Can you
24 imagine, how I was calling the landlord, "Come
25 please and fumigate and exterminate." They again,

1

2 didn't pay attention to me. I had to call, I had
3 to get a thousand dollars card and I paid \$700 for
4 the first exterminator. For the second, another
5 \$700, imagine. I wasn't able to pay for my
6 medication --

7

CHAIR APPLE: Please, finish,
8 ma'am. If you can, please, finish.

9

MS. MERCEDES: Let me finish. I
10 allowed you to speak, you'll allow me to speak now.
11 Thank you. I'll be finishing up soon. After all
12 of this, now, do you know what the landlord did?
13 He now went bankrupt. Now, we have no idea what's
14 going on, we have no landlord, we have no porter.
15 We have no idea who to report any damages to the
16 building. The Supreme Court sent us a letter
17 stating that the landlord had gone bankrupt, and
18 for not to worry. How am I not going to worry
19 about this? I'm not paying for rent and I don't
20 feel good about this. Because I don't like to
21 abuse. I don't like people to use me, I don't like
22 to use anyone.

23

So we still don't know who will be
24 collecting the rent for our building. So I'll have
25 the rent until the new landlord arrives. But do

1

2 you see what a responsible person is? If we're
3 like that, landlords have to be that way too. And
4 when they say that we're not going to freeze rent
5 --

6 CHAIR APPLE: Ma'am, if you could,
7 we have many, many, many people here from today.

8 MS. MERCEDES: I've been living
9 here for 16 years and the apartments having repair.
10 What are you doing with that money? But that's the
11 question, what happens with the money? What did
12 the landlord do with the money that they paid those
13 16 years? He shouldn't be frozen out, he should
14 take all the money that he used for
15 (unintelligible) to buy other buildings to repair
16 ours. Thank you. Goodnight to all.

17 CHAIR APPLE: Thank you.

18 Mercedes Eskorto, Geronimo Jordan,
19 and Cynthia Norris, in that order. So Mercedes
20 Eskorto.

21 MS. NORRIS: Uh-uh (negative.)
22 Because I was next.

23 CHAIR APPLE: Oh, I'm sorry.

24 MS. NORRIS: Cynthia Norris was
25 next. Baby, .

1

2

CHAIR APPLE: I apologize.

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

MS. NORRIS: And, I kind of stand here for a while. I'm almost scared to go after her. You did such a great job. Shout out to you. My name is Cynthia Norris, and I'm here with New York Communities for Change. And I am here today representing the Barber Tenants Association. They live 570 Lefferts (phonetic) and 560 Lefferts.

The reason why I'm here today representing those tenants is because a lot of them do work and a lot of them are working more than one job and some of them just can't make it here. You know, they said, why are we not having these on the weekends? And I get it. They just can't make it.

A lot of tenants are forced to pick up another job because rents are going up. Some of the apartments in the building are being destabilized and they are redoing apartments over for the new apartments that's being destabilized. And what happens to the old apartments that's not being redone over is that the ceilings are starting to collapse, like, backup up sewage from the toilet is coming up, and it's coming up in the sinks. They're starting to get mold because they don't

1

2 know where the water is coming from, because the
3 new apartment over them just got new bathrooms, new
4 kitchens, new washer and dryer.

5 And it be not saying like, okay, I
6 get it. You updating your building, you
7 destabilize that apartment. Now you renting it for
8 35-, \$4,500 that is a month. When you got like
9 seven people living there to be able to make sure
10 they pay that rent when they could have left, the
11 tenant that was staying there for decades long, pay
12 an \$800 to leave on that apartment to their family.
13 You know, a lot of times when you see a
14 rent-stabilized apartment, it's being passed down
15 from generation to generation. Why is that?
16 Because that is one of the last real affordable
17 housing that we have left, right?

18 And another reason why I'm here
19 today is because a lot of tenants were scared to
20 come up here too. They were scared because they
21 saying that the landlords is there, they speaking
22 up -- and let's just be real, those landlords don't
23 live in the building that we are living in, right?
24 I live in a rent-stabilized apartment too as well.

25 I was just here speaking to you

1
2 guys the other day on Monday. I know you guys
3 recognized me. Like, listen, we got to come
4 together as one. Folks are sick and tired of
5 picking up a second job. They're sick and tired of
6 getting roof fell on them. They're sick and tired
7 of living with no hot water, no heat. And it's
8 like, these are our elderly folks, right? I have
9 my children here.

10 I want to be able to leave
11 something back for them too. I'm only 34 years
12 old. I don't want to die waking up with a ceiling
13 on top of me, and neither do them. Half of this
14 team on this table, none of you all even live in a
15 rent-stabilized apartment. Only one of you all
16 from this table live in a rent-stabilized
17 apartment. So none of you all even know what it's
18 like to live in a rent-stabilized apartment. You
19 all don't know what it's like to sleep without no
20 heat. You don't know what it's like to know -- to
21 get bedbugs. You don't know what it's like. I
22 understand that you all here to judge what's
23 happening, but how can you judge on something you
24 know nothing about? Thank you.

25 CHAIR APPLE: Thank you, ma'am.

1

2

3

Geronimo Jordan, followed by the
borough president Vanessa Gibson.

4

Mr. Jordan. Sir?

5

6

7

8

MR. JORDAN: So much has been said
here already. I'd like to say something, but so
much has already been said that I've decided not to
say anything.

9

10

11

12

13

14

Excuse me, I'm talking. With
everything that's already been said, I think it's
enough for you to make the right decision. I think
that's the most productive thing for you to do is
to freeze the rents. What else has been said here
that we don't already know?

15

16

17

18

19

20

21

22

I know that you're fully aware
that everything the landlords do. They don't
deserve another increase. What they do deserve is
for there to be a rent freeze, at least for four
years. Because everything that's been said, that
should move the hardest of hearts. Because what
else has been said here that we don't already know
in this city with these damn landlords.

23

That's all I have to say.

24

CHAIR APPLE: Thank you, sir.

25

I believe the borough president of

1

2 the Bronx, Vanessa Gibson, is here. Please,
3 please, borough president.

4

MS. GIBSON: Oh, Sorry. Thank you
5 so much. Good evening, everyone. Good evening.
6 Thank you all for coming out tonight to the rent
7 guidelines board hearing right here in the Bronx.
8 I am Bronx Borough President Vanessa L. Gibson, and
9 I'm grateful to be here on behalf of 1.4 million
10 residents that live and work in our borough.

11

I want to thank our chair, Doug
12 Apple, and all the members of the New York City
13 RGB. I thank you for making sure that the Bronx
14 always has its own hearing because that was not
15 always the case. The Bronx deserves our own
16 hearing, we deserve to be heard, and I'm grateful
17 that we are here tonight at Hostos Community
18 College.

19

I truly believe that access to
20 safe, quality and affordable housing is a
21 fundamental right that should be afforded to all
22 New York families. The rent stabilization system
23 is one of the cornerstones of affordable housing
24 that we have left in our city. It has been a
25 lifeline for so many families that are working

1

2 class, middle class. So many of our families are
3 overburdened with rent. They're spending more than
4 30 percent of their income toward rent.

5 We've seen so many challenges
6 right here in the Bronx. We've seen an aging
7 infrastructure, we've seen disinvestment in
8 affordable housing. We've had thousands of
9 residents evicted from their homes right here in
10 the borough. That's not acceptable. I was one of
11 the prime sponsors of the Right to Counsel Law that
12 is now in effect, and we know the impact of what
13 evictions mean. It has a rippling effect.

14 The cost of living continues to
15 rise in our city. We are living in an
16 affordability crisis. We need affordable housing
17 like never before. We need to raise wages so that
18 many of our families are earning more in their
19 households. We need to address the high cost of
20 food, and we need to make sure that investments are
21 made in housing.

22 The RGB proposals that are before
23 all of you this evening, 1.75 and 4.75 for one-year
24 leases, and between 3.75 and 7.75 for two-year
25 leases, would have a devastating impact on many of

1

2 our older adults, our veterans, people with
3 disabilities and working-class people.

4 We cannot continue to put the
5 burden on tenants. Tenants are paying rent every
6 single month, and they deserve to get quality
7 services in exchange for that. We understand the
8 cost of living is arising, we understand that. But
9 I'm asking the rent guidelines board to please
10 consider the impact of what these proposed
11 increases would mean for our families right here in
12 the Bronx.

13 The Bronx continues to shoulder
14 the burden of so many issues that we are dealing
15 with from poverty, from under opportunities, from
16 lack of programs. And as the Bronx borough
17 president, I am fighting every day to protect our
18 people, to protect our families, our children,
19 whether it's addressing gun violence, investing in
20 schools, making sure that we have real affordable
21 housing, families cannot be displaced and pushed
22 out of the very neighborhoods, folks that they
23 helped to build.

24 Let's recognize our immigrant
25 families. We stand on their shoulders because of

1

2 their blood, sweat, and tears. They built the city
3 that we live in today. It is not acceptable that
4 the very fabric of our communities are now in
5 jeopardy because of a high-rising cost of rent. We
6 have to do something about this folks, and we
7 understand and we know everyone should have the
8 same opportunity. And the Bronx deserves no less
9 than what any other borough would ask for.

10

So as borough president, I am
11 asking the members of the Rent Guidelines board to
12 absolutely reject these proposed increases so that
13 we can keep all of these residents living in the
14 Bronx, taking care of their families, of their
15 grandchildren. We cannot afford to lose an entire
16 generation of our people. And that's what we stand
17 to lose here in the Bronx.

18

So I am grateful that all of our
19 residents are out here tonight, and I ask you,
20 during the course of tonight's hearing, to please
21 listen to them. They are telling you stories.
22 They're giving you testimony of what they
23 experience every single day when it comes to
24 harassment, when it comes to discrimination. And
25 you know what, they call my office. I get the

1

2 calls of the elevators not working, of dealing with
3 rodents and mice, and mold, and everything that we
4 know no human should ever have to live in these
5 conditions.

6 The Bronx deserves better and we
7 need your help. Help us so that we can help to
8 protect the very New Yorkers that have built our
9 borough and our great city. Thank you so much for
10 your time tonight.

11 CHAIR APPLE: Thank you. Thank
12 you borough president.

13 Inis Chimbo (phonetic), Ernesto
14 Vazquez, sorry. And Michael Blake. So Ms. Chimbo.

15 MS. CHIMBO: Okay. Hello. Good
16 evening distinguished members, I hope that tonight
17 I will be heard and understood. My story is a bit
18 long, but I'm going to make it short. I have lived
19 at 1272 here for 25 years. My name is Inis Chimbo.
20 And during those 25 years, I have to say that I
21 suffered domestic violence at the hands of my
22 ex-husband.

23 So due to those circumstances, my
24 ex-husband was deported, and I was left to take
25 care of my five children as a single mother. And

1

2 at that time, it was hard, and I suffered, and I
3 cried real tears because at the time, as a woman, I
4 was not able to earn enough money to pay the rent.

5 So I did not know anything about
6 like laws or things like that. And I would come
7 home from work, and the super would always get me
8 and tell me that he wants me to leave the
9 apartment, and that I need to go, I'm being kicked
10 out, and that he was going to lock me out. So I
11 would cry on the stairs before I would actually go
12 inside my apartment, because I didn't want my
13 children to see me crying and to know why I was
14 crying because I couldn't pay the rent.

15 So the super kept also offering me
16 money so that he can fix the lease because the
17 lease was under my ex-husband's name, but I'm
18 telling him where can I get that money if I don't
19 have enough money to pay rent? So basically, I
20 suffered threats, I suffered blackmail. I was
21 constantly told to leave the apartment, and it was
22 only until I received the help from a social worker
23 that I was able to understand what was happening.
24 And I also went to court.

25 So, I went to court and the court

1
2 was held. As time passed, I was lucky enough to
3 find a really good job, where one where I would
4 work from 6 o'clock in the morning, sometimes until
5 3:00 or 4:00 in the morning, leaving my children
6 alone. But basically, my question is regarding the
7 rent. Why are tenants forced to pay the rent, but
8 we have no say in asking to fix the roof, fix the
9 ceiling, fix the apartment? Recently I had the
10 ceiling kind of cave in on my kitchen, and it
11 destroyed all my things, destroyed my cups, my
12 plates.

13 So, I heard a gentleman here say
14 that he's only left with \$100 after paying the
15 rent. So the thing is like, how are we supposed to
16 do that? Even me as a home, I'm left with nothing.
17 Even me as a home attendant, my hours have been cut
18 due to the situation with health insurance, that
19 health insurance is not allowing people that need
20 home attendance to actually have home attendance.
21 So my hours are cut, they're taking my jobs. What
22 am I supposed to do with \$200 that I earn every
23 week working a couple of hours?

24 So now that my hours have been
25 cut, I am a little behind on my rent, and just

1

2 being behind on my rent by one month, the landlord
3 took me to court. And then after that the landlord
4 actually visited me in my apartment and asked me
5 why did I call 311 and file a complaint against
6 him. So he's trying, basically, he tries to
7 intimidate me by asking me why did I call 311 on
8 him, whereas he took me to court because I was
9 behind on my rent one month.

10 So in court, they asked us if
11 there were any repairs to be made and I provided a
12 list of repairs. And I also explained that
13 whatever I had fixed in the apartment was something
14 that I paid for, that I invested in. And then the
15 landlord, he's telling me, no, our situation is
16 that it's a lack of communication that I can't just
17 call the landlord, I should call the super. And I
18 said, yeah, I call the super, I call the landlord.
19 But then the situation is, you know, there's never
20 an interpreter. There's no one that ever speaks
21 Spanish.

22 CHAIR APPLE: If you could,
23 ma'am, .

24 MS. CHIMBO: Okay. So basically
25 -- I'll get to that. Basically, all I'm asking you

1
2 is to not only just listen to us, but because I
3 know that your histories don't compare to our
4 histories or our stories, but maybe the best thing
5 would be for you to come and visit us and maybe
6 stay in one of our apartments so you see how the
7 other side lives. And also, you know, you are
8 supposed to and see that we deal with demands of
9 rent and discrimination, a bunch of -- on top of a
10 bunch of other things.

11 What we're asking for is for the
12 rent to be frozen, and maybe even for you guys or
13 somebody to come and look in our apartments and see
14 how we live and try to understand that we sacrifice
15 ourselves sometimes day night, just to pay the
16 rent. And the thing is that we ask you may, you
17 know, look in your hearts and vote, you know, for
18 us one at least once.

19 And thank you to everyone, thank
20 you to all the associations. Thank you to
21 everyone.

22 CHAIR APPLE: Thank you.

23 I just want to quickly announce we
24 have a couple more speakers, but at 7:30, I've been
25 asked to announce a brief break. I understand

1

2 there's some food available for everybody. So
3 we'll take a brief break at 7:30 and then we'll
4 reconvene shortly thereafter.

5

6 But we have a couple more to go
7 before we get there. Ernesto Vasquez, Michael
8 Blake, and Ramon Katala (phonetic).

8

9 MS. VASQUEZ: People united will
10 never be defeated. The people united will never be
11 defeated. The people united will never be
12 defeated. My name is Ms. Vasquez, and I live at
13 1272. I'm assuming because I'm here every year, we
14 are fighting. Aren't we fighting? What do we
15 want? Justice.

15

16 You all look really comfortable
17 just sitting there, but you don't know what we're
18 going through with our families in our apartments,
19 the rental is up, and people suffer. We want you
20 to freeze the rent now. We cannot pay rent because
21 our children are more important, and we're going to
22 keep fighting year after year because we also have
23 the power, not just you guys.

23

24 You have heard the testimony of
25 our peers here, of the people that are here, and no
one says anything. What do you all want; for us to

1
2 be homeless, living in parks without a roof over
3 our heads? While you all live in elegant mansions,
4 aren't you moved by what we're going through? What
5 we're living in our apartments, whether we are
6 kicked out or not? And that's why we're here
7 fighting. That's why we're here fighting, and
8 we're going to continue fighting until the end
9 because the people have the power. We're going to
10 keep fighting until we're able to freeze the rent.

11 What do you think; that we're
12 cockroaches, that we're worthless? The people are
13 worth more than you guys. The people are worth
14 more than you guys. And believe me, we're going to
15 keep fighting because the home is power. And it's
16 not going to be like before, where you would throw
17 us out onto the streets like dogs, and where we're
18 sleeping.

19 And I was sleeping in the streets
20 with my children in 2015, because a thousand
21 dollars, they threw me out into the street right in
22 the middle of December. And that's why I joined
23 CASA. Because I'm not ignorant. I didn't know
24 anything about the law. But now we're here
25 fighting for our rights, because we are demanding

1

2 our rights, and we want the rent frozen. Is that
3 what we want? We want the rent frozen. We want it
4 frozen now.

5

We are here year after year,
6 ladies and gentlemen, whoever you are, fighting
7 every year, year after year for our rights, for our
8 children, for our apartments here with you guys.

9

I'm going to finish now, but I
10 want you to be aware that we are suffering and you
11 guys are just really relaxed there. We're
12 suffering along with our families. But we're not
13 going to give you the pleasure, not you guys, not
14 the landlord, nobody. But we're going to keep
15 fighting till the end. Thank you.

16

CHAIR APPLE: Thank you. Thank
17 you.

18

Michael Blake, and after that,
19 we're going to take a short break.

20

MR. BLAKE: Good evening, and good
21 evening to my fellow constituents. Good to see
22 everyone. Let me state on the record, my name is
23 Michael Blake, I had the honor of representing this
24 community from 2014 to 2020. I am a Bronx native,
25 grew up at 2095 Creston Avenue by Creston and

1

2 Burnside.

3

4 To the board, let us convey why
5 there is the absolute necessity to freeze the rent
6 and not have an increase.

7

8 First, the true cost of living,
9 which we as New Yorkers voted on, to actually
10 understand not just the expenses for housing, but
11 for groceries and transportation and childcare that
12 still has not been implemented by New York City, by
13 Mayor Adams. So right now, we actually don't know
14 what everyone is facing every single day.

15

16 Second, just earlier this year, it
17 was stated that the Bronx poverty rate right now is
18 27.9 percent greater and higher than anywhere else
19 in New York City, where we still don't have a local
20 median income. So the data is very clear, we are
21 struggling more than anyone else, why on earth will
22 we have an increase? We have landlords that are
23 not protecting us. We have landlords that are
24 making more money, but actually not actually
25 addressing anything.

26

27 And when you see what's happening,
28 you're not just hearing people that are angry and
29 upset because of what's happened for one day or one

1

2 month. This has been decades of injustice
3 happening for us in the Bronx.

4 I come to you as someone that this
5 is not just theoretical for me. My mama was
6 homeless; she slept on church pews in Jamaica. We
7 sold dinners to pay our rent in the Bronx. And I
8 don't want anyone to think that just because I had
9 the opportunity to represent, I wear a suit that
10 I'm not struggling the same way everyone else in
11 this room is saying right now.

12 So what we're saying is that if we
13 are to do what is right, give everyone the chance
14 to actually stay in their homes. One out of eight
15 New York City students right now are homeless in
16 our schools. And when we think about that. We
17 naturally need you to appreciate that if you have
18 an increase right now, more people will be
19 homeless, more people will be struggling.

20 I want us to internalize the
21 magnitude of why this room is not packed to the
22 rafters, because you have people in the Bronx, the
23 most diverse county in America, afraid to leave
24 their homes right now because ICE is going around
25 in unmarked vehicles waiting for families to leave

1

2 from their homes right now.

3

4 While we've been in this room, we
5 saw what happened in LA, where a United States
6 Senator was tackled to the ground, if it could
7 happen to a US Senator, could happen to anyone in
8 this room.

8

9 So all that we are asking, the
10 true cost of living has not been implemented. We
11 know landlords have said they are going to get 12
12 percent of increase. Protect our residents,
13 protect the Bronx, protect New York City. Do not
14 let this go forward right now. Thank you,
15 everybody.

15

CHAIR APPLE: Thank you.

16

17 I've just been told that the food
18 is actually not here. So we'll keep going.
19 Someone will let us know, and then we will take a
20 break. So why don't we keep going?

20

21 And I'll let the translators
22 speak. But I also want to remind everybody that
23 signing up closes at 8:00 p.m., so please be sure
24 to sign up if you'd like to speak.

24

25 THE INTERPRETER: (Translating
from English to Spanish.)

1

2

CHAIR APPLE: Thank you.

3

4

Let me call a few more names, and we'll need translation for Ramona Katala

5

(phonetic), Derek Miles, and Sarah Delaney.

6

Ramon Katala?

7

MR. RAMON: My name is Ramon

8

Katala. I also live in a rent-stabilized rent

9

stabilized building. When DeBlasio was mayor, his

10

first two years, we were actually able to get a

11

rent reduction at 1516. He increases thereafter,

12

obviously, not that high. When he finishes term as

13

mayor, however, I also voted for Adams. And this

14

is where the headache started for the tenants in

15

the Bronx. Rent increases with no controls, they

16

were too high.

17

He knows there's a new president

18

in Washington, and in Albany, there's a governor.

19

He's the mayor for New York City. He's supposed to

20

be protecting us -- and protecting us against

21

harassment from landlords. He never did that. You

22

know that as well. But of course, tenants take

23

buses and subways to go work and take care of a

24

family of three or four members making \$15 an hour.

25

And I'm here to say that if you

1

2 make another increase, that's got to be a crime for
3 those of us that live in stabilized rent buildings.
4 You heard what the last lady was saying. It's a
5 crime if another increase goes through, especially
6 for these people living in Bronx. The increases
7 for us are for people who live out in Jersey or
8 Long Island, had very good-paying jobs.

9 Well, you yourselves, who are
10 before us see what the Bronx is like, it's the last
11 borough. Where the buildings are no good, they're
12 filled with vermin. But we're asking you, who know
13 what's happening here in the Bronx, to please give
14 us a rent rollback. Because the tenants in the
15 Bronx deserve that, because Mayor Adams has
16 completely forgotten us. But you, if we work
17 together, are able to get a rent roll back,
18 especially for Bronx residents.

19 Okay, thank you very much. Have a
20 good night, and thank you for listening. And I
21 hope that you give us a rollback. Thank you.

22 CHAIR APPLE: Thank you, sir.

23 Derek Miles, Sarah Delaney after
24 Derek.

25 MS. DELANEY: No problem.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

CHAIR APPLE: If -- is Derek Miles here? If he does come up -- Ms. Delaney, I know you're -- please come on up. And Michael Ross (phonetic). Followed by Michael Ross.

Please, ma'am.

MS. DELANEY: Good evening, everyone. My name is Sarah Delaney, and I'm here with CASA right now. I'm here as a tenant myself.

So there's one thing that I just want to start off saying that real estate is known as the gift that keeps on giving. Anybody that has a house always says that, anybody that owns land, owns real estate always says get real estate. Real estate is the gift that keeps on giving. And it does, but it takes away, you're getting the money from other sources that many times people can't hold.

One thing that people cannot continue -- I should say, one thing I wanted to bring up is that the NOI, which is the Net Operating Income, is what -- is determined how the landlords get their profits, right? So, the NOI right now is -- I just want to make sure I'm saying this clear; the DHCR will give you five percent,

1

2 and they have the authority to increase on top of
3 any rent loss to make up for your losses, if you
4 are a landlord that is claiming losses. Okay? And
5 that's for New York State.

6 The New York City Department of
7 Finance will give you a tax credit that's equal to
8 five percent of your losses. If you are claiming
9 losses, the only thing that you have to do is open
10 up your books to prove that you're losing. Okay?
11 But since 2005, only five landlords have done that.
12 Five landlords, and all of those five all had less
13 than 10 apartments, 10 units. And out of those
14 five, only two were granted that 5 percent
15 increase. The other three still could not explain
16 with their books.

17 So if we say that the real estate
18 agencies -- excuse me, the real estate business is
19 making a 12 percent increase, 12 percent profit
20 increase, most Return on Interest, the ROIs on most
21 stocks and -- on most stocks are not 12 percent.
22 If you're getting 12 percent ROI, you're doing
23 really well. That's not normal for Wall Street.
24 So, how is it every year that the rent profits keep
25 going up for real estate, but they keep saying they

1

2 don't make money? I don't understand that.

3

4 Even our esteemed Mayor Adams, who
5 is a landlord, he never applied for any of these
6 abatements for these increases. Nothing. And I
7 don't think he's willing to open up his books
8 either.

8

9 So, one other thing that I have to
10 mention is that our former mayor, right -- excuse
11 me, our former Governor Cuomo, he made a statement
12 that he regretted signing the 2019 laws, the rent
13 stabilization laws. So what is that saying if he
14 gets elected now? We're not talking about
15 elections, but we're just talking about the type of
16 people who are going to make the decisions in our
17 lives. So, we have to vote for people who hold our
18 best interests at heart. We need a -- and we need
19 a mayor who's a mayor for all New Yorkers, not just
20 some. Okay?

20

21 So, everyone should vote with your
22 hearts. Vote with the facts. The heart is what
23 you feel when you're living in your house and the
24 sewage is backing up in your apartment, the sewage
25 is coming up in your drains, when the crazy people
living in the hallways, when your house hasn't been

1

2 paid in 17 years. This is what we deal with on a
3 daily basis. So vote for the people that are going
4 to hold your best interest at heart.

5 We also have to say something, I
6 need to say this, that the Bronx at this point in
7 time, also in New York, is overwhelmed and
8 underserved. That means, all of these high
9 apartment buildings that are going up 18, 20
10 floors, where are all the services that are going
11 to serve these people that are being pumped into
12 our neighborhoods? Okay. The same hospitals, the
13 same stores, the same schools, how are we going to
14 service? If we have to wait on lines now to get
15 services, what's going to happen when these people
16 come in? They're making room for these people
17 because they want us out. And at the same time,
18 nothing is happening for us.

19 When you look at the lines going
20 around the rent court, they could wrap around the
21 block. Wrap around the block. The Bronx is the
22 last frontier for gentrification in New York City.
23 Okay? This what's happening; is the right to
24 counsel, no right to counsel.

25 Warp speed evictions; no more warp

1
2 speed evictions. The Bronx has the highest amount
3 of evictions in New York City right now, and this
4 is because they need us to leave so people can come
5 in to take the places of the people that are living
6 here.

7 It's not supposed to be made
8 better for others and people who have been here for
9 decades don't enjoy the same quality. All right?
10 You can't do that. And it's about time that no
11 more making money off the backs of the working
12 class and the poor. This does not make sense, it's
13 not right, and it's just -- it's inconceivable that
14 people think in this day and time that they still
15 have the ability to do so, and that we will be
16 complacent and will not stand up.

17 70 percent of New York are
18 tenants. So, tenants have power. We do have
19 power, and we are demanding a rent freeze right
20 now. Rent freeze New York. Rent freeze NYC. Roll
21 back.

22 CHAIR APPLE: Thank you.

23 MS. DELANEY: Rent freeze NYC.
24 It's not the first time, it's not the second time,
25 and it won't be the last time that it's done. So,

1

2 please think about what you're doing. When you
3 wrap, put your children to bed at night in a nice,
4 clean, warm home, think about us out here. And
5 these are working-class people. Make sure that the
6 affordable housing is truly affordable. No more
7 unaffordable affordable housing.

8

CHAIR APPLE: Thank you.

9

MS. DELANEY: 70,000 for one
10 bedroom, no, no, sir. No, sir. It's not right.
11 And we're not standing for it. So, am I out with
12 this? Is anybody with me for a rent freeze, New
13 York City?

14

(Audience participation.)

15

MS. DELANEY: Rent freeze New York
16 City. The people United will never be defeated.
17 So, continue to stand up and don't give up no
18 matter what they say, no matter what they do. Keep
19 fighting.

20

CHAIR APPLE: Thank you, ma'am.

21

Michael Ross, Andre Walters

22

(phonetic) and Maria Suero (phonetic). Michael

23

Ross, please.

24

MR. WALTERS: He had to leave

25

(unintelligible).

1

2 CHAIR APPLE: He had to leave?

3 MS. DELANEY: Yeah.

4 CHAIR APPLE: All right. So,
5 we'll move. Andre Walters. Oh, you are. Okay.
6 Thank you, sir, please, .

7 MR. WALTERS: No justice?

8 (Audience participation.)

9 MR. WALTERS: No justice?

10 (Audience participation.)

11 MR. WALTERS: What do we want?

12 (Audience participation.)

13 MR. WALTERS: What do we want?

14 (Audience participation.)

15 MR. WALTERS: And when do we want
16 it?

17 (Audience participation.)

18 MR. WALTERS: When do we want it?

19 (Audience participation.)

20 MR. WALTERS: Thank you very much.

21 I would like to first say thank you to the board
22 for coming out tonight and being here and listening
23 to our concerns. I would like to thank CASA for
24 all you coming out. Give yourselves a round of
25 applause.

1

2

(Audience participation.)

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

MR. WALTERS: I'd also like to thank the elected officials who came out and the candidates who are running for office for coming out tonight. Let's give them also a round of applause.

(Audience participation.)

MR. WALTERS: I am going to try to be as brief as possible. I am a member and former youth director of the National Action Network underneath the leadership of the Reverend Al Sharpton. I'm also a -- thank you. I'm also a former director of Constituent Affairs for one New York State Senator and two New York City Council members.

I come before you as a great, great, great-grandson of a property owner/landlord. I don't particularly like to use the term, and he owned property in the 1920s, right here in New York City. I don't like the term landlords because the term landlords give these individuals the idea that they are lords not over the land, but over the tenants as well. So, we need to refer to them as rental property owners more so than landlords.

1
2 Secondly, when we use the term
3 rental property owners, it puts them in the proper
4 position because that's exactly what they are,
5 rental property owners. They are renting property
6 for profit. Many of the rental property owners
7 treat us tenants as if we're living in their
8 private dwellings, as if we're living in their
9 homes, as if they are paying us to live there, when
10 in fact we are -- we are paying them to live in
11 their rental properties. And so therefore, there
12 is a sense of entitlement as it pertains to
13 accessing individual's apartments with or without
14 permission, with need, or without need.

15 I am a victim of a rental property
16 owner that goes by the name of Yechiel Weinberger
17 (phonetic), who is the head of Kingston LLC, and
18 Estri Realty (phonetic). Now, I'm going to be as
19 brief as I can. I and my family have lived in our
20 building since 1978. My family has lived on my
21 block in a total of over 80 years, from my
22 grandmother to her mother, to my father, to my
23 father's mother, from my mother's mother and
24 beyond. My aunts, my family all grew up in the
25 neighborhood.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

Now, Mr. Yechiel Weinberger took over the property in 2016 from John Sheen Jr. Congo Equities (phonetic), who are also slumlords.

Unfortunately, the father had passed away, but when he was alive and was managing and owned the property, we had no problems. Where I lived was a safe haven. As a child growing up, there was no other place I had rather be. I had the opportunity to move out of States and even in luxury apartments. But there was no place like home, living across the street from Montefiore Hospital.

But when Yechiel Weinberger took over this property, who is known on the New York City Public Advocates list since 2016 for being the third worst rental property owner slumlord in New York City. It's the truth.

Now, mind you, he took over the property, and when he came and introduced himself to myself and all the other tenants in the building, he said, "Wow, look at these conditions. They're horrible." I said, "Yeah, they are." He made me feel real good and comfortable after meeting him, that conditions would improve.

I honestly believed the conditions

1
2 were going to be improved. I was forced to live in
3 slum-like conditions in a place that I've lived my
4 entire life. We've never lived like that. We
5 didn't have rats, we didn't have roaches, we didn't
6 have infestations of spiders and centipedes and all
7 these other things. And so to try to move forward,
8 I was under the impression that things were going
9 to get better.

10 But unfortunately, what happened,
11 things got worse. Not only did they get worse, but
12 as I would try to ask him to come out to the
13 apartment and look at the repairs and make the
14 repairs, he was not willing to do so.

15 So, what did I have to do? I had
16 to go to 167th Street, file an order to show cause
17 for repairs --

18 CHAIR APPLE: If you could, sir.

19 MR. WALTERS: -- yeah, I will, sir.
20 To the bottom line is for the last 10 years, I have
21 been in housing court with Yechiel Weinberger,
22 okay? I've got three or four interim orders to
23 correct. I have gotten three orders to correct
24 since 2021, and to date -- to date, he is in
25 non-compliance and is facing fines, penalties, and

1

2 possible imprisonment. And he's also in contempt
3 of court. I have given him multiple opportunities
4 as well as Section 8, as well as HPD, as well as
5 the Department of Buildings, much time to correct
6 the conditions.

7 But again, to date, he still
8 refused to do so. I'm in court, this man, and I'm
9 going to be as brief as I can, but I must say what
10 I have to say. This man on three different
11 occasions, falsely made claims to the FDNY and 911,
12 that there was a sick individual inside that needed
13 assistance as well as there were multiple leaks.

14 Three times I was not home and my
15 door was kicked in by FDNY. Just two days ago, I
16 got a bang at the door twice in one month at 3
17 o'clock in the morning, alleging that there was
18 water leaking into the basement. Thank God I was
19 home that night to let them in and FDNY came in,
20 and it's on video that there's absolutely no water,
21 no damage, anything like that going on or taking
22 place. But yet, this man still continues --

23 CHAIR APPLE: Thank you, sir.

24 MR. WALTERS: -- to do things.

25 CHAIR APPLE: If you could finish,

1

2 please.

3

MR. WALTERS: Okay. I'm almost
4 done. I'm almost done.

5

CHAIR APPLE: Thank you.

6

MR. WALTERS: But the bottom line
7 is, this man has put me in danger, okay, forced me
8 to live in slum-like conditions. And what adds
9 insult to injuries is he said that he refuses to
10 make any repairs unless 311 was called. Now he
11 wants to sue me and put me in court as a holdover
12 saying I'm a nuisance tenant because I called 311.
13 But yet he said he refuses to make any repairs
14 unless there's a violation.

15

Now, back in the day, we was able
16 to call our rental property owners and say, come on
17 out, take a look at what repairs need to be, and we
18 didn't have no issues. We didn't have to get
19 nobody else involved, no fines, no penalties or
20 nothing. But yet this man forces me to go to court
21 and call 311 on him.

22

CHAIR APPLE: Sir, please.

23

MR. WALTERS: Okay. So, I say
24 that to say that by you voting -- excuse me, by you
25 voting to increase the rent -- excuse me. I'm

1

2 going to -- I'm going to get off the mic. By you
3 allowing him -- allowing the rent increase to take
4 place that is rewarding him and people like him for
5 their bad behavior. Okay? This man is currently
6 in contempt of court, and is in non-compliance of
7 over three interim orders and two orders to
8 correct, in which I have to go back to court next
9 month to deal with.

10 Now, I'm not the only one facing
11 it --

12 CHAIR APPLE: I'm going to -- I'm
13 going to have to call other people, sir.

14 MR. WALTERS: I'm not the only one
15 facing this. And if you please, I urge each and
16 every one of you to come to the courthouse on 160
17 --

18 CHAIR APPLE: We've heard what you
19 said, sir.

20 MR. WALTERS: -- on 167th Street,
21 and sit in the gallery and listen to the many
22 stories of the tenants who are being harassed and
23 forced to live in slum-like conditions because it's
24 not just me, there are hundreds of people. And
25 what I don't understand and I'm baffled about is,

1

2 it's the same judges, it's the same lawyers, it's
3 the same attorneys representing the tenants and
4 representing the landlord, rental property owners
5 that hear these stories.

6 So why is it that the city, the
7 State, and the courts are allowing these
8 individuals to get away with it? And what adds
9 insult to injury is you all keep allowing them to
10 take -- to approving rent increases. This is --

11 CHAIR APPLE: We have other many

12 --

13 MR. WALTERS: -- this is --

14 CHAIR APPLE: -- folks who --

15 MR. WALTERS: -- this --

16 CHAIR APPLE: -- want to speak,

17 sir. Sir?

18 MR. WALTERS: -- this is a reward
19 for bad behavior, and I just beg and I plead with
20 you to hear the cries of the people of New York
21 City and freeze the rent. I thank you very much.
22 You have a great afternoon.

23 CHAIR APPLE: Thank you, sir.

24 Thank you very much. Maria Suero (phonetic),
25 Geraldine Samuel (phonetic) and Earnest Waters.

1

2

3

4

5

Maria Suero, I believe we need translation. We'll get him a mic then if he's -- yeah, we'll roll the mic for him. Miss Suero. Please, ma'am.

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

MS. SUERO: Good evening. My name is Maria Suero. I live at 975 Walton Avenue, and I'm here with CASA, I am a member. I am here along with my peers, and like representing the majority of the Bronx, that we want the rent to be frozen because we can't take this anymore. And like I said, everything is going up; the cost of living is going up; food is up; rent is up; telephone costs are up; and with Social Security, you know that they're increasing at 1- or \$2, but the landlords are increasing the rent by many dollars.

I am 69 years old and I'm a retired individual, but I have to continue working just to be able to complete my rent payment. There are days when I don't even want to get up out of bed because I'm so exhausted. So, I'm just asking that at the end of the month, it is then your turn, and I'm asking you to freeze the rent, which is what we want. And it's just for about four years, just to have the opportunity to just progress a

1

2 little.

3

4 The money that I earn is not
5 enough for me to even buy food. So, I have to go
6 to different supermarkets because I need to see
7 what the specials are. I hope that this evening
8 you put your hands on your heart, and that God
9 touches you and for you to follow that path and not
10 the path of the devil because the devil is only
11 dealing with money. So, with that same eye, please
12 look at us, the poor, like working class
13 individuals, but I hope that God listens to us, and
14 I wish you -- hopefully, you believe in him. And I
15 wish you all a good night. Thank you.

16

CHAIR APPLE: Thank you. Thank
17 you. Geraldine Samuel?

18

FEMALE 3: I don't speak English.

19

CHAIR APPLE: Earnest Waters. I
20 think we heard Mr. Waters is not here. Oh, he is.
21 I'm sorry. Okay. Mr. Waters and then Gordon Lee.
22 So, Mr. Samuel, please,.

23

MR. WATERS: Yes. Hello. Good
24 afternoon -- good evening. All these people come
25 here, and they pour their hearts out. Do you all
ever get together and go to these people, our

1
2 apartments so you all could see that we're telling
3 the truth, see what's happening, and talk to the
4 landlords so you'll know that we don't just get on
5 the mic and say something that's not true. Because
6 every time when we get on the mic and we pour our
7 hearts out, after we finish and it goes all around,
8 you all still make your own decisions like you want
9 to make it.

10 But the people that are pouring
11 their hearts out still have to deal with the
12 situation of no lights, rent, the elevators broken,
13 can't get up and down the stairs because it's
14 broken. Sometimes your elderly and all of this
15 stuff needs to be addressed. Then when you go up
16 on the rent, all of that stuff that should be
17 addressed is still not addressed. And if we don't
18 get no raise in our pockets to equal the rent that
19 you're raising, how we going to pay you?

20 Now, if your rent is, say for
21 instance, 600, \$800 or whatever, and then they go
22 up on your rent, maybe \$100, \$75, now you're in the
23 hole because you saying, should I buy medicine or
24 should I pay the extra money that I would use for
25 medicine, for rent?

1
2 So, you know, sympathy. Sympathy.
3 That's all we are asking for. Sympathy, that's all
4 we are asking for. See, now all of you all sit
5 there at the table and everybody's comfortable.
6 But take -- and two of you go to somebody's
7 apartment. Then when you go to their apartment, go
8 to another apartment so you can see for yourself,
9 and then you'll know that what you hear is not a
10 lie. And that all these people are struggling just
11 to make ends meet and for things to go on like
12 they're going. Because nobody is caring. So, if
13 nobody's caring and we're all fighting, we're
14 fighting for a common cause. And we're only
15 fighting because it's true, and what we need.

16 Now, you got to remember one
17 thing; that if you go and you look at the
18 apartments, the elevators, and stuff, because it
19 got to be a complaint board. Got to be somebody,
20 and it is not biased, we are still the lawyer -- is
21 the lawyer for the tenant and the lawyer for the
22 landlord. Come on, that's not right. That's a
23 conflict of interest. And then we lose out because
24 we tell the truth. And then they fake it, and
25 everybody believes them, and we're still out there

1

2 in the dark or whatever happens to us. Thank you.

3

CHAIR APPLE: Thank you, sir. Ms. Samuel, I apologize, please. Please. And followed by Gordon Lee.

6

MS. SAMUEL: Hello. My name is Geraldine Samuel, I live at 1230 Woodycrest Avenue. All winter I had no heat. And this landlord is always demanding rent. I pay my rent -- usually every month, I pay my rent. But I'm now -- I don't want to pay my rent. And he doesn't -- he doesn't do repairs. I have a lot of repairs that need to be done in my apartment. And it's not just me, I'm talking about all tenants in my building have problems with this landlord.

16

And something needs to be done. These slumlords don't need to be owning any buildings. They need to kick them out of New York City. If you're a slumlord, you don't need to own a building. You don't be -- nothing need to own no buildings. This needs to be something or law that if you are a slumlord, you cannot own the building.

23

(Audience participation.)

24

MS. SAMUEL: It's getting ridiculous now. It is getting really ridiculous.

25

1

2 I work hard every day for my money, and I don't
3 need to be giving my money to a landlord that's a
4 slumlord. If he was fixing things and doing things
5 like he should be, I wouldn't have any problem.
6 But it is not just me, it's everybody in my
7 building. He's not doing any repairs. Nothing.
8 He's not doing any repairs, he's not -- no heat.

9 All winter had no heat. This is
10 every year, year after year he doesn't give any
11 heat. And why should I pay him? I have rats. I
12 have roaches in my apartment. I mean, I'm the one
13 that has to take care of it. I have to put things
14 in my apartment to keep it from coming -- to keep
15 them from coming in my apartment. I got to do this
16 work to keep them -- keep the rats and the roaches
17 from coming in my apartment. They don't do
18 anything.

19 If they do anything the little bit
20 they do don't help. And I'm tired of living in
21 these conditions. They don't need to be landlords.
22 If they're going to be slumlords. They don't need
23 to be landlords. There need to be a law that kicks
24 them from having -- owning any buildings if they're
25 a slumlord. And that's why people don't want to

1

2 pay their rent. Now they say my landlord doesn't
3 own the building no more. The bank owns the
4 building, but him still asking for rent. Why? You
5 don't own the building, but you still asking for
6 rent.

7

8 Then something needs to be done.
9 How could you guys sit there and don't have
10 epiphany for the people here? Don't have nothing
11 -- don't have no feelings for the people here. All
12 you feel for is landlords. You don't feel nothing
13 for these people here. How could you sit there and
14 do that? I don't understand it. I have a heart
15 for people. I work. And when I work, I have a
16 heart for the people I serve. How could you not
17 have no feelings for people? You should be ashamed
18 of yourself. And I mean, ashamed of yourself.

18

19 And all I want -- all else I want
20 to say is think about what we said. Give a rent
21 freeze. We need a rent freeze. We need to help
22 the people, me and all the other tenants, everybody
23 here that needs help because a lot of people can't
24 even afford this rent, and they want to raise the
25 rent. It's ridiculous. You going to raise the
rent and you don't -- you're not doing nothing for

1

2 the tenants and nothing for the building. It makes
3 no sense. Absolutely no sense.

4 Okay, that's all I want to say.

5 Have a good night and think about what I said.

6 CHAIR APPLE: Thank you, ma'am.

7 Thank you. Mr. Lee, followed by Delroy Askins
8 (phonetic), and Aurelia Vernandez (phonetic),
9 sorry. Mr. Lee. Oh, sure. Delroy Askins, Aurelia
10 Vernandez. No, just those two for now. We'll get
11 to -- we'll get to -- we have -- we have another 30
12 or so speakers.

13 MR. BUSH: One, two.

14 CHAIR APPLE: We're going to try
15 to get to everybody. Sir.

16 MR. LEE: Yes. Goodnight
17 everyone. Some of you might know me. My name is,
18 accordingly from -- its Black Bush, Brooklyn
19 Village, Brooklyn, king County, New York. City,
20 New York. But you can also call me god. I'm with
21 groups, activist groups, all across the country
22 because I want to fight for cause and nobody can
23 live without. And I was one of the newborns under
24 the Nixon president since June of 23rd, 1973.

25 And I am also here to ask for rent

1

2 freeze and when needed, if it come down to it, I am
3 also here to demand, you know, that you cancel rent
4 when needed. If there's a pandemic and we can't go
5 to work to make money to pay the rent, you know, we
6 need rent cancellation because we can't pay rent
7 without going to work and making money.

8 And I know Andrew Cuomo is running
9 for mayor. I remember what he did when he was the
10 governor, when the pandemic was going on. He
11 called, and other leaders called the social
12 distancing order, meaning stay home, don't even go
13 to work and bother trying to make money to pay
14 rent. But we still -- we still had to make money
15 to pay the rent and we can still get evicted. Fuck
16 (unintelligible). How are we going to pay rent if
17 we can't go to work to make money to pay it?

18 I am not patient with people who
19 make the bad. I mean, hey, I (unintelligible)
20 freeze. We carried away at the cost of living,
21 it's going to go up forever, and our income is
22 going to go down forever. (Unintelligible) just
23 what I want to do. (Unintelligible) rent freeze.
24 And you know why?

25

I think everybody remembers what

1

2 happened when Andrew Cuomo was the governor and the
3 pandemic was going on, they literally warned us to
4 stay home from work, wait till we get fired, lose
5 our job, don't bother, go to work to make money,
6 pay the rent. But we still want to pay the rent.
7 It sound like they're trying to say that we are
8 magicians and miracle workers. How are we supposed
9 to pay rent if we're not allowed to go to work and
10 make money? And I'm also yelling at Mayor Adams --

11

CHAIR APPLE: Mr. Lee.

12

MR. LEE: -- which also should not
13 surprise anyone. He really must resign. And not
14 just Mayor Adams, but anyone at all similar to him.
15 Yeah. Anyone at all similar to him. You know, as
16 you know, you know, we can't have a cost of living
17 that's affordable. We're begging for it. Of
18 course, you know, that's the only way we could earn
19 our living if it's affordable. You know, something
20 else I'll never forget, you know, Mayor Adams,
21 people similar to him literally said to us --

22

23

CHAIR APPLE: If you could wrap it

up, sir, please.

24

25

MR. LEE: Yes. I'll wrap it up in

a few minutes. People have told us that we should

1

2 have an unaffordable cost of living because we have
3 to earn our way. We get service that we have to
4 pay. That means it shouldn't be affordable either.
5 And they talked as though free and affordable are
6 the same thing, and it shouldn't be affordable
7 either. All right. Goodnight. Thanks.

8

CHAIR APPLE: Thank you, sir.

9

Delroy Askins, Aurelia Vernandez

10 -- Vernandez. Sorry.

11

MR. ASKINS: How you doing? My

12 name is Delroy --

13

CHAIR APPLE: Iris Ramirez.

14

MR. ASKINS: Askins. And I want

15 to say --

16

CHAIR APPLE: I'm sorry. Who?

17

MR. ATKINS: Delroy Askins:

18

CHAIR APPLE: Oh, I'm sorry. I'm

19 sorry. It's hard to see. Oh, please, sir.

20

MR. ASKINS: So, I'm Delroy

21 Askins. CASA.

22

(Audience participation).

23

MR. ATKINS: CASA.

24

(Audience participation).

25

MR. ATKINS: CASA.

1

2

(Audience participation).

3

MR. ASKINS: Yeah. I'm always encouraged by CASA, because CASA just dedicate their time year after year to keep elderly seniors and people who are falling under various situations in their apartment. And I'm always encouraged by that. And I'm asking the Rent Guidelines Board to do what everyone here was requesting you guys to do. Even though it may be perceived that you guys are listening, but not really paying us too much attention, I really do believe that from your expressions, you understand what's going on, you know what you guys need to do besides whatever the bureaucracy may want you guys to do.

16

But you all have all the powers in your hand. And I really believe that if you all just do what you all actually feel that you all can make everything happen for what the request is going forward with the rent freeze.

21

So, we're just asking you to just do what your heart is actually telling you to do, and just move forward. Because we know that it isn't only about the rent, but it's all about the additional things that comes with living; the

25

1

2 groceries, taking care of your loved ones and
3 things like that.

4 And I truly believe that if you
5 all really pay attention to what you guys heard
6 from our elected officials, from CASA, from CASA
7 members who week after week after week after week
8 is going out there to keep people in their
9 apartments from being evicted and providing them
10 with legal services to help them fight the fight.
11 Because when we fight?

12 (Audience participation.)

13 MR. ASKINS: When we fight?

14 (Audience participation.)

15 MR. ASKINS: And when we fight?

16 (Audience participation.)

17 MR. ASKINS: And we know that
18 because you guys are going to do what you all are
19 actually feeling, we will win. Thank you.

20 CHAIR APPLE: Thank you, sir.

21 Ms. Vernandez. Ms. Vernandez,
22 please.

23 MS. VERNANDEZ: CASA.

24 (Audience participation.)

25 CHAIR APPLE: Please.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

MS. VERNANDEZ: My name is Aurelia Vernandez. The reason why I'd like to tell you about my situation. I live at 1245 Phelan Avenue, Apartment 3C. And I'm currently living in a very difficult predicament. I've been living in this apartment since 2022, since my daughter became ill, and I started tending to my daughter and accompanying her to chemotherapy sessions. But it just so happens that she passed away. And she left the lease under her daughter's -- under her daughter, Yasmin's name. When my daughter passed away, I took her to bury her in our country.

When I came back, my granddaughter was nowhere to be found. And I begged and pled for her to come back to sign the lease, she never came back. She moved to another State, in fact. Until today, I've been going to court to try and see if I can get the lease under my name. I am still in the apartment to this day, and apparently, my rent is being held in some sort of escrow account until my name shows up on the lease.

I'm 72 years old, I don't work anymore. I'm on Social security, obviously, a fixed income. And I'm being asked to pay \$1,360.

1

2 I have a legal aid trying to help me with this, but
3 there's no way that I can come up with this money.
4 I need help and they've given until the 16th, and
5 the legal aid said that I have to wait for an
6 eviction notice. I don't really want to deal with
7 this situation. I'm an elderly woman, and I have
8 to deal with this.

9 And I'm very worried because I
10 don't know where to go, I don't know where to turn
11 to. If someone could help me, in the name of God,
12 because I'm by myself, I'm all by myself. You see
13 me here, but all of my children have passed away.
14 I only have one child. Only one child is still
15 alive. All of my children, my husband passed away,
16 my children passed away, about a week ago, one of
17 my grandchildren passed away. He was 14 and died
18 in an accident. Please help me so that I am not
19 evicted.

20 I no longer work and I don't have
21 the means to pay that. I'm all by myself. I need
22 help. I have no one to accompany me to court.
23 Only God and Jesus accompany me. They're the ones
24 that fuel me and give me the strength. If you
25 could please help me, please, help me because I do

1

2 need the help in the name of God. Thank you so
3 very much, and have a good evening.

4

CHAIR APPLE: Yuris Ramirez

5

(phonetic), Abbtair Guerrero. Iris. Is she here?

6

FEMALE 4: I'm checking outside.

7

CHAIR APPLE: All right. We'll

8

hold. We will hold off and come back to her when

9

she's here. Abbtair Guerrero (phonetic), please.

10

Martha Bryant and Magdala Cortez.

11

Mr. Guerrero, please.

12

MR. GUERRERO: All right. So, my

13

name is Abby, I've grown up all my life in New York

14

City. 25 years of my life I've been in Harlem. I

15

went to undergrad for psychology, got a minor in

16

criminology, and did my master's in mental health

17

counseling. I did all of this to serve my

18

community and my people, black and brown people in

19

my community that I was raised around. I realized

20

when I finished these things, I was displaced out

21

of my community.

22

I can no longer live in Harlem

23

because rent was too high. I was not afforded the

24

opportunity to serve my own community and get back

25

to the kids and the people around me who needed it

1

2 and deserve it. I had to move to the Bronx and I
3 appreciate that and I love that, because I had a
4 home somewhere else.

5 But not many other people have the
6 option that I have, some people just have to move
7 away. I realized with these rent hikes that, you
8 know, the Bronx is the last frontier, as somebody
9 else said before, "After the Bronx, there's nowhere
10 else to go." New York is the ecosystem where, you
11 know, we rely on public transportation. We rely on
12 so many things that the city gives us. So we --
13 it's going to be really hard for us to survive in a
14 different place. This is the environment that we
15 thrive in. We are New Yorkers.

16 I realize that gentrification is
17 exacerbating the displacement of the people that,
18 you know, make New York, New York. We are New
19 Yorkers for a certain reason. We are the people
20 from here. Right. So we are building a community
21 and a city that's not for New Yorkers but who is it
22 for? Who are we trying to serve? We are all up
23 here for a reason, right? You have been placed
24 there for other people. If not, then I don't
25 understand. What's the role that you play?

1
2 I -- my job is a clinician. I
3 give mental health services to kids in the area.
4 I've given services to kids in the South Bronx. I,
5 right now, I give services to the migrant
6 community. That, you know, they don't have people
7 who -- here who can take care of them. So, they
8 come under my service. A lot of the problems are
9 exasperated by knowing that when they hit 18 years
10 old, they're not going to have a place to go.
11 They're going to be on the streets.

12 So I'm looking at the very people
13 here who make rent so unattainable that they're
14 going to have, you know, adolescents on the street.
15 They're not going to have a place to go. So, in my
16 therapy sessions, I know that the people that
17 affect those things are these people right here.
18 And I'm pretty sure that, you know, everybody here
19 is pretty well off, right? You don't got to worry
20 about where you're going to sleep, you're not --
21 you don't got to worry about those things. And I'm
22 pretty sure you go to therapy yourselves; somebody
23 up here goes to therapy.

24 So, while you go to therapy with
25 your problems, the very problems that I'm helping

1

2 my clients with is the problems up here of people
3 not getting the services that they need.

4 We have to fix this problem, and
5 you have the ability to do that. I really believe
6 that somebody up here is thinking the right way,
7 that they want to help the Bronx, they want to help
8 New York. You have the ability to do that. And I
9 really hope that, you know, you go home and you
10 think about this. It's not just about housing,
11 it's about mental health. That these two things
12 correlate with each other.

13 And I hope you really think about
14 this. Mental health is important, housing is
15 important, and you have the ability and you have
16 the power to change these things and affect us in a
17 really positive way. That's all I had to say
18 today. Thank you.

19 CHAIR APPLE: Thank you, sir.

20 Thank you.

21 Martha Bryant, Martha Bryant,
22 Medallia Cortez (phonetic), Linda Seward
23 (phonetic). We do have the roving microphone;
24 anybody who wants that, we can use that as well. I
25 apologize.

1

2 MS. CORTEZ: Thank you.

3 CHAIR APPLE: Medallia.

4 MS. CORTEZ: After all, if I make
5 a mistake on your name, I would say, pardon me.
6 And I would correct myself. I happen to be --

7 CHAIR APPLE: I apologize.

8 MS. CORTEZ: -- 61. It's a
9 beautiful thing to acknowledge when we're doing
10 something not right. This is what we're talking
11 about here, one, two, three, four, five, six,
12 seven, eight, nine. I know you got to have a
13 conscience. I know you got to feel for a second,
14 the tugging your heart. I'm a senior. I was in
15 housing court, it's a horrible feeling. It gets to
16 every part of your body, your mind, you can't sleep
17 at night. 30 years in my building, okay?

18 My landlord was a good man. I
19 loved him. He was fair, he did repairs. Now I
20 have one, you know what that means; hard. What are
21 we talking about here, folks? To be kind, to be
22 considerate, to be mindful of what these people are
23 suffering. This is human suffering. This could be
24 you. One day you could have something and lose it.
25 Think about it. It could be you.

1
2 I contribute to my building. I
3 love my community. My new landlord, although he is
4 what he is, he wants the money, the money, the
5 money. But you know what? I still pick up the
6 piece of paper. I still help my neighbor. Okay?
7 This is the person that I am. And I think you were
8 raised better than just turning your backs. I
9 think you were raised better than not -- than
10 having no conscience. All we asking is for a rent
11 freeze when we really deserve, let's be honest. We
12 really deserve for the rent freeze for a few years.
13 We're just trying to exist and survive.

14 This is not a gift, this is a
15 relief. A relief. Come on, do you see what's
16 happening? I have to worry about my Medicaid. I
17 have to worry about my food stamps. And by the
18 way, I'm a single parent. My mother was a single
19 parent. Unfortunately, I'm sure if we canvas every
20 -- a lot of people here came from single parents.
21 It's a struggle. The struggle is real.

22 Sir, ma'am, please, make sure you
23 lay down tonight and say I did the right thing.
24 That's all we're asking for. Walk in our shoes.
25 For heaven's sake, let it be said that this board

1

2 did the right thing. Let it be said. Please, I
3 heard over and over, it's my first time testifying.
4 I've gone to city hall for different matters as
5 well, but how many people have come here, let it be
6 said that today you're going to do the right thing.
7 That's all we ask.

8 We're not telling you to give us
9 bonuses. Come on. When is greed enough? Please
10 ask yourself that. We all live better when we all
11 are safe. Our families are protected. No one
12 should have to go through this, for God's sakes.
13 This woman had a stroke caring for the elderly.

14 I had to worry; I had cataracts.
15 Oh my God. Is he going to take my Medicaid? We
16 are stressed out. Please give us some relief in
17 the name of Jesus. Or whatever belief you have,
18 but we are human beings, please. God bless you.
19 God bless you.

20 CHAIR APPLE: Thank you.

21 Linda Seward. Myra, I --- it's
22 hard to read it. Letta, Emilio Jimenez (phonetic).
23 Linda Seward?

24 MS. SEWARD: Yes, I'm here.

25 CHAIR APPLE: Oh, sorry. Thank

1

2 you, Ms. Seward, please.

3

MS. SEWARD: Good evening.

4

Tenants are here to night, pouring their hearts out

5

because we cannot afford a rent increase. Please,

6

please pay attention. The landlord's profit is

7

supposed to be 12 percent, but probably much

8

higher, and they are not maintaining their

9

properties. You as the Rent Guideline Board, have

10

you pulled the 311 logs to see how many times the

11

tenants have called 311 and the reason why? No

12

heat, the reason why we had so many fires in the

13

winter time. People need to be warm, no hot water;

14

lukewarm water is not acceptable.

15

Broken elevators; last year for my

16

building on the concourse, we were out for seven

17

weeks. And now again, we're out two weeks. We

18

have rodents, pipes bursting, ceilings collapsing

19

with people in their bathrooms and in their

20

bedrooms, leaving big holes. And they need to be

21

repaired. The majority of the tenants here tonight

22

are paying 30 to 40 percent of their income. And

23

this is what we have to live with.

24

Have you visited any of the

25

boroughs to see how people are living? Not all

1
2 evicted families end up in shelters. Some are
3 living on the streets, some are living in the train
4 stations, some are living in hallways. We need a
5 rent freeze. According to the
6 StatenIslandadvance.com, dated December 29th, 2024,
7 15,000 plus evictions just in New York City with
8 the Bronx leading over 4,000; Brooklyn, 4,000;
9 Queens, 3,300; Manhattan, 2,700; Staten Island,
10 they got away, 637. And that was in 2024.

11 Now today is June 3rd -- I mean
12 June 12th. As of June 3rd, New York City has had
13 over 7,300 evictions, the Bronx leading as usual,
14 we need a rent freeze. 2024 over a quarter million
15 311 calls for heat and hot water. They're not
16 giving us what we are paying for. We pay our rent.
17 We expect the landlords to give us the service that
18 we deserve, and they're not doing it. Please check
19 the data for yourself. Don't rely on these
20 landlords to come and give you data. It's in the
21 system. You can check the data yourself, and you
22 would know how we are being treated. Thank you.

23 CHAIR APPLE: Thank you.

24 Myra Letta (phonetic). Yup. And
25 then one more, Emilio Jimenez.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

And then after that, we're going to take a short break. I understand there's pizza.

MS. LETTA: Okay.

CHAIR APPLE: Please, ma'am.

MS. LETTA: Okay. So, my name is Myra Letta, and I'm from 1175 Morris Avenue in the Bronx. And I'm here just to share what is been happening in my building. I will leave it up to you to make this decision if the rent should be freeze or not. Last Sunday at church, they talked about the Old Testament, and they spoke about Habakkuk. And one of the things that actually just touched my heart was that he said to God, "Why do you make me look at injustice?" And it was exactly what I seen this morning as I was going down the stairs.

My building, you sent the rent to the landlord, he never receives it. You constantly have to go and get certified mail. You sent the lease, he never received it.

But let's talk about the repair situation. We have not had a working elevator on my floor alone where there's a handicapped 8-year-old girl where the parents need to lift up

1

2 the little girl on the wheelchair and go down to
3 the third and the second. If the elevator works on
4 the third floor, they're happy and lucky. The
5 fourth-floor elevator does not stop since February
6 13. They continue changing the sign, elevator is
7 out of service until this day until this day, and
8 all I do is just continue taking picture.

9 Just this morning alone, and I can
10 show you the video. It happens to be that I was
11 going to work, and I see the father bring in the
12 8-year-old handicap. If he doesn't -- if she
13 doesn't go to school, most likely they're going to
14 miss out on that opportunity. So, that's going in
15 the morning. In the afternoon, you see a woman who
16 is about to give birth going down the stair. You
17 see a home attendant having to get up at 6:30 in
18 the morning going to work with her knee that just
19 recently had surgery. You see a single mother
20 carrying a 60-pound laundry bag from the fourth
21 floor because she needs to do laundry.

22 Oh, wait a second. The laundry
23 room is closed on the weekend, and the super is
24 nice because he works only from 10:00 a.m. to 4:00
25 p.m. I don't even have that option at my office.

1

2 Elderly people, partially blinded going down the
3 stair. A studio in at one of the meetings, we
4 found out that one of the studio is up to \$1,700.
5 Okay? Just a studio.

6 So, harassment from our
7 management. You send the rent, I have to go to the
8 post office every month, I could afford it, but
9 many of them can't do that. I have to go and get a
10 certified mail. If I sent the lease, they will
11 have the nerve to send it two weeks before saying
12 they have not received it, and it was sent
13 certified mail. This is how we are living.

14 One day, I seen that family with
15 the 8-year-old cripple. He went to BJ's food
16 shopping, and unfortunately, the elevator was not
17 working. Between me and other tenants were helping
18 him bring it up.

19 Okay. This is how we live. We
20 should not be paying the landlord. The landlord
21 should be paying us because we're keeping the
22 building alive. So, I'm just saying, maybe I could
23 afford 10 percent more, eight percent more. But
24 there's going to be a time that I'm going to be
25 like her; I would not be able to. Forget about

1

2 everything I said, but please just take a minute to
3 look at the video that I have of that father
4 bringing that child down the stairs. My faith is
5 not in any of you, my faith is on him. And I know
6 there's going to be change, and just be ready for
7 that change. So, thank you for listening.

8 CHAIR APPLE: Thank you. We'll do
9 one more and then we'll take a brief break. Emilio
10 Jimenez.

11 MS. JIMENEZ: Thank you.

12 Emilio Jimenez. Emilio Jimenez.
13 I think he's here. Jimenez? Yes. No. Okay. No,
14 no. Right.

15 We'll take a brief break. I
16 understand there's pizza; is that right? That's
17 what we heard. There's pizza. We'll take a
18 15-minute break. So, if we could reconvene, at I
19 guess 8:50, because we still have another 23
20 speakers who we'd like to make sure we hear.

21 THE INTERPRETER: Translating from
22 English to Spanish.

23 (A recess was taken.)

24 CHAIR APPLE: Is Emilio back?

25 While we get him, we'll see if we can. Irene

1

2 Mathews, are you here? When they come in we'll
3 make sure they - Olivia Santos -- I'll read names
4 and if you're here, you can come on up. Ophelia.
5 Ophelia Feliciano. Ophelia. Skylar Mendez.
6 Skylar. Skylar's here? Oh, Skylar. You're
7 Skylar.

8

MR. MENDEZ: Yes.

9

CHAIR APPLE: You got it. You
10 were here. You are up, Mr. Mendez.

11

MR. MENDEZ: All right. Members
12 of the board. I am not going to try and waste any
13 of your damn time. By a show of hands, any you all
14 got cars? Just raise your hand, just participate.
15 Just now. When you first got your first car, when
16 you went to the deal to get it fixed, didn't you
17 get robbed or gypped off or swindled in a way where
18 you felt uncomfortable? That's how majority of
19 these people feel. That's why I'm trying to make a
20 point.

21

It's not through your learning and
22 your experience through life as you've gone through
23 it and had a couple racks, had your couple
24 insurance claims where you said, okay, I'm going to
25 go to the mechanic down the block. He's cheaper,

1

2 he's better. He is more affordable. That's the
3 way we feel. You get what I'm saying? We're on a
4 fixed income. I'm on a fixed income, but I could
5 afford my rent two, three times over on my fixed
6 income.

7 My landlord is great. My building
8 is phenomenal. I'm in a gated community. I'm the
9 last Mohegan of my own tribe. Like right now, they
10 left me like dead serious. I don't -- what's the
11 word? I'm trying to be PG. I'm not trying to beat
12 around the bush. There we go. You all either vote
13 for it, or you all don't. I, for one, really don't
14 care. You vote for it, you vote against it. If
15 you vote against it, fine.

16 Everybody that was here they get a
17 leg up, they get their little stabilization, they
18 get their little money together. And finally, they
19 can afford the basic necessities of living in New
20 York. But if we keep raising rent, how much time
21 goes on where everybody moves out? Then what new
22 -- what does New York become? That's on your
23 hands. And overall, it's just hard to fathom a
24 place that I've lived for 30 years goes puff. And
25 now I got to figure out whether to stay in New

1

2 York, go to a different state, or hell, my money's
3 good. I could go to a different country. I got to
4 figure this out. I respect it, I condone it. But
5 it is what it is. Let's just make it fair.

6 At least put some rules in place,
7 make some regulations like every two years, raise
8 the rent, but you got to follow these rules. You
9 got to follow these guidelines. You don't follow
10 them, you lose out. So our landlord, your tenants
11 are not coming up the part. Brainstorm, grab some
12 ideas, make some rules, make some regulations, make
13 it easier, make it whatever. But, thank you.

14 CHAIR APPLE: Thank you, sir.

15 We'll go back. Emilio Jimenez;
16 did Emilio come back?

17 (No response.)

18 CHAIR APPLE: Irene Matthews.

19 MR. MCLAUGHLIN: Read some more
20 names.

21 CHAIR APPLE: Yeah. No. Awilda
22 Santos. Irene is here.

23 MS. MATTHEWS: I'm here too. I got
24 -- I'm here.

25 MR. MCLAUGHLIN: Back there.

1

2 MS. MATTHEWS: I'm ready to talk.

3 But this too.

4 MR. MCLAUGHLIN: We're going to

5 take it. Irene.

6 CHAIR APPLE: Oh you are -- you

7 are Irene Matthews or you are Awilda Santos?

8 MS. MATTHEWS: I'm right here.

9 CHAIR APPLE: Okay. Why don't we

10 let --

11 MS. MATTHEWS: Sorry, I can't see

12 what that is.

13 CHAIR APPLE: You can go and then

14 we'll get to Ms. Matthews. You can go, take your

15 time.

16 MS. MATTHEWS: I think the light

17 -- I think the light is bothering. It's too bright

18 in my face.

19 CHAIR APPLE: Ma'am.

20 MS. MATTHEWS: All right. Good

21 evening. My name is Irene Matthews, I live at 1711

22 Morris Avenue in the Bronx. The reason why we're

23 fighting so hard for the rain freeze is because I

24 live in this -- I live in the apartment building

25 where, since about 2010, it's been consistently

1

2 leaking. There's been mold, there's been a year
3 gone where at one point, I had to use a bucket to
4 flush the toilet. So it was broken for an entire
5 year. And for several months, the hot water in the
6 tub, in the bathroom, it just ran for months and
7 months. I've complained three one inspections, and
8 every time, this problem just gets passed over.

9 And I've been living in this
10 situation for many years, and even paint, it's been
11 maybe about two years since I've resided in the
12 apartment that's been painted. I have to put
13 towels underneath my door to stop the rats and
14 roaches from coming inside, and I have just in
15 March had another leak again in my bathroom.
16 Hasn't been painted, hasn't been fixed, and when I
17 walk inside my apartment, I have to use my phone
18 because the light's been broken for two years or
19 more.

20 So the landlords there, they want
21 to charge us more rent as time goes by, but we get
22 nothing done. And I think living in America and
23 having to flush a toilet for a year using a bucket
24 is unfair to anyone. That was a horrible thing
25 that I dealt with.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

And then they want to take me to court for the arrears, but then nothing gets done. And also, the lawyers for the building, when you go to court, they want to bully you into signing paperwork.

And if you don't comply to what they want you to do, they just come at you with other things, really, really hard in every direction.

And then with us having, you know, there's so many people in housing courts, and it's hard to get, you know, representation.

But finally, I've been with Casa, I'm a member, and they have helped me through a lot. And I am so happy to say that I'm a member, and I really appreciate being here and speaking, you know, and saying what I have to say here. And a lot of us came here for the same reasons. And I just want to thank you and to just think of us that we are human beings too. And we have rights. Thank you.

CHAIR APPLE: Thank you, ma'am. Ms. Santos, please. And let me just read a couple more names. Give me Irma Neri (phonetic), Ophelia

1

2 Feliciano, and Karen A. Those are the next three.

3

Please, Ms. Santos.

4

MS. SANTOS: Good evening. My
5 name is Awilda Santos. I was born in the Bronx,
6 Bronx Lebanon. Now it's called Bronx Care. It's
7 called Bronx Care; you know why? Why is it called
8 Bronx Care? I was born March 1st, 1974, in Bronx
9 Lebanon. It's called Bronx Care now. I have three
10 children: a 30-year-old, a 28-year-old, a
11 27-year-old. They were born and it was called
12 Bronx Care.

13

I got three grandchildren now.

14

Well, I have six grandchildren, three of them, one
15 she's six, one is four, and one is one year old.

16

It's not Bronx Lebanon no more, I was surprised
17 it's called Bronx Care. And I look at a building,
18 it is nice and tall, the Bronx Care has a big
19 building in front of it on the concourse on 174.

20

In the back of it is the little one where I was

21

born in. And it's sad, when I come here, the

22

security guard, Mr. Rodriguez, Mr.

23

(unintelligible), are still security guards. I was

24

a student here at Hostos Lincoln Academy. In that

25

class of 1993? I went to Sunil Westbury for one

1

2 semester, and I came back to Hunter College class
3 of 1998.

4 I graduated with Urban Studies
5 major, minor Sociology. I don't want to leave the
6 Bronx, but they pushing me out the Bronx and I'm
7 upset. What really upset me now, when I come here,
8 I look across the street. PS31 was the castle. I
9 went there from kindergarten to fifth grade and I'm
10 very happy to be from a Dominican mother and father
11 who came in 1969, not like a lot of people come
12 like smuggling in. That's why I believe in the
13 power of education. My father (unintelligible) my
14 mother's from the City of Moca, Dominican Republic.

15 And I feel fed up right now
16 because my mother passed away six years ago. She
17 got a stroke. And St. Barnabas Hospital treated
18 her like she was garbage. She came home with third
19 degree burns that because the people are shorter
20 staffed, and I understand that. But it's not fair
21 to us because my mother pay a lot of taxes here.
22 My mother was a citizen.

23 And I have four -- we are four of
24 us. My brother Carlos, he's 55. I have a sister,
25 I'm the third one, and I have a brother. And is

1

2 that fair? That used to go to PS31 it, you know, it
3 was a landmark and it was made -- it was building
4 1899, it is a castle. Do you know the castle? We
5 only got one castle now, which is Morris High
6 School. I went there one semester because I was
7 afraid for my life.

8 I should not be afraid for my life
9 because I could tell you when I was growing up that
10 we boycotted, my mother always part of PTA, she did
11 30 years. And what really upset me is, right, if
12 you go to Third Avenue, they made a -- the judicial
13 -- what is it called? The youth? A jail for
14 children. You know the detention center, I was
15 part of it. And one of my schoolmates in front of
16 South Bronx High School, there's a post office. He
17 got shot, gun-related. And I got scared to go to
18 Morris, but thank God found this school, which is
19 Hostos Lincoln Academy. Wasn't here, and they
20 threw us out of here and they put us by St. Mary's
21 Park now. I'm happy it goes from sixth to 12th
22 grade.

23 I went from spring of ninth grade
24 all the way to senior year. I played softball four
25 years. This school is beautiful, but it's not fair

1

2 what they doing to us. The castle was closed down
3 in 1986. You remember Jose Serrano,
4 (unintelligible) Arojo, I went to school with
5 (unintelligible) grandson Richard (unintelligible.)
6 I know what I'm talking about.

7 You know, I went to the park and I
8 saw Jose Serrano, I thought he passed away. But
9 thank God I went up to him nicely with respect. My
10 parents taught me respect. I went, excuse me, sir.
11 And he was in the park. He goes to the church I go
12 to -- he can't go there no more, St. Andrew
13 (unintelligible) because he's in a wheelchair, he
14 had Parkinson disease. I didn't know that was Jose
15 Serrano, but his feature, he still looked the same.
16 He did a lot for the Bronx. His son is senator
17 now, you know his son, Jose M. Serrano, he went to
18 my school, PS31.

19 We tried to fight for our school.
20 I was walking 31, and in 1986, they closed it down.
21 My godson, Kevin Santos, was supposed to go there,
22 kindergarten. And they lied to us all the time
23 because they put him inside 151 was just down the
24 block. And then in 2015, let the school
25 deteriorate. They let the school fall down. I

1

2 lived there. It's not fair to us. Other people
3 might not know that. Other people -- Mr. Jose
4 Serrano, he walked the park, he walked the
5 neighborhood. He lived in the Concord still. I
6 don't want to leave the Bronx.

7 But now I was home on Mother's
8 Day, Dominican and I was listening to Johnny
9 Ventura and they called the cops on me at 2:30 in
10 the afternoon. And I left with my dog. I walked
11 around the neighborhood. It's not fair what that
12 people are doing. If it's PS31 in 1986 was named a
13 landmark. Why did they tear it down and made that
14 ugly building there that we can't afford? That's
15 why I'm mad.

16 CHAIR APPLE: Thank you.

17 MS. SANTOS: No, I'm not finished.
18 That's why I said if I take the mic the whole
19 school told me. I come here, there's people here
20 who taught my children. I went to 31 and why did I
21 have to protest in 31 where Jose Serrano,
22 (unintelligible) Arojo and whole bunch of people,
23 and who are you? I don't know who you are. I know
24 Jose Serrano and he's my father, I could say what
25 you all doing?

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

And then I live, wait, sorry. I live in a building. He got 70 building Ven Parkish. He was named the slumlord landlord. Right. And today I went to my building. I called the super and the landlord. Because I text people. I'm a teacher for 30 years. I didn't want to be a teacher because we don't get paid like we supposed to. But due to my kids have special needs, there was a principal who was in PS 31, it's sad to say, she did a party for her daughter with the school money, and she got in jail.

I used to go to high advisory council, did 20 years there. I heard they took \$9 million. So the people who was in the business and somebody told me I should run for mayor, I think I run for the president of the United States now. You all people are off the hook. Thank you.

CHAIR APPLE: Thank you. Thank you.

Irma Nera, Ophelia Feliciano, Karen A., I'm going to keep going. Fitzroy Christian, if you hear your name, please come on down. Fitzroy. Thank you. Sean Butler, Mr. Christian.

1

2

Mr. Christian? Sir, the mic is

3

yours.

4

MR. CHRISTIAN: CASA.

5

(Audience Participation.)

6

MR. CHRISTIAN: Tenants?

7

(Audience Participation.)

8

MR. CHRISTIAN: Good evening. I'm

9

hearing response back of me, I'm not hearing any

10

response up front. Good evening.

11

CHAIR APPLE: Evening.

12

MR. CHRISTIAN: Thank you. I'm

13

here tonight to explain why we should be doing what

14

you decided that you're not going to do; and that

15

is to give New York City tenants the rent fees, at

16

least for 2025, '26. We demanded, because we

17

deserve it. And your own numbers show that that is

18

what you should be doing.

19

My name is Fitzroy Christian, and

20

I am a rent-stabilized tenant, and I've been living

21

in my apartment since 1976. I am retired on a

22

fixed income, and I'm paying 67.43 percent of my

23

monthly income in rent. What about

24

(unintelligible) you may ask, right? I'm glad you

25

asked that because it merely freezes my rent where

1

2 it is and I'm still paying 67.40 percent of my
3 income in rent. I deserve a rent freeze.

4 And there are many other folks in
5 New York City who have similar situations that I
6 have and they too deserve a rent freeze. In fact,
7 all New York City tenants deserve a rent freeze
8 because everything, all our costs are increasing,
9 our salaries, and what are other incomes we have,
10 are either stable or decreasing.

11 We cannot live with a negative
12 sign in front of our lives forever. We need to be
13 living in a positive economy, our own personal
14 economies where we could buy good food, we could
15 close our children, we could take our medications
16 without wondering whether or not I should choose
17 between taking my full dosage so that I can have
18 money to buy food. That is not the way human
19 beings should live. That is not the type of
20 decisions human beings should be having to make.
21 You have caused it.

22 Over the years, individually, you
23 may not have been a part of it 10 years ago, 15
24 years ago, but this board has been responsible for
25 destitution in New York City. This board has been

1

2 responsible for the homelessness in New York City,
3 because you do not do what is right.

4

Tonight, I have a few more minutes
5 and I'm going to tell you why doing right should
6 take precedence over taking your matching orders
7 from mayors. They make their money, they go home,
8 they don't care.

9

They give you specific orders of
10 what they want and you are following their orders
11 and you're not following the law, which tells you
12 that you can even give a roll back. I would want a
13 roll back, but I know you're not going to do that.
14 I will take a rent freeze in place of a rollback.

15

CHAIR APPLE: If you could finish
16 Mr. Christian, please.

17

MR. CHRISTIAN: I will finish when
18 I'm finished.

19

(Audience participation.)

20

CHAIR APPLE: Okay. Thank you.
21 Thank you. Thank you. Now, let us spend a little
22 bit looking at some numbers relating to the net
23 operating income of New York City landlords, and
24 you are very familiar with those numbers because
25 I'm taking them directly from your 2025 income and

1

2 expense study.

3

4 Your study revealed that between
5 1990 and 2023, rents have increased by more than
6 250 percent. 250 percent increase in rent, and
7 your net operating income -- sorry, the landlord's
8 net operating income, which means profit rose by
9 more than 48 percent during that same period. In
10 2021/22, the landlord made a profit of 10.4
11 percent. 2022/2023, the profit was 12.1 percent.

12

13 Over that same period, my total
14 increase in adjustments was zero percent. They're
15 making increases, their profit grows, and I'm
16 stable. I cannot afford it, I need a rent freeze
17 if you don't want to give me a rent rollback.

18

19 The ceiling in three of my
20 building in my rooms had total collapse and one, a
21 partial collapse in the past 10 years. I have mice
22 infestation. I have suffered insufficient heat and
23 hot water during the winter season for at least the
24 past 30 years. Your study pinpoints that my
25 landlord makes an average of 1,642 monthly profit
--

26

CHAIR APPLE: Sir, if you could.

27

MR. CHRISTIAN: I'm just about

1

2 finished.

3

CHAIR APPLE: If you could. Okay,
4 let him finish, please.

5

MR. CHRISTIAN: There are 49
6 apartments in my building that amounts to \$965,496
7 thousand dollars per year. That's almost \$1
8 million on my building alone. Yet it has 39 open
9 violations, of which 19 are class B and 18 are
10 Class C, which means that I'm living in a situation
11 where the conditions are immediately hazardous and
12 are serious stress in my health and safety. Yet
13 you want to give them an increase.

14

The Landlords have been fined 20
15 times by HPD over the last five years, but they
16 don't do any repairs or not the quality that is
17 necessary for me to live comfortably. Okay. We
18 deserve a rent increase, a rent rollback. You have
19 demanded to do that, your very own study demanded,
20 but you won't do that because you have no shame.

21

CHAIR APPLE: Okay. Thank you
22 very much. Sean, I'm going to read names. Sean
23 Butler, Low Anderson (phonetic), Minerva Morales
24 (phonetic). If you hear your name come down,
25 please.

1

2 MS. MORALES: Yes.

3 CHAIR APPLE: Carolyn Sanchez.

4 Ms. Morales, please.

5 MS. MORALES: Yes. America is one
6 of the richest country in the world, and this city
7 as well, New York. Good evening. My name is
8 Minerva Morales, a daughter, I'm a mother, and a
9 grandmother. And today happy for CASA, they
10 invited me even though that in the seventies my
11 aunts were involved with CASA. These are the
12 people we cried to. They hear our -- because when
13 we go to court, they don't listen to us. They
14 don't give us nobody to help us to go through this.

15 I'm stressed out. My hair is even
16 falling out. But CASA listens, CASA helps. And
17 it's been there since the 70s. And with all my
18 respect, because I respect you guys old, but we
19 have built this city. I come from a family working
20 hard. My grandfather was on the First World War
21 because of him, you guys are sitting there, and we
22 here too as well. My father went to the Second
23 World War, three and other wars. And I was born
24 when he was old.

25 So here I am struggling and trying

1

2 to keep up with this. I feel that either I eat or
3 I pay my bills. I feel -- yes; I have three kids
4 in the house that they have -- what is it called?
5 Well, they -- all we could afford is chicken. And
6 I can't even give these kids steak, not even once a
7 month, because I got to think about paying the
8 length -- the lights, I'm sorry, because the rent
9 could hold on and I could pay little by little.

10 So here I am struggling, you know?
11 And like I said, we built this city. And as far as
12 I'm concerned, for decades, the rent's been going
13 up, but not the checks. I pay taxes. At my age, I
14 still work. I have to work because I'm raising my
15 grandkids. Somebody got to be there for them. I'm
16 helping them, and God knows I'm strong, you know?
17 But I feel like they have to do something with
18 this. I know that you guys, when you go back home,
19 you take a shower, you lay down. I got to worry
20 about it. We all got to worry about our bills.

21 I remember when I came to college
22 for Fordham University, I had an apartment that my
23 father was paying and it was 280, and I was there
24 with a couple of girls. But then I had a baby, and
25 I had to leave college because I wanted to take

1

2 care of my daughter. But in the 80s, the rent went
3 sky high. Nobody stopped it. Nobody did nothing
4 about it. But when we owe you guys money, you guys
5 right away want to take us, evict us, but you put
6 the rent up as much as you can. What you want,
7 because there's nobody, nobody that comes out for
8 us. We only have CASA.

9 But I want you to know I'm here
10 and I'm here. And in September, I'm evicted, you
11 know? And like I said, I come from a family that's
12 done a lot for this country. My family's all
13 military and here I am almost in the street. Maybe
14 if I lived in California, I wouldn't mind to buy a
15 tent and sleep outside. But because of the
16 weather, I got to stay there until God knows.

17 I work, I don't get no help from
18 the system. I get seizures, because I was born
19 sick. Like that, the doctor told me I could work
20 20 hours. And I do. I go work, and after that I
21 go pick up bottles and cans. I'm not ashamed
22 because I know I got to pay bills, and my parents
23 are not around and I got to look out for my family.

24 But we built this here, you know.
25 We built this. We have worked hard all our life.

1

2 And just because we can't finish our education and
3 we can't get jobs because they don't even pay
4 enough for what we do and we can't pay bill, that
5 doesn't mean we're bad people. You guys are
6 letting these people put up the rent too high.

7 A car, when you buy an old car,
8 the car does not go up in price. So I don't
9 understand how I'm living in an old building that's
10 more than a hundred years, and I have to pay for so
11 much rent. And the new buildings pay less.

12 And in September, as -- I came in
13 late today because I had a leak. That leak in
14 September fell on me and I take therapy from my
15 back and I have a back -- a bad back and like that
16 I got to go to work. I haven't taken him to court,
17 I haven't gotten a lawyer, but he has audacity to
18 evict me. You know, and I'm over here with pain.
19 As I'm standing right here I have pain, but I'm not
20 going to give up because I'm a fighter, and I come
21 from a family that fights. Are we going to fight,
22 fight and fight?

23 CHAIR APPLE: Thank you. Thank
24 you, ma'am. Carolina Sanchez, Miriam Leboy
25 (phonetic), and Elizabeth Thompson.

1

2

Ms. Sanchez, please.

3

4

5

MS. SANCHEZ: Good evening,
everyone. Thank you for being here. And thank you
for allowing us to be in this space.

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

The reason why we're here is
because we want to make you understand one more
time why we're always here. We don't come to argue
with you, we come to demand of you. The landlord
where I live is charging 1,666,000.86 for my
apartment alone for the nine years that I've been
living at this unit. I've been living in sub-human
conditions. In which case, I've had to make my own
repairs because, of course, it's fallen on deaf
ears.

This building goes back to 1910.
And ladies and gentlemen of the public that is
here, because of course, you represent us. Since
I've lived there, the rent was \$2,114.78 back in
2017. And after that, and then of course, the
landlord kept \$50,154.72 for those years, only two
years' worth of lease. Since his pattern of
violations kept getting worse, I sued him, but now
of course, he wants to evict me.

And of course, because he has no

1

2 basis or probable cause for this. And of course,
3 you know, when you say -- as the old saying goes,
4 when you steal something, you have to show proof.
5 I have here a document that comes from your office,
6 it says here one percent to two percent. How is it
7 then that we can get to these amounts of \$2,147,
8 \$2,148, \$2,220? And the last two amounts that have
9 gone up are in the amount of \$2,333.13, \$2,454.19.

10 The mental anguish, because of
11 this sturdy system and this ill-calculated rent, is
12 just grotesque. This makes me think that it
13 doesn't matter what I do in terms of paying my
14 rent, he's going to do everything in his power, and
15 of course, you here are only helping him with that.
16 This act of discrimination only allows me to do the
17 following:

18 To order that his bank account be
19 frozen; I'm going to sue him in the amount of
20 \$200,000 for three years of mental anguish; and of
21 course, the judge will have to also follow through
22 on this as I'm going to ask and request that he do
23 the following, since I've already submitted all of
24 the necessary documents. And I also ask of you,
25 no, I don't ask of you, I demand of you, and that

1

2 you forward everything that's been said here today,
3 and that you don't take this slightly, it's not a
4 game and that you freeze the rent.

5

CHAIR APPLE: Low Anderson, are
6 you -- yes, please. Sorry about that. After her
7 --

8

MS. ANDERSON: Hello. Hello.

9

CHAIR APPLE: One second, please.
10 Carolina Sanchez. Are you Carolina? Oh, oh, I'm
11 sorry. Marian Leboy and Elizabeth Thompson. If
12 you're here, you'll be next.

13

Ms. Anderson, please.

14

MS. ANDERSON: Thank you, sir. My
15 name is Low Anderson, I'm here representing CASA,
16 Community Action for Safe Apartments. I was
17 actually a college intern there in the fall of
18 2023. I'm a proud graduate of this institution, so
19 I want to take a moment because I know that some of
20 you are visitors to the Bronx and you don't
21 actually go here.

22

This institution is where people
23 in this community go to rebuild their lives. And
24 this is where I came in 2021 after working in a DHS
25 shelter and losing my position. CUNY was a

1

2 financial pivot for me. It was a desperate act. I
3 came, I applied, and I ended up graduating from
4 this institution with my degree in criminal
5 justice.

6

Particularly, my passion is
7 housing policy, and I'm excited to speak to you
8 because I know some of you, your expertise, and
9 your passion is supposed to be housing policy.

10

The idea of what we're dealing
11 with in New York City right now is an egregious
12 affordable housing crisis. It is egregious because
13 it touches on every intersectional avenue of our
14 lives, which we've offered up to you here today.
15 It touches on food insecurity, mental health,
16 healthcare access, all things that the Bronx
17 continues to outpace every other borough in this
18 city when it comes to our basic needs.

19

So our call to action to you is
20 quite clear to freeze the rent. But I'm also here
21 to call on you as policy supposed experts. The way
22 that we've been speaking about housing policy in
23 this city is simply illogical. There are New York
24 City Housing Connect apartments posted on your
25 affordable housing website that are an excess of

1

2 \$200,000. You all don't even get paid to do the
3 job that you're doing here. Those prices are in
4 excess of the amount of salary that city council
5 members make. And I'm talking about apartments
6 that are a few blocks away from here.

7 You would think that I would be
8 happy graduating with my bachelor's degree, that
9 maybe I would be able to get a new apartment in the
10 Bronx, but I dare not move from where I'm at on my
11 \$1,700 rent to go pay \$2,300, \$2,400, \$2,800 in
12 rent, leaving me with nothing. So what have you
13 taught me about education then? I know some of you
14 have had access to education as well, and you might
15 not have had to fight hard as some of us when it
16 came to that access.

17 So I hope that today you not only
18 vote with a conscious, but that you really
19 interrogate your hierarchy of human beings here.
20 Look at how this hearing is set up. There is not
21 one of you and your family members who are better
22 than any one of us, and that's not your assertion,
23 but you have the power today to show us that you
24 think otherwise.

25 Are you going to connect with this

1

2 hierarchy of human beings that this city has
3 continually put into policy and legislation, or are
4 you going to be a different kind of policy animal?
5 Are you going to actually stand on your
6 accomplishments as NYU Furman Law Center and a lot
7 of the beautiful places that you all come from?

8 I know, honestly, we can relate
9 more because you're afraid to lose something as
10 well. You're afraid that if you vote against us
11 and you vote with landlords, that you lose the
12 little position and power that you have there.

13 But I want you to sit up straight
14 because you're addressing constituents and the
15 people that you serve. So I hope that you remember
16 all of us.

17 And I also want to call on
18 something that U.S. Senator Morgan Murray stated:
19 if you want to participate and be civically
20 involved, start a relationship. So that's why I
21 got dressed for you today. This is our first date,
22 and I hope that it will not be a time that I have
23 to come back here to address you again. But I'm
24 happy to do so because this is the work that we are
25 passionate about. As you can already see, Casa has

1

2 been doing this work since the 1970s, so we're
3 happy to that if that's necessary. Freeze the
4 rent.

5

CHAIRMAN APPLE: Thank you.

6

Mariano Leboy. Oh, come on down. Elizabeth

7

Thompson. All right. I think -- Leboy?

8

MR. LEBOY: Yeah, I'm Leboy.

9

CHAIRMAN APPLE: Oh, you Leboy.

10

Come on. You're first, and then Ms. Thompson.

11

I'm freezing. You hold me over here for so long.

12

MR. LEBOY: Me too. Okay. Board

13

members, welcome to the mainland Bronx County. My

14

name is Mariano Leboy, and a resident of the Bronx

15

for the past 55 years.

16

As you could see, and I'm a Trump

17

supporter and a very proud conservative Republican.

18

Keep laughing and you will do the same. I don't

19

believe you have -- don't you have to shame on

20

yourself to (unintelligible). I'm sorry for that,

21

gentlemen. Okay. I don't believe in processing

22

rent. Please stay in consideration. The landlord

23

have expenses too. They pay insurance, they pay

24

water, electricity, repairs and many other things.

25

Board members, could you tell this lady to stop

1

2 interrupting people?

3

4 Board members, please be fair
5 using your judgment and your decision. Taking in
6 consideration tenants as well as landlords. Rank a
7 line, in my personal opinion, are too high.
8 Compromise be fair for the tenant. Be fair to the
9 landlord. As you could see in this hearing
10 tonight, a lot of people talk -- a lot of people
11 talk about children homeless, but I don't tell you
12 the truth. We are either parental responsibility,
13 65 percent or 70 percent of the men -- 65 percent
14 of 70 percent -- 65 percent to 70 percent of the
15 men here in the Bronx, they abandoned the children,
16 they abandoned their wife. That's why you have so
17 many -- that's why you have so many children
18 homeless. In your decision -- I know it is going
19 to be fair for both sides.

19

(Audience participation.)

20

21 CHAIRMAN APPLE: Please continue,
22 sir. Finish up.

22

23 MR. LEBOY: Okay. For this
24 people, I know that you -.

24

(Audience participation.)

25

CHAIRMAN APPLE: If you could

1

2 finish up, sir.

3

MR. LEBOY: Okay. I'm not going
4 to wrap it up right now. I know that your
5 decision. --

6

(Audience participation.)

7

MR. LEBOY: You see?

8

CHAIRMAN APPLE: Please, let him
9 -- please let him finish, ma'am. ma'am?

10

MR. LEBOY: I know when you make
11 your decision, you will make America great again.
12 Trump.

13

CHAIRMAN APPLE: Elizabeth

14

Thompson.

15

Ms. Thompson followed by Ronette
16 Summers. Heal the fall. Ms. Thompson?

17

MS. THOMPSON: Yes. I'm up now.
18 I'm up -- I'm up.

19

CHAIRMAN APPLE: Please, ma'am the
20 stage is yours.

21

MS. THOMPSON: Excuse me. Let's
22 have respect.

23

CHAIRMAN APPLE: Let her speak,
24 please. Good evening --

25

CHAIRMAN APPLE: Ms. Thompson.

1
2 MS. THOMPSON: My name is
3 Elizabeth Thompson. I live in the Bronx all my
4 life. My ex-husband was a vet. When I got abused,
5 I left there. Went on my own, moved to M2757 Lynn
6 Avenue. Found out -- I moved there with my
7 children, six and 11. Found out in 2011 that we
8 had letting apartment, come on. I was supposed to
9 move into a new apartment, not with lead and mold,
10 but 2011 I sent to DHCR and let them know that this
11 problem was happening. Hey, the courts told me,
12 hold back my money. I hold back my money. 2015,
13 they told me I had to go back February, 2015 and
14 pay all that money. That was \$10,000. I had to
15 look for it or be out in the street. Nobody helped
16 me.

17 I had to beg for that. The thing
18 is this red rollback and DHCR, and the court should
19 help the people. We are getting pushed on the
20 side, for you doing the rent roll back and we will
21 really be awesome. Please help us out. I'm at age
22 when we go in the building, we need a ramp. My
23 light blinks. I've been telling this to my
24 landlord for the last 15, 20 years. My light still
25 blinks. Nobody comes to have the super do all of

1

2 the repairs he could do, but so much he's not
3 licensed. Please help us. We don't want to
4 building the fall like the one in Manhattan. Our
5 building is a hundred years old. Come on now. Why
6 are you letting the landlords get away?

7 Hey, the amount of money I've been
8 paying from 2018, no, 1983 -- I'm sorry, I should
9 be a millionaire. But I need somewhere to live. I
10 can't afford the other places. Come on. Help us
11 out. We have people bringing their kids --
12 bringing their kids, carrying it in. Excuse me,
13 I'm dyslexic. So when I can't think exactly what
14 to say at that time, I lose concept. But the thing
15 we need help. We have -- we definitely need a
16 ramp. We need help. If we call 311 -- 311, put it
17 in the computer, by the next day it's gone. What's
18 happening?

19 It does, but hey, the problem is
20 still there. Please help us out. I was doing much
21 better. I am walking because the last time I think
22 I've seen you was at Lehman, at Lehman College. I
23 would like a ramp come in my building. Please,
24 help me fight for that. Hey, I'm very peaceful.
25 I'm loud, but I'm peaceful. Please, help us out.

1

2 Thank you.

3 CHAIRMAN APPLE: Thank you, ma'am.

4 Thank you.

5 Ronnette Summers. Aida Fall,
6 Octavia Solano, Digo Ibonu. Sorry if I got this
7 wrong.8 Ma'am, your name, ma'am, so we
9 know?10 MS. FALL: Hi, my name is Ida
11 Fall. I was born in 1945 and I've been in New York
12 since 2009. And I'm finding myself in a position
13 of not being able to pay my rent. I pay 1300.14 THE INTERPRETER: So she's been
15 paying 1300 since 2014. And now her rent has gone
16 up because her landlord wants her out. She is not
17 able to keep working. Her sister is here, who
18 she's supporting. And she can't support another
19 rent increase. She's applied for everything and
20 this is an example for her of what discrimination
21 looks like in housing.22 CHAIRMAN APPLE: Thank you. Thank
23 you.24 Octavia Solano. Followed by
25 Sheila Felix next, and Patrick Hoover.

1

2

MR. CASA: I'm Richard Casa

3

because I have a lot of -- I have a big family.

4

CHAIRMAN APPLE: Audrey Hoover.

5

So please, ma'am.

6

MS. SOLANO: Good evening am

7

Octavia Solano and am one of the good ones that

8

comes here to work and to help the country. But

9

sometimes, of course, very difficult hand because

10

we come here with a dream. I am 67 I came here

11

when I was 15, and when I came here very, of

12

course, I wanted to be a nurse or a doctor at that

13

time, and I did want to go to school back then.

14

But I would help my parents with the home expenses.

15

I did have to work and of course, I would go to

16

school at night. I wanted to work in the medical

17

field at the age of 15. In 1974, this is when home

18

health aides began. And they would pay us 25 cents

19

an hour. Of course, it was very little money, but

20

you could still make due. And of course, because

21

of certain familial things that we had to do,

22

responsibilities we had to let go of our studies.

23

And what I want to say with this

24

of course, is that I'm seeing so many things in my

25

own family, so many setbacks. I feel as though

1
2 we're living war where we see discrimination
3 happening all over again, like in the 1920s and
4 30s, I feel like we're going back to that. Of
5 course, I did not live that time period in that
6 time period but I did study about that time period.
7 And I'd just like to finish by saying that I did
8 live in Manhattan for 40 years at 3333 Broadway
9 which is located between Columbia University in and
10 City College.

11 And you know what happened after
12 the Twin Towers came down because even before the
13 towers came down, they were already trying to
14 remove people from downtown because of course I
15 have lots of family members that did go to school.
16 And they're in the midst of all of this. They know
17 what's going on.

18 I would tell the community, be
19 careful. They're going to begin to evict you. I
20 have two sons one that's 44 the other one's 44 and
21 32. And what a shame, after I had cancer and
22 worked for four years, I was evicted. I never took
23 any government benefits. And of course, I signed a
24 document, I had no idea. I innocently signed this
25 and I went to court. I signed it after three days

1

2 of having undergone cancer surgery.

3

4 And because of this mistake where
5 I didn't obviously seek legal advice, it wasn't
6 available, I lost my apartment. But I thank God
7 and do you know why? I believe you got first. I
8 don't know if you're all believers. I don't know
9 if that hurts you in some way, but I do believe
10 because if I'm here, it's because something higher
11 than man is allowed you to do this.

12

13 After that surgery, I underwent
14 three other surgeries. I had to rent out a room
15 with my son, the youngest, where I was paying \$200
16 and I wasn't making any money. And obviously, I
17 should have gotten compensation for my job. So I
18 thank God for the fact that I'm still here. And of
19 course, I'm all by myself now. But it's your God
20 too, my God is your God and he sees what you're
21 doing. And of course, even with us, there's
22 discrimination.

23

24 Remember every single time you
25 climb a step there's two more awaiting you. This
is why we say that those are at the bottom, have
already fallen and those are the top will fall
hard. And I'll say something to you, I'm extremely

1

2 satisfied that I learned to defend myself. But it
3 was because of CASA.

4 Today I go to court and they have
5 to kill me, I will die happily. But we do need you
6 to help us. All of the impoverished made up of
7 sacrifices because you have no idea what it is to
8 go to bed that you can't feed your child or you
9 going to wind up. People see me on the street and
10 say, you're still alive. Because, of course, I
11 could have died because of the pandemic. I have an
12 apartment at 1749 Grand Concourse. They're Jews
13 that own about seven buildings here in the Bronx.

14 Allow me to say something.
15 There's thousands of violations in my building.
16 Two Sundays ago -- two Sundays ago at 4:00 a.m.,
17 it's been Two years now that they had a wall around
18 the building and it was supposedly so that they
19 could make the repairs. Do you know what happened
20 to me? That at 4:00 a.m., one of the windows in my
21 room fell out. Can you imagine the noise? All of
22 my neighbors -- all the neighbors woke up. I
23 thought our building had collapsed. I'm sorry,
24 that was at 4:00 a.m., it was a Sunday. I had to
25 call 311 because the super wasn't there. The

1

2 security didn't want anything to hear of it.

3

4 On Monday, when I was told to go
5 to the office because the landlord wasn't there,

6

7 the manager was the only thing the secretary said
8 was that they had to wait. And I said, "Well,

9

10 you'll have to go pick up all the broken glass."

11

12 And you know what? They went to pick up the broken
13 glass the following day. I have to call 311

14

15 because, of course, that's negligence, isn't it?

16

17 So, do you know when it's that they came to replace
18 the window? Yesterday. Yesterday they finally

19

20 replaced it.

21

22 And I'm here today because when I

23

24 left my home at 2:00 p.m., they were trying to

25

26 remove the asbestos. So when I got home, now I

27

28 have no idea what happened because nothing about

29

30 that apartment works. Aside from that, they

31

32 charged me for (unintelligible).

33

34 CHAIRMAN APPLE: Ma'am, I'm going

35

36 to have to ask you --

37

38 MS. SOLANO: They're going to

39

40 close the building on us. I don't control this

41

42 building.

43

44 CHAIRMAN APPLE: Other people want

1

2 to speak.

3

MS. SOLANO: And they still
4 haven't prepared it. You have to listen because
5 your living is made up of what? Our complaints.
6 And we still haven't fixed our apartment, and the
7 floors are creaking and damaged, and I continue to
8 pay my rent. So who do I complain to? So in the
9 same fashion that we pay our rent, someone has to
10 do something for us. You're all going to go to
11 hell. Hell will be -- will not be enough for all
12 of you.

13

CHAIRMAN APPLE: Thank you, ma'am.

14

We're literally at the -- at the
15 time. But I want to let Sheila -- are you Sheila
16 Felix?

17

MS. FELIX: Yes.

18

CHAIRMAN APPLE: Please, please,
19 ma'am. The floor is yours.

20

MS. FELIX: So my name is Sheila
21 Felix, and I'm going to be brief because your
22 facial expressions show that you're tired and I
23 don't want you to be tired. But it's really nice
24 that you guys are going to go home and spend time
25 with your families, with your spouses. And you

1

2 don't have the fear that you're on the Marshall's
3 list to be evicted. That's interesting. But on
4 this side, it's different.

5 I have to call the lawyer to see
6 if I'm on this week's list for evictions. And not
7 because I get government aid or coupons, welfare,
8 anything like that. But every month I have to
9 fight in to be able to pay my rent. And you know
10 what? In August, I have to renew my lease and I'm
11 going to have a new increase. Something that you
12 can stop if you want. You can prevent that many
13 people on this side from being evicted.

14 Because we can't handle another
15 increase. We just can't handle that. I don't know
16 if you know, but a lot of us, you know, left work,
17 but we left home and still have not been home
18 because we come here, and we don't want to be here,
19 but we have to be here because this has to do with
20 our lives. If I don't fight for you guys to decide
21 to stop the rent, I will be evicted because I don't
22 have enough to continue paying increases. I
23 started paying \$1,300 for a one-bedroom apartment,
24 and I'm now paying 1600 in basically a rat hole.
25 And in August, it's going to continue to increase.

1

2 And if you don't stop it, I won't be able to pay my
3 rent. And then where am I going to go, to the
4 street?

5 So I'm telling you all, if you had
6 the power to avoid all these people getting
7 evicted, you would do it. Yeah, you can do it.
8 You have the power to make a decision and avoid for
9 the rent to continue to increase.

10 And lastly, because like I said,
11 you look tired, and I don't know if you can see
12 this image, it's possible you cannot. But this
13 image at the top has a little bird that's feeding
14 itself by eating ants. And on the bottom, it's the
15 same bird and the ants eating him. It's just a
16 reflection that I want you to think about.

17 CHAIRMAN APPLE: All right. Our
18 last two speakers, Patrick Hoover and Audrey
19 Hoover. Are they here? What's your name, sir? Was
20 he on the list? Okay, why don't we let you, Mr. --
21 I think that name sounds familiar. Why don't you
22 finish, sir, you'll be our last speaker. Oh,
23 Patrick and Audrey Hoover?

24 MR. HOOVER: Yes.

25 CHAIRMAN APPLE: Then you are

1

2 please, go. The mic is yours.

3

MR. HOOVER: Okay. I'm Patrick
4 Hoover. I've been in New York City since 1984.

5

CHAIRMAN APPLE: Pick it up a
6 little bit so we can hear you, sir.

7

MR. HOOVER: Okay. I came here
8 from Canada in 1984 for ministry. I've been here,
9 so that's 41 years now. We've been tenants all
10 that time. We've experienced quite a few things in
11 terms of tendency. We've experienced some of the
12 worst and some better now. Certainly better now
13 than what we've had. I just -- I've come to
14 realize, I -- we haven't been attending these
15 meetings in the past, but I realize how important
16 they are. And the importance of the decisions that
17 you're making in terms of setting a rent increase
18 or potential rent increase or rent freeze.

19

I try to -- I want to try to
20 lighten it up a little bit because now there's a
21 lot of intense emotions here. It's -- there's a
22 lot at stake, but I realize if I were -- if the day
23 ever comes, I'm 63 years old, if the day ever come
24 where I could be a landlord with maybe five units,
25 10 units, I realize I'm creating a community no

1

2 matter how small it may be. And you can't help.
3 But you know, if you do it right, I know there's a
4 lot of challenges as landlord can be expenses can
5 get out of hand and so on.

6 But if we see it as this is a
7 community, it can't help but be a local hero. Just
8 providing basic services and providing -- if I were
9 a landlord walk through my building and you know
10 each tenant -- people are going to have some
11 complaints. I mean, it's not like you're -- they
12 have other problems that are not directly related
13 to their housing.

14 But housing is so important as a
15 foundation for so many other things, just to be
16 able to walk through the building and say, okay,
17 Mr. So-and-so is happy, and this family is happy
18 because basic provisions are in place.

19 And I know that a lot of the new
20 housing projects that have the in or the rent is
21 set as a proportion of the income and that sort of
22 thing. And they try to come up with a system
23 that's fair. So, I really wish, you know, hearing
24 the emotions of the tenants and also the
25 expressions on your faces, knowing for the

1

2 challenges that you face on your side as well. I
3 just wish very much there could be a solution that
4 would work for everybody. And that's what I want.
5 That's what's what I have to say. I've-- we lived
6 in some very bad housing --

7

CHAIRMAN APPLE: Thank you.

8

MR. HOOVER: -- when we first
9 came here, and you know, better now, but -- okay.
10 I guess that's all.

11

CHAIRMAN APPLE: Thank you.

12

MS. HOOVER: Good evening. And
13 thank you for being here the panel and all of you
14 to share all of your ideas with this panel. And my
15 name is Audrey Hoover, and I came to New York City
16 in 1969, June of 1969 from Jamaica. And pretty
17 much I have been raised in New York State, more so
18 in New York City.

19

And I also met my husband here in
20 New York City. We've lived in the Bronx since
21 1985, yes, 1985. And we've had some interesting
22 experiences and we started out in very interesting
23 housing situations back in the 1980s. And now we
24 live on the concourse for 30-something years. And
25 speaking of community and so forth, we are

1

2 celebrating our 40th anniversary in August. And
3 we've raised our son here in the Bronx. He was
4 born in Mount Sinai, but he was raised in the
5 Bronx.

6 And like my husband said, it's
7 about community. It's about knowing each other and
8 it's a good thing for landlords to get to know
9 their tenants and to be our brother's keeper, our
10 sister's keeper. And once those things can happen
11 in conversation, then we can listen to each other
12 and come up with better solutions and raising the
13 rent isn't always the right solution every time.
14 So you know, we support the idea of the rent freeze
15 and the rent rolled back if this is feasible. So I
16 went over time?

17 Okay. Yeah, so we just wanted to
18 be a part of the conversation and just to be able
19 to say something in support for the rent freeze.

20 CHAIRMAN APPLE: Thank you, ma'am.
21 Thank you.

22 I think you're our last speaker of
23 the night. Sir?

24 MR. MILES: If somebody be --
25 hello? I'm sorry. Greetings. I want to thank good

1

2 the good people who spend the time to be here.

3 Just like both people who came to speak, to attend

4 and those who, Mr. Apple and those attendees who

5 came to listen.

6 My name is Derick Miles. I'm with

7 Video music Box since the beginning. We've been on

8 TV for 42 years. Ralph McDaniels wanted to be here

9 tonight, but because he had another engagement, he

10 could not.

11 We demand, we ain't asking. We

12 demand that not only be a rent freeze, but a rent

13 rollback. The reason why, real simple, it's a

14 racket. People are being set up to fail. The way

15 in which the rules of the whole lease rental

16 situation in New York City has been, look, I'm 61

17 years young, I've lived in all five boroughs, okay?

18 I've taken guns off the street. In fact, I was a

19 victim of a landlord who was raping an immigrant

20 at. I mean, I can name names, but getting right to

21 the point.

22 One of the things that has to

23 happen is that to be a good tenant, I believe there

24 needs to be some rules of civility. Civility. Now

25 I'm demanding a rent rollback, a rent freeze. But

1

2 at the same token, the tenants need to be taught
3 how to be a good tenant. And the landlords need to
4 be taught how to be, you know, respectful too.

5 There's racial, gender; I mean,
6 it's all kind of biasness that has occurred. And
7 because of that, we need to rethink and relook this
8 whole process. I'm calling for -- I am calling for
9 Old Harlem is calling for, all right? A peaceful
10 protest. A peaceful protest to every elected
11 gangster in the state and the city of New York.
12 All right?

13 I'm also a proud member of the
14 NYCHA branch of the NACCP. And which some of these
15 units we go into, look -- it's not only subhuman,
16 but the mental conditions, the tyranny. It looks
17 like some of the units look like post-World War II
18 Europe, okay? Until there's an accountability, a
19 more reasonable accountability in all five county
20 civil courts in all county proceedings, because it
21 goes both ways. People are fed up, fed up.

22 I'm the former executive director
23 of the Immigrants Journal Legal and Education Fund.
24 I'm African American, but I'm pro-immigration
25 responsibly. But once again, I think y'all need to

1

2 go here and really said, Hey look, we need to look
3 at this thing. You know -- you know, from another
4 position, I did not have the time to do a white
5 paper because that's what you academics look for a
6 white paper.

7 What I'm also saying, though, to
8 tenants, you got the power, you must organize,
9 okay? You need to go here, guard your grill,
10 knuckle up, and learn how to budget your money to
11 stretch it a little bit further. But the landlords
12 are elected gangsters being backed up by the banks,
13 who are elected gangsters. Ain't nobody playing no
14 games here? Everybody can see what goes on. All
15 right?

16 And now you got a situation, I'm
17 naming names. You have a lot of the supportive
18 housing of people who have diminished capacities
19 who are being set up to fail. So with the -- with
20 the bureaucracy, that's in existent within the
21 courts, within the legal system, the way people who
22 need subsidies and yes, unfortunately, due to you
23 can finish the miles.

24 I'll get to the point, closing
25 that I'm restricting you because I'm disabled. Now

1
2 I'm in a whole situation that I have to be at the
3 -- at the -- so like I live in a breaking ground
4 run facility, they need to be fired. They hire
5 criminal activity gang activity. Alright? And
6 that's just in one unit. Now what we need to have
7 is another org, another follow-through to say, Hey,
8 look, in addition to the fact that we -- they want
9 additional rent, which they should not get, they
10 need to go here and be held into compliance to
11 repair the units that they rent already. Okay? The
12 level of satisfaction --

13 CHAIRMAN APPLE: We're actually
14 out of time. I'm still is going to ask us to
15 leave, I'm sorry.

16 MR. MILS: I'm sorry --

17 CHAIRMAN APPLE: I'm very sorry,
18 sir.

19 MR. MILES: I defer the audience
20 back, but we need to get together on this. I've
21 lost my wallet too. If I finds a black wallet, my
22 name is Miles, please take it up to the front desk.
23 Thank you.

24 CHAIRMAN APPLE: Thank you, sir.
25 Thank you. Thank you very much.

1

2

3

With that, we've had all our motion to adjourn.

4

5

6

7

MALE 1: Excuse me. There are three CASA members that have then testified that signed up earlier. Sandra Mitchell, Karen Adams, and Maria Broder. So they would like to testify.

8

9

CHAIRMAN APPLE: We called all the names.

10

11

MALE1: Some of them might have stepped up during the break and time --

12

13

CHAIRMAN APPLE: If you could ask them to do two minutes.

14

15

MALE1: They're right here, yes.

16

17

18

19

CHAIRMAN APPLE: If you could ask them to do two minutes, then yes, of course. Two minutes, please. Because we literally are being told by Hostos, we're going to get kicked out of here. So please try to keep it to two minutes.

20

Ma'am, please.

21

22

23

24

25

MS. BODRO: Thank you very much. I'm sorry, my name is Maria Bodro. I'm a senior and I'm a CASA member. Thank you. You know, it's another year, another day. I've been following this thing from 2013. I've been coming. And every

1

2 year we ask a group of 12 people, 10 people, 11
3 people, that is what you have at the table,
4 sometimes. We always ask you listen to us, but no
5 one does because some of you here might be owning
6 your own condo or your rural landlord.

7 Therefore, you always takes some
8 time to listen to the landlord's side of it and not
9 we, the tenant. I live in a building and 888 Grand
10 Concourse for the last 25 years. And in that
11 building, is 150 year old. We changed three
12 managements within that period of time. And now we
13 have a new management because we have to go in
14 court in 2013. We make history.

15 We are the first one who would
16 make history to take a landlord to court and win.
17 Now this landlord, he started something really
18 good, but then he fall back on a bad habit because
19 what he's doing now is to take out all the seniors
20 and all the people who cannot pay their \$3,000 for
21 a one-bedroom. And he put it in people like your
22 color with the promise of fix the apartment and
23 don't pay me rent for one year and six month. And
24 after that we talk about your rent.

25 I may complain to 311 to the

1

2 departmental agent to 311. I was in authority and
3 today was the first time in 25 years, somebody from
4 HDP come to the house to look at it and she just
5 keep ticking and ticking and ticking about five
6 different tick on the paper. When I first been in
7 that building, the rating on it was a eight.

8 CHAIRMAN APPLE: Ma'am, if you
9 could, because we'd rather it's to make sure
10 everybody gets to speak.

11 MS. BODRO: What I'm saying, stop
12 being on the landlord's side. Listen to us.
13 Right? We are a community. You do not live here,
14 so you do not know what is going on. These are the
15 reason why so much young people is out there on the
16 street mentally. So many seniors are outside on
17 the street, have nowhere to live, and it's all
18 because of what you are doing. Stop it. Try to be
19 your brother's keeper. Be kind to each other.

20 CHAIRMAN: Thank you, ma'am.
21 Thank you so much. We have two more?

22 MALE 1: Three more.

23 CHAIRMAN APPLE: Hostos is telling
24 us we are shut -- they're turning off the mics in
25 like five minutes. So I really will ask.

1
2 MS. ADAMS: Hello, my name is
3 Karen. Okay. Many people been displaced from
4 their homes, either by eviction or a legal
5 eviction. People cannot afford a rent. They're
6 being put out, they can't afford medicine,
7 qualified other expenses. Several months ago, I
8 had a big dispute with one of the guys come on the
9 bus transit officer. I couldn't pay my \$2 and 90
10 cents. So I had words with him, and I said, I'm
11 homeless. I lost every day. I might be dying
12 today or tomorrow because that's how I am. Okay?
13 So I was really mad and I took a picture of her.
14 He said, "Don't take a picture, but I did anyway."
15 But anyway, somebody stole the camera because I
16 would've bought it tonight. So you could see what
17 happened between me and him and that, you know, on
18 the bus when I couldn't pay my full fare. So he
19 told me, pay a dollar 45. So I had to dig out more
20 money. And he said, well, but anyway, it was a big
21 thing. Another thing I want to say real quick is
22 okay, sometimes I have to pay money to survive. I
23 have to go to this agency. I play Casa or
24 wherever. See, I spend a little bit of money and I
25 don't pay my full fair sometimes because I'm

1

2 struggling.

3

4 I'm homeless, okay? I lost a lot.
5 I'm living with different people. It's a hardship.
6 Okay? New York are struggling, and me, RBP vote for
7 a rent freeze, not increase. Have some caring and
8 not increase the rent. Please think about that
9 please. That's all I have to say.

10

11 CHAIRMAN APPLE: Thank you. Thank
12 you, ma'am.

13

14 MS. MITCHELL: Shalom. Shalom.
15 My name is Chaplain Sandra Mitchell. I'm still
16 here asking you, but really now I'm not asking you
17 because the Bible says, the Torah says, the Koran
18 says, "Make your request be known." And so we are
19 demanding a rent freeze. The Bible says, take back
20 what the devil has stolen from you. Don't ask,
21 it's too much that we have gone through. I've had
22 two strokes trying to fight for justice for my
23 building. 253 East 181st street, right across the
24 street from the 46th Precinct, where they had to
25 knock down my door and pick me up off the floor
when I had the sixth stroke. You count it. 1, 2,
3, 4, 5, 6. Should I give you -- should the Lord
give you six counts against you and take your soul?

1
2 I'm the one that prays for our
3 leaders. I'm the one that follows what God says we
4 are asking for. We are not asking -- we are saying
5 we need this because if we don't get the rent
6 freeze, if we don't get the rent rollbacks, this
7 city will be destroyed. All the workers, the
8 people that take care of your children, the people
9 that take care of your lawns, people that fix your
10 plumbing, they will be out in the street. They'll
11 be anarchy. And we will know who to blame.

12 And they don't have a different
13 prayer. I would say, Lord, you said that you would
14 redeem us Lord. You said, you promised, you said
15 that you would fight our battles. Now we have
16 turned from our wicked ways. And you said you
17 would heal the land. That's my prayer right now.
18 You don't believe in God, I want you to see him. I
19 want him to manifest himself in your life so you
20 understand who your maker is.

21 We demand a rent freeze. I ain't
22 having no more strokes because of this. 55 years
23 living in the Bronx. Same thing. You live in
24 Riverdale, you live in Mott Haven. You live in
25 Yonkers, you live in Westchester, all New York

1

2 State, all across the country; you will be held
3 accountable. It will not go well for you in the
4 spirit realm, nor in the physical realm.

5 I am telling you, I'm not asking
6 you. We need this because New York City is the
7 epicenter of the world. And people look at us and
8 then they say, well, okay, we are going to follow
9 them. Do not destroy this city. Do not destroy
10 your soul.

11 CHAIRMAN APPLE: Thank you. I'm
12 sorry. We're going to have to end now because
13 we've been told by Hostos.

14 So do I have a motion to adjourn?

15 MR. SOLTRAN: So moved.

16 CHAIR APPLE: Second? Thank you
17 very much all for being here tonight. Thank you.

18 (Whereupon, the proceedings were
19 concluded.)

20

21

22

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

STATE OF NEW YORK).

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 61, 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 16th day of September,
2025.



MARC RUSSO

Concordance

<p>< Dates > 16th day of September, 2025. 178: 14 1969, June of 1969 165: 16 August, 161: 10, 162: 1 December 29th, 2024, 15,000 117: 6 February 13. 119: 5 February, 2015 152: 13 June 5: 5, 5: 12, 117: 12 June 12, 2025 1: 13 June 17th 4: 17 June 17th, 5: 5 June 27th, 4: 18 June 30th, 5: 16 June 3rd 117: 11 June 3rd, 117: 12 June of 23rd, 1973. 101: 24 March 126: 15 March 1st, 1974, 128: 8 May 8: 21 October 1, 2025, 3: 17 September</p>	<p>142: 14 September 30th, 2026. 3: 17 September, 141: 10, 142: 12 \$1 108: 1, 120: 4, 138: 7, 147: 11, 161: 23 \$10 54: 16, 152: 14 \$100 49: 10, 68: 14, 96: 22 \$15 77: 24 \$2 94: 15, 143: 19, 144: 7, 144: 8, 144: 9, 147: 11, 174: 9 \$200 68: 22, 144: 20, 147: 2, 157: 13 \$3 172: 20 \$300 42: 9 \$4 21: 21, 59: 8 \$50 38: 2, 143: 21 \$62 36: 12 \$70 31: 23 \$700 56: 3, 56: 5 \$75 96: 22 \$800 59: 12, 96: 21 \$9 133: 14 \$965 138: 6</p> <p><0> 00 1: 14,</p>	<p>4: 18, 4: 19, 5: 1, 5: 4, 5: 5, 5: 17, 5: 18, 68: 5, 76: 22, 119: 24, 158: 16, 158: 20, 158: 24, 159: 15 000 20: 12, 20: 13, 21: 21, 31: 23, 36: 12, 38: 12, 54: 16, 84: 9, 144: 20, 147: 2, 152: 14, 172: 20 000.86 143: 10</p> <p><1> 1 8: 7, 137: 22, 143: 10, 171: 4, 173: 22, 175: 23, 178: 10 1- 94: 15 1.4 62: 9 1.75 63: 23 10 4: 18, 5: 5, 12: 6, 13: 14, 16: 6, 50: 10, 80: 13, 89: 20, 119: 24, 120: 23, 135: 23, 137: 18, 164: 1,</p>	<p>172: 2 10.4 137: 9 100 38: 12 10451 1: 12 11 12: 19, 12: 21, 152: 7, 172: 2 1114 32: 20 114.78 143: 19 1175 118: 7 1185 53: 6 12 4: 19, 5: 5, 12: 5, 18: 8, 23: 3, 44: 19, 44: 20, 46: 2, 76: 10, 80: 19, 80: 21, 80: 22, 116: 7, 172: 2 12.1 137: 10 1230 98: 7 1245 107: 4 1272 66: 19, 71: 12 12th 117: 12, 130: 21 1300 154: 15 1300. 154: 13 135 20: 13 14 11: 18, 108: 17 145 16: 14 147 144: 7 148 144: 8 15 20: 21, 21: 6, 50: 6, 50: 10, 135: 23, 152: 24, 155: 11, 155: 17 15-minute 121: 18</p>
--	--	---	---

Concordance

150 172: 11	1998. 129: 3	2023 33: 11, 137: 4, 145: 18	3, 300 117: 9
151 131: 23			3.75 63: 24
1516 77: 11	<2>	2024 16: 6, 117: 14	30 6: 23, 20: 12, 63: 4, 70: 24, 71: 3, 101: 11, 113: 17, 116: 22, 119: 17, 123: 24, 130: 11, 132: 9, 133: 7, 137: 21
1532 47: 12	2 48: 13, 48: 18, 132: 9, 159: 15, 175: 23	2024. 117: 10	
154.72 143: 21	2, 700 117: 9	2025 134: 16, 137: 1	
16 12: 10, 57: 9, 57: 13	2.5 17: 15, 18: 12, 18: 17, 19: 5	2025. 10: 21	
160 92: 16	20 16: 3, 82: 9, 133: 14, 138: 14, 141: 20, 152: 24	2095 74: 1	
1600 161: 24	2004 32: 20	212-669-7480 5: 1	
167th 89: 16, 92: 20	2005 22: 5, 80: 11	22 12: 9, 44: 10, 44: 11, 44: 12	
1685 49: 5	2008 15: 24	220 144: 8	30-something 165: 24
16th 108: 4	2009 154: 12	23 21: 19, 121: 19	30-year-old 128: 10
17 82: 2	2010 126: 1	24-hour 53: 20	300 117: 13, 147: 11, 161: 23
1711 125: 21	2011 152: 7, 152: 10	25 20: 12, 47: 18, 66: 19, 66: 20, 109: 14, 155: 18, 172: 10, 173: 3	30s 156: 4
174 128: 19	2012 53: 9	250 24: 16, 137: 5	31 131: 20, 132: 20, 132: 21, 133: 10
1749 158: 12	2013 172: 1, 172: 14	253 175: 20	311 31: 18, 45: 13, 45: 14, 69: 5, 69: 7, 91: 10, 91: 12, 91: 21, 116: 10, 116: 11, 117: 15, 153: 16, 159: 1, 159: 9, 173: 1, 173: 2
18 82: 9, 111: 9, 138: 9	2014 73: 24, 154: 15	26 134: 16	
181st 175: 20	2015 72: 20, 131: 24, 152: 12	27-year-old 128: 11	
1883 35: 16	2016 88: 3, 88: 15	27.9 74: 15	
1899 130: 4	2017 42: 6, 143: 20	27th 5: 5, 5: 12	
19 138: 9	2018 153: 8	28-year-old 128: 10	
1910 143: 16	2019 81: 11	280 140: 23	
1920s 86: 20, 156: 3	2020 73: 24	2910 24: 16	
1931 35: 16	2021 89: 24, 145: 24		
1945 154: 11	2021/22 137: 9	<3>	
1969 3: 14, 129: 11	2022 107: 7	3 68: 5, 90: 16, 95: 17, 175: 24	
1970s 149: 2	2022/2023 137: 10		
1974 3: 15, 155: 17			
1976 134: 21			
1978 87: 20			
1980s 165: 23			
1981 37: 14			
1983 153: 8			
1984 163: 8			
1984. 163: 4			
1985 165: 21			
1986 131: 3, 131: 20, 132: 12			
1990 20: 11, 137: 4			
1993 129: 1			

Concordance

35 53: 14
35- 59: 8
360 108: 1
39 138: 8
3C 107: 5

<4>

4 68: 5,
 109: 6,
 119: 24,
 158: 16,
 158: 20,
 158: 24,
 175: 24
4, 000 117: 8
4. 75 63: 23
40 38: 3,
 116: 22,
 156: 8
400 147: 11
40th 166: 2
41 163: 9
42 167: 8
43 21: 20
44 156: 20
45 174: 19
450 1: 11
454. 19. 144: 9
46th 175: 21
48 137: 8
49 138: 5
496 138: 6

<5>

5 1: 14, 4: 18,
 5: 1, 5: 4,
 80: 14,
 175: 24
50 15: 19,
 33: 2, 35: 6,
 37: 16,
 37: 18,
 121: 19
500 59: 8
55 129: 24,
 149: 15,

176: 22
560 58: 9
570 58: 9

<6>

6 5: 18, 68: 4,
 119: 17,
 175: 24
60- pound
 119: 20
600 96: 21
61 113: 8,
 167: 16,
 178: 10
610 29: 5,
 29: 10,
 29: 12
62 47: 21
63 21: 18,
 21: 19,
 163: 23
637 117: 10
642 137: 22
65 150: 12,
 150: 13
666 143: 10
67 155: 10
67. 40 135: 2
67. 43 134: 22
69 94: 17

<7>

7 5: 17,
 70: 24,
 71: 3,
 117: 13
7. 75 63: 24
70 83: 17,
 84: 9,
 133: 3,
 150: 12,
 150: 13
700 120: 4,
 147: 11
70s 42: 6,
 139: 17

72 107: 23
736 20: 5,
 20: 20

<8>

8 4: 18, 5: 4,
 30: 22,
 31: 2,
 76: 22,
 90: 4,
 121: 19
8- year- old
 119: 1,
 119: 12,
 120: 15
80 37: 18,
 87: 21
800 147: 11
80s 141: 2
888 172: 9

<9>

9 5: 1
90 174: 9
911 90: 11
97 36: 5
975 94: 7

<A>

A. 128: 2,
 133: 22
a. m. 4: 19,
 119: 24,
 158: 16,
 158: 20,
 158: 24
abandoned
 150: 14,
 150: 15
abatement
 35: 23
abatements
 81: 5
Abating 36: 3
Abbt eir

109: 5,
 109: 9

Abby 109: 13

ability

35: 20,
 83: 15,
 112: 5,
 112: 8,
 112: 15

able 17: 1,

20: 8,
 20: 23,
 21: 15,
 22: 5,
 46: 13,
 47: 23,
 56: 5, 59: 9,
 60: 10,
 67: 4,
 67: 23,
 72: 10,
 77: 10,
 78: 17,
 91: 15,
 94: 19,
 121: 1,
 147: 9,
 154: 13,
 154: 17,
 161: 9,
 162: 2,
 164: 16,
 166: 18

absolute 74: 4

Absolutely

48: 20,
 65: 12,
 90: 20,
 101: 3

abuse 56: 21

abused 152: 4

AC 25: 8

academics

169: 5

Academy

128: 24,
 130: 19

accept 5: 9

Concordance

acceptable	86: 11, 145: 16, 146: 19	4: 9	112: 16
63: 10, 65: 3, 116: 14	activist	add 27: 20	affection
access 62: 19, 146: 16, 147: 14, 147: 16	101: 21	addictive	48: 5
accessible	activity	36: 15	afford 15: 21, 18: 14, 32: 1, 40: 9, 43: 2, 43: 11, 46: 13, 50: 24, 53: 21, 65: 15, 100: 23, 116: 5, 120: 8, 120: 23, 123: 5, 123: 19, 132: 14, 137: 14, 140: 5, 153: 10, 174: 5, 174: 6
34: 17	actual 17: 6, 36: 8	adding 38: 15	
accessing	actually	addition	
87: 13	9: 13, 16: 16, 16: 17, 17: 3, 17: 4, 20: 4, 20: 19, 21: 10, 21: 18, 35: 8, 67: 11, 68: 20, 69: 4, 74: 7, 74: 11, 74: 21, 75: 14, 76: 17, 77: 10, 105: 18, 105: 22, 106: 19, 118: 13, 145: 17, 145: 21, 148: 5, 170: 13	Additional	
accident		6: 17, 106: 1, 170: 9	
108: 18		address 11: 8, 63: 19, 148: 23	
accommodate		addressed	
6: 15		96: 15, 96: 17	
accompany		addressing	
108: 22, 108: 23		64: 19, 74: 22, 148: 14	
accompanying		adds 91: 8, 93: 8	
107: 9		adjourn	
accomplishments 148: 6		171: 3, 177: 14	
According		adjustment	
117: 5		8: 3	
accordingly		adjustments	
101: 18		3: 12, 3: 16, 137: 12	
account		administratio	
107: 21, 144: 18		n 38: 11	
accountabilit		adolescents	
y 168: 18, 168: 19		111: 14	
accountable		adults 64: 2	
177: 3		advance 4: 23, 6: 8	
acknowledge	ADAMS 9: 14, 38: 20, 44: 8, 74: 11, 77: 13, 78: 15, 81: 3, 103: 10, 103: 14, 103: 20, 171: 6, 174: 2	advice 157: 4	
113: 9		advisory	
across 88: 12, 101: 21, 129: 8, 175: 20, 177: 2		133: 13	
Act 3: 15, 10: 19, 24: 23, 144: 16, 146: 2		Advocate	
Action 29: 1,	Adan 2: 12,	8: 20, 11: 23	
		Advocates	
		88: 15	
		Affairs 86: 14	
		affect 3: 16, 111: 17,	
			146: 12, 147: 1

Concordance

afforded	aid 108: 2, 108: 5, 161: 7	allows 34: 5, 34: 6, 144: 16	75: 23, 126: 22, 139: 5, 151: 11
35: 19, 39: 18, 62: 21, 109: 23	Aida 154: 5	almost 16: 6, 42: 14, 54: 7, 54: 8, 58: 4, 91: 3, 91: 4, 138: 7, 141: 13	American 168: 24
aforesaid	aide 53: 20, 55: 21, 55: 22	alone 68: 6, 118: 24, 119: 9, 138: 8, 143: 11	amount 55: 8, 83: 2, 144: 9, 144: 19, 147: 4, 153: 7
178: 11	aides 155: 18	alongsid e 18: 12, 32: 3	amounts 138: 6, 144: 7, 144: 8
afraid 75: 23, 130: 7, 130: 8, 148: 9, 148: 10	Ain't 42: 9, 42: 10, 42: 15, 167: 11, 169: 13, 176: 21	already 12: 14, 15: 18, 15: 23, 27: 4, 27: 19, 27: 22, 28: 12, 32: 24, 38: 16, 39: 1, 40: 9, 42: 20, 61: 6, 61: 7, 61: 10, 61: 14, 61: 21, 144: 23, 149: 1, 156: 13, 157: 24, 170: 11	anarchy 176: 11
African	air 25: 7, 51: 7	although 38: 21, 114: 3	anchor 37: 14
168: 24	Al 86: 12	amazing 16: 21	Anderson 53: 6, 138: 23, 145: 5, 145: 8, 145: 13, 145: 14, 145: 15
afternoon	Albany 50: 12, 77: 18	America	84: 21, 85: 5
20: 3, 22: 19, 24: 12, 35: 3, 51: 12, 93: 22, 95: 23, 119: 15, 132: 10	Alberto 47: 9, 48: 10, 49: 1, 49: 5		Andrew 2: 15, 38: 11, 102: 8, 103: 2, 131: 12
age 30: 21, 140: 13, 152: 21, 155: 17	Alex 2: 6, 2: 10, 3: 21, 4: 5		angry 74: 24
agencies	alive 88: 6, 108: 15, 120: 22, 158: 10		anguish 144: 10, 144: 20
80: 18	alleging 90: 17		animal 148: 4
agency 36: 19, 55: 21, 174: 23	Allerton 25: 21		Anna 48: 11, 49: 2, 51: 9, 51: 13
agent 173: 2	allotted 7: 6		anniversary 166: 2
aging 37: 4, 63: 6	Allow 21: 13, 24: 22, 47: 17, 55: 22, 56: 10, 158: 14		announce 70: 23, 71: 1
ago 20: 21, 21: 6, 31: 12, 35: 16, 52: 15, 90: 15, 108: 16, 129: 16, 135: 23, 135: 24, 158: 16, 174: 7	allowed 42: 7, 56: 10, 103: 9, 157: 10		answer 13: 7, 24: 3

Concordance

ants 162: 14, 162: 15	apparently 107: 20	12: 21	attacks 26: 16
Anybody 21: 21, 79: 12, 79: 13, 84: 12, 112: 24	APPEARANCES 2: 2	asbestos 159: 16	attempt 6: 12
anyway 174: 15, 174: 20	applause 86: 1, 86: 7	ashamed 100: 16, 100: 17, 141: 21	attend 5: 19, 167: 3
anyway. 174: 14	applied 81: 4, 146: 3, 154: 19	Aside 54: 17, 159: 18	attendance 68: 20
Apartments 3: 13, 14: 11, 14: 14, 14: 18, 18: 10, 20: 14, 20: 15, 31: 15, 36: 4, 50: 3, 50: 23, 52: 4, 57: 9, 58: 18, 58: 19, 58: 20, 58: 21, 70: 6, 70: 13, 71: 17, 72: 5, 73: 8, 80: 13, 87: 13, 88: 11, 96: 2, 97: 18, 106: 9, 138: 6, 145: 16, 146: 24, 147: 5	appointment 38: 19	ASKINS 101: 7, 101: 9, 104: 9, 104: 11, 104: 14, 104: 17, 104: 20, 104: 21, 105: 3, 106: 13, 106: 15, 106: 17	attendant 68: 17, 119: 17
approving 93: 10	appreciate 75: 17, 110: 3, 127: 17	assertion 147: 22	attendees 167: 4
Aquino 2: 5, 3: 19	are. 88: 22	assist 7: 5, 10: 9	attending 3: 9, 163: 14
area 111: 3	argue 28: 10, 143: 8	assistance 10: 1, 11: 10, 12: 10, 13: 3, 28: 6, 30: 23, 31: 24, 90: 13	attention 52: 15, 53: 13, 56: 2, 105: 12, 106: 5, 116: 6
arising 64: 8	Armlovich 2: 6, 3: 21	Association 55: 9, 58: 8	attorneys 55: 10, 93: 3
army 38: 16	Arojo 131: 4, 132: 22	associations 70: 20	attribute 54: 5
around 14: 7, 75: 24, 82: 20, 82: 21, 96: 7, 109: 19, 110: 1, 123: 12, 132: 11, 141: 23, 158: 17	Arpitt 2: 8, 4: 1	assuming 71: 12	audacity 142: 17
arrears 36: 12, 127: 3	arrives 57: 1	asthma 24: 24	audio 5: 11
Article 12: 19,		ATHANEOS 32: 15, 34: 20, 35: 1, 35: 3	Audrey 155: 4, 162: 18, 162: 23, 165: 15
		ATKINS 104: 17, 104: 23, 105: 1	August 166: 2
			aunts 87: 24, 139: 11
			Aurelia 101: 8, 101: 9, 104: 9, 107: 2
			authority 80: 2, 173: 2
			avail 12: 21
			available 5: 4, 5: 13, 7: 5, 71: 2, 157: 5
			Ave 32: 20
			Ave. 32: 21

Concordance

Avenue 24:16,
 47:12,
 74:1, 94:7,
 98:7,
 107:4,
 118:7,
 125:22,
 130:12,
 146:13,
 152:6
average
 137:22
avoid 162:6,
 162:8
awaiting
 157:22
aware 20:18,
 51:4,
 51:24,
 61:15,
 73:10
away 55:1,
 79:16,
 88:5, 93:8,
 102:20,
 107:10,
 107:13,
 108:13,
 108:15,
 108:16,
 108:17,
 110:7,
 117:10,
 129:16,
 131:8,
 141:5,
 147:6,
 153:6
awesome
 152:21
Awilda
 124:21,
 125:7,
 128:5

Baby 37:15,

58:1,
 140:24
bachelor
 147:8
Back 14:3,
 16:22,
 20:11,
 22:4, 22:5,
 40:12,
 60:11,
 78:17,
 83:21,
 91:15,
 92:8,
 107:14,
 107:16,
 107:17,
 109:8,
 109:24,
 121:24,
 124:15,
 124:16,
 125:1,
 128:20,
 129:2,
 134:9,
 136:12,
 136:13,
 140:18,
 142:15,
 143:16,
 143:19,
 148:23,
 152:12,
 152:13,
 152:20,
 155:13,
 156:4,
 165:23,
 166:15,
 170:20,
 172:18,
 175:16
backed 169:12
backing 81:23
backs 41:15,
 49:21,
 83:11,

114:8
backup 58:23
bad 10:23,
 92:5,
 93:19,
 102:19,
 142:5,
 142:15,
 165:6,
 172:18
baffled 93:1
bag 119:20
Band-aids
 35:20
bang 90:16
bank 100:3,
 144:18
bankrupt
 56:13,
 56:17
banks 25:17,
 169:12
Barber 58:8
Barnabas
 129:17
Barrio 5:17
based 10:6,
 22:6
basement
 14:21,
 20:15,
 90:18
basic 52:10,
 123:19,
 146:18,
 164:8,
 164:18
Basically
 67:19,
 68:6, 69:6,
 69:24,
 70:1,
 161:24
basis 20:22,
 21:4, 82:3,
 144:2
bathroom
 45:6,

126:6,
 126:15
bathrooms
 59:3,
 116:19
battles
 176:15
beat 123:11
beautiful
 26:1,
 113:9,
 131:1,
 148:7
became 107:7
become 123:22
bed 42:2,
 84:3,
 94:21,
 158:8
bedbugs
 55:19,
 55:23,
 60:21
bedridden
 53:20
bedroom 84:10
bedrooms
 116:20
beehive 21:7
beep 6:23
beeping 6:24
beg 93:19,
 152:17
began 155:18
begged 107:15
begging
 17:22,
 47:24,
 103:17
begin 6:22,
 29:15,
 37:17,
 156:19
beginning
 167:7
behalf 26:11,
 62:9
behavior

Concordance

92: 5, 93: 19
behind 27: 23,
69: 1, 69: 2,
69: 9
beings
115: 18,
127: 21,
135: 19,
135: 20,
147: 19,
148: 2
belief 115: 17
believe 8: 20,
9: 24,
11: 13,
14: 6,
21: 14,
39: 1, 62: 1,
62: 19,
72: 14,
94: 2,
95: 13,
105: 12,
105: 17,
106: 4,
112: 5,
129: 12,
149: 19,
149: 21,
157: 6,
157: 8,
167: 23,
176: 18
believed 89: 1
believers
157: 7
believes 98: 1
benefit 33: 23
benefits
27: 12,
30: 23,
34: 10,
54: 3,
156: 23
besides
105: 14
best 22: 9,
70: 4,

81: 17, 82: 4
better 9: 21,
9: 23,
28: 14,
51: 22,
66: 6, 83: 8,
89: 9,
114: 8,
114: 9,
115: 10,
123: 2,
147: 21,
153: 21,
163: 12,
165: 9,
166: 12
Beverly
41: 18,
44: 2, 47: 8,
47: 12
beyond 87: 24
biased 97: 20
biasness
168: 6
Bible 175: 14,
175: 16
big 10: 23,
30: 9,
116: 20,
128: 18,
155: 3,
174: 8,
174: 20
biggest 41: 12
bill 49: 8,
49: 9, 142: 4
bills 140: 3,
140: 20,
141: 22
bird 162: 13,
162: 15
birth 119: 16
bit 9: 2, 9: 9,
66: 17,
99: 19,
136: 22,
163: 6,
163: 20,

169: 11,
174: 24
BJ 120: 15
Black 10: 2,
101: 18,
109: 18,
170: 21
blackmail
67: 20
Blake 66: 14,
71: 7,
73: 18,
73: 20,
73: 23
blame 176: 11
blamed 9: 13
blanket 11: 3
bleed 18: 10
bless 115: 18,
115: 19
blessed 44: 11
blessing 9: 5
blinded 120: 2
blinks
152: 23,
153: 1
Block 30: 5,
82: 21,
87: 21,
123: 1,
131: 24
blocks 147: 6
blood 65: 2
Board 1: 3,
2: 3, 3: 9,
4: 15, 5: 12,
5: 14, 5: 23,
7: 11, 7: 16,
8: 1, 9: 6,
9: 12,
11: 20,
11: 24,
12: 3,
13: 13,
15: 13,
22: 1, 22: 8,
23: 18,
33: 5, 35: 5,

38: 18,
38: 23,
40: 20,
62: 7, 64: 9,
65: 11,
74: 3,
85: 21,
97: 19,
105: 8,
115: 1,
116: 9,
122: 12,
135: 24,
136: 1,
149: 12,
150: 1,
150: 3
Boards 25: 19
BODRO 171: 21,
171: 22,
173: 11
body 18: 19,
23: 3, 23: 6,
113: 16
bolster 31: 4
bombarDED
35: 21
bonuses 115: 9
books 15: 2,
80: 10,
80: 16, 81: 6
born 128: 5,
128: 8,
128: 11,
128: 21,
139: 23,
141: 18,
154: 11,
166: 4
Borough
26: 24,
61: 3, 62: 1,
62: 3, 62: 8,
62: 10,
63: 10,
64: 16,
65: 9,
65: 10,

Concordance

66: 9,
 66: 12,
 78: 11,
 146: 17
boroughs
 117: 1,
 167: 17
bother
 102: 13,
 103: 5
bothering
 125: 17
bottles
 141: 21
bottom 38: 3,
 89: 20,
 91: 6,
 157: 23,
 162: 14
bought 174: 16
Box 167: 7
boycotted
 130: 10
Brainstorm
 124: 11
branch 168: 14
break 71: 1,
 71: 3,
 73: 19,
 76: 19,
 118: 3,
 121: 9,
 121: 15,
 121: 18,
 171: 11
breaking
 14: 6, 170: 3
Brian 2: 16
bridge 50: 19
brief 71: 1,
 71: 3,
 86: 10,
 87: 19,
 90: 9,
 121: 9,
 121: 15,
 160: 21
bright 125: 17

bring 13: 16,
 13: 17,
 27: 23,
 54: 11,
 54: 13,
 79: 21,
 119: 11,
 120: 18
bringing
 37: 2,
 121: 4,
 153: 11,
 153: 12
brings 31: 10
brink 37: 2
Broadway
 156: 8
Broder 171: 7
broke 55: 13
Broken 33: 22,
 96: 12,
 96: 14,
 116: 15,
 126: 4,
 126: 18,
 159: 7,
 159: 8
BRONCO 13: 23,
 14: 3
Brooklyn
 17: 20,
 35: 6,
 101: 18,
 101: 19,
 117: 8
brother
 129: 24,
 130: 1,
 166: 9,
 173: 19
brown 10: 2,
 109: 18
Bryant
 109: 10,
 112: 21
buck 15: 1
bucket 126: 3,
 126: 23

budget 12: 24,
 27: 11,
 31: 1,
 169: 10
build 16: 12,
 16: 15,
 16: 16,
 17: 3,
 19: 20,
 64: 23
Buildings
 11: 20,
 12: 20,
 25: 3,
 25: 15,
 31: 8,
 33: 20,
 35: 7,
 35: 15,
 35: 17,
 37: 2,
 49: 22,
 52: 5,
 57: 15,
 78: 3,
 78: 11,
 82: 9, 90: 5,
 98: 18,
 98: 21,
 99: 24,
 142: 11,
 158: 13
built 34: 15,
 35: 15,
 65: 2, 66: 8,
 139: 19,
 140: 11,
 141: 24,
 142: 1
bully 127: 5
bunch 22: 2,
 70: 9,
 70: 10,
 132: 22
burden 64: 5,
 64: 14
burdened
 15: 20

burdening
 12: 18
bureaucracy
 105: 15,
 169: 20
Burger 2: 17
burns 129: 19
Burnside 74: 2
bursting
 116: 18
bury 107: 13
bus 174: 9,
 174: 18
buses 77: 23
Bush 101: 13,
 101: 18,
 123: 12
business
 34: 9,
 80: 18,
 133: 15
Butler
 133: 24,
 138: 23
buy 57: 15,
 95: 4,
 96: 23,
 135: 14,
 135: 18,
 141: 14,
 142: 7

<C>
cabinet 14: 16
California
 141: 14
Call 3: 18,
 6: 7, 8: 4,
 13: 21,
 15: 16,
 34: 20,
 45: 13,
 45: 14,
 53: 11,
 56: 2, 66: 1,
 69: 5, 69: 7,
 69: 17,

Concordance

69: 18,	cancel 102: 3	caring 97: 12,	cases 27: 17,
77: 3,	cancellation	97: 13,	28: 2, 28: 9,
91: 16,	102: 6	115: 13,	31: 18
91: 21,	cancer 25: 1,	175: 6	cash 12: 9,
92: 13,	156: 21,	Carlos 129: 24	14: 20
101: 20,	157: 2	Carolina	castle 129: 8,
146: 19,	candidates	142: 24,	130: 4,
146: 21,	86: 5	145: 10	130: 5,
148: 17,	cane 55: 12	Carolyn 139: 3	131: 2
153: 16,	cans 141: 21	carried	cataracts
159: 1,	canvas 114: 19	102: 20	115: 14
159: 9,	capacities	carrying	catch 33: 20
161: 5	169: 18	119: 20,	cause 31: 3,
called 6: 2,	capital 12: 23	153: 12	89: 16,
6: 9, 20: 7,	capitalist	cars 122: 14	97: 14,
54: 16,	23: 17, 34: 5	Casa 30: 5,	101: 22,
55: 14,	car 122: 15,	47: 15,	144: 2
91: 10,	142: 7,	51: 14,	caused 25: 1,
91: 12,	142: 8	54: 24,	54: 7,
102: 11,	CARADA 22: 17,	55: 10,	135: 21
116: 11,	24: 9, 26: 7,	72: 23,	cave 68: 10
128: 6,	26: 10	79: 9,	ceiling 25: 7,
128: 7,	card 56: 3	85: 23,	50: 9,
128: 9,	cards 15: 5	94: 8,	60: 12,
128: 11,	Care 21: 10,	104: 21,	68: 9,
128: 17,	21: 12,	104: 23,	68: 10,
130: 13,	45: 9,	105: 1,	137: 16
132: 9,	45: 12,	105: 4,	ceilings
133: 5,	65: 14,	106: 6,	58: 22,
140: 4,	67: 1,	106: 23,	116: 18
171: 8	77: 23,	127: 14,	celebrating
calling 4: 24,	99: 13,	134: 4,	166: 2
5: 14,	106: 2,	139: 9,	Center 26: 11,
55: 24,	111: 7,	139: 11,	130: 14,
168: 8,	123: 14,	139: 16,	148: 6
168: 9	128: 6,	141: 8,	centipedes
calls 66: 2,	128: 7,	145: 15,	89: 6
117: 15	128: 8,	149: 1,	cents 33: 2,
camera 174: 15	128: 9,	155: 2,	155: 18,
Campbell	128: 12,	158: 3,	174: 10
20: 2,	128: 17,	171: 5,	certain 29: 4,
22: 15,	128: 18,	171: 23,	110: 19,
24: 9,	136: 8,	174: 23	155: 21
24: 10,	141: 2,	case 14: 15,	Certainly
24: 11,	176: 8,	36: 16,	38: 8, 39: 3,
24: 13	176: 9	55: 5,	163: 12
camping 20: 14	careful	62: 15,	certified
Canada 163: 8	156: 19	143: 13	118: 20,

Concordance

120: 10,	121: 6,	72: 20,	citizen
120: 13	121: 7	73: 8, 84: 3,	129: 22
certify 178: 9	changed	108: 13,	civically
CHAIRMAN	172: 11	108: 15,	148: 19
149: 5,	changing	108: 16,	civil 168: 20
149: 9,	32: 9, 119: 6	128: 10,	Civility
150: 20,	channel 5: 20	130: 14,	167: 24
151: 1,	Chaplain	132: 20,	claim 14: 5
151: 8,	175: 12	135: 15,	claiming
151: 13,	charge 126: 21	150: 10,	20: 8,
151: 19,	charged	150: 14,	20: 22,
151: 23,	159: 19	150: 16,	80: 4, 80: 8
152: 1,	charging	152: 7,	claims 21: 23,
154: 3,	143: 10	176: 8	90: 11,
154: 22,	Charmaine	CHIMBO 66: 13,	122: 24
155: 4,	2: 18	66: 14,	Class 13: 8,
159: 20,	cheap 15: 2	66: 15,	18: 15,
160: 1,	cheaper 123: 1	66: 19,	24: 20,
160: 13,	check 117: 18,	69: 24	34: 3,
160: 18,	117: 21	choose 27: 8,	40: 10,
162: 17,	checked 6: 2	42: 17,	63: 2,
163: 1,	checking	44: 13,	83: 12,
163: 5,	109: 6	44: 15,	95: 11,
165: 7,	checks 140: 13	135: 16	129: 1,
165: 11,	chemotherapy	Chris 32: 14,	129: 2,
166: 20,	107: 9	34: 20, 35: 1	138: 9,
170: 13,	chew 16: 10	CHRISTIAN	138: 10
170: 17,	chicken 140: 5	133: 23,	classes 37: 23
170: 24,	child 27: 9,	134: 1,	clean 25: 24,
171: 8,	45: 21,	134: 2,	84: 4
171: 12,	88: 8,	134: 4,	clear 11: 22,
171: 15,	108: 14,	134: 6,	32: 21,
173: 8,	121: 4,	134: 8,	74: 17,
173: 20,	158: 8	134: 12,	80: 1,
173: 23,	childcare	134: 19,	146: 20
175: 9,	25: 14, 74: 9	136: 16,	clearly 54: 21
177: 11	childhood	136: 17,	clients 112: 2
challenges	32: 7	138: 1,	climate 11: 4
13: 7, 63: 5,	children	138: 5	climb 157: 22
164: 4,	33: 12,	Christina	clinician
165: 2	33: 14,	2: 11, 4: 7	111: 2
championed	41: 24,	church 75: 6,	clock 6: 21,
12: 16	42: 1, 60: 9,	118: 11,	6: 23
chance 75: 13	64: 18,	131: 11	close 135: 15,
Change 10: 19,	67: 1,	circles 14: 7	159: 23
23: 15,	67: 13,	circumstances	closed 31: 18,
58: 7,	68: 5,	66: 23	119: 23,
112: 16,	71: 20,	cities 34: 13	131: 2,

Concordance

131: 20
close 76: 22
closing
 169: 24
cloud 38: 23
Co-research
 2: 16, 2: 17
Coalition
 47: 14
coats 31: 9
cockroach-infested 17: 20
cockroaches
 72: 12
collapse
 58: 23,
 137: 17,
 137: 18
collapsed
 158: 23
collapsing
 116: 18
collect 20: 16
collecting
 56: 24
collective
 25: 15
College
 62: 18,
 129: 2,
 140: 21,
 141: 1,
 145: 17,
 153: 22,
 156: 10
College/cuny
 1: 10
colluding
 38: 14
color 172: 22
Columbia
 156: 9
comes 20: 7,
 23: 15,
 36: 19,
 40: 23,
 49: 1,
 52: 22,

65: 23,
 65: 24,
 106: 1,
 141: 7,
 144: 5,
 146: 18,
 153: 1,
 155: 8,
 163: 23
comfortable
 71: 15,
 88: 23, 97: 5
comfortably
 138: 17
coming 36: 17,
 45: 5,
 58: 24,
 59: 2, 62: 6,
 81: 24,
 85: 22,
 85: 24,
 86: 5,
 99: 14,
 99: 15,
 99: 17,
 124: 11,
 126: 14,
 172: 1
commencing
 3: 16
commend 45: 8,
 45: 9
commensurate
 37: 4
comment 4: 15,
 4: 20, 29: 13
comments
 3: 11, 5: 9,
 5: 11, 5: 13,
 8: 2, 29: 18
Committee
 11: 19
commodity
 34: 1
common 39: 3,
 44: 7, 48: 6,
 97: 14
communication

69: 16
Communities
 16: 23,
 23: 19,
 23: 21,
 25: 11,
 26: 14,
 58: 7, 65: 4
Community
 1: 10,
 16: 15,
 22: 23,
 25: 12,
 62: 17,
 73: 24,
 109: 18,
 109: 19,
 109: 21,
 109: 24,
 110: 20,
 111: 6,
 114: 3,
 123: 8,
 145: 16,
 145: 23,
 156: 18,
 164: 1,
 164: 7,
 166: 1,
 166: 7,
 173: 13
company 21: 12
compare 70: 3
compensation
 157: 15
complacent
 83: 16
complain
 160: 8,
 173: 1
complained
 126: 7
complaint
 69: 5, 97: 19
complaints
 160: 5,
 164: 11
complete

44: 23,
 94: 19
completely
 53: 19,
 78: 16
compliance
 170: 10
compliant
 15: 6
comply 36: 5,
 36: 23,
 127: 7
complying
 36: 8
Compromise
 150: 7
compromised
 38: 19
computer
 153: 17
concept
 153: 14
concern 13: 16
concerned
 140: 12
concerning
 3: 11
concerns
 11: 8, 85: 23
concluded.
 177: 19
Concord 132: 5
Concourse
 1: 11,
 116: 16,
 128: 19,
 158: 12,
 165: 24,
 172: 10
conditions
 17: 18,
 24: 23,
 26: 16,
 28: 14,
 31: 21,
 33: 19,
 66: 5,
 88: 21,

Concordance

88: 24,
 89: 1, 89: 3,
 90: 6, 91: 8,
 92: 23,
 99: 21,
 138: 11,
 143: 13,
 168: 16
condo 172: 6
condone 124: 4
conducted
 22: 2
confirm 5: 24,
 39: 1
conflict
 97: 23
confusing
 29: 16
Congo 88: 3
Connect
 146: 24,
 148: 1
conscience
 52: 23,
 113: 13,
 114: 10
conscious
 147: 18
conservative
 149: 17
consider
 3: 11, 64: 10
considerate
 113: 22
consideration
 149: 22,
 150: 5
considered
 21: 22,
 31: 20
consistently
 17: 17,
 17: 19,
 126: 1
constant
 35: 17
constantly
 16: 22,

50: 4,
 67: 21,
 118: 19
Constituent
 86: 14
constituents
 73: 21,
 148: 14
consumes
 37: 18
contempt
 90: 2, 92: 6
contentious
 36: 13
context 9: 17
continually
 148: 3
continue
 6: 24, 7: 13,
 14: 4, 23: 1,
 23: 10,
 43: 17,
 51: 21,
 52: 4,
 52: 20,
 64: 4, 72: 8,
 79: 20,
 84: 17,
 94: 18,
 119: 6,
 119: 8,
 150: 20,
 160: 7,
 161: 22,
 162: 1,
 162: 9
continued
 10: 12
continues
 63: 14,
 64: 13,
 90: 22,
 146: 17
contribute
 114: 2
control
 34: 11,
 159: 23

controls
 77: 15
conversation
 9: 14,
 166: 11,
 166: 18
convey 74: 3
convince
 40: 19
cook 15: 2
Cool 39: 14
cooperation
 8: 1
cooperatives
 25: 13
cops 132: 9
corners 14: 23
cornerstones
 62: 23
correct 8: 21,
 89: 23,
 90: 5, 92: 8,
 113: 6,
 178: 11
correlate
 112: 12
corrupt
 40: 20,
 40: 21,
 40: 22
corruption
 39: 2
CORTEZ
 109: 10,
 112: 22,
 113: 2,
 113: 4,
 113: 8
cost 12: 11,
 17: 4,
 27: 14,
 36: 4, 36: 7,
 36: 8, 37: 4,
 63: 14,
 63: 19,
 64: 8, 65: 5,
 74: 6, 76: 9,
 94: 12,

102: 20,
 103: 16,
 104: 2
costs 13: 8,
 35: 13,
 35: 19,
 94: 13,
 135: 8
Council
 11: 19,
 13: 2,
 13: 12,
 36: 1,
 36: 10,
 86: 15,
 133: 14,
 147: 4
Council member
 11: 17
Council woman
 11: 13,
 11: 14,
 13: 20
Counsel
 26: 23,
 63: 11,
 82: 24
counseling
 109: 17
count 175: 23
countless
 36: 23
country
 10: 16,
 41: 12,
 101: 21,
 107: 13,
 124: 3,
 139: 6,
 141: 12,
 155: 8,
 177: 2
counts 176: 1
COUNTY 75: 23,
 101: 19,
 149: 13,
 168: 19,
 168: 20,

Concordance

178: 4
couple 31: 11,
 35: 24,
 40: 3, 40: 4,
 68: 23,
 70: 24,
 71: 5,
 122: 23,
 127: 24,
 140: 24
coupons 161: 7
course 50: 10,
 53: 24,
 54: 3, 54: 6,
 55: 1, 55: 3,
 65: 20,
 77: 22,
 103: 18,
 143: 14,
 143: 18,
 143: 20,
 143: 24,
 144: 1,
 144: 2,
 144: 15,
 144: 21,
 155: 9,
 155: 12,
 155: 15,
 155: 19,
 155: 20,
 155: 24,
 156: 5,
 156: 14,
 156: 23,
 157: 17,
 157: 19,
 158: 10,
 159: 10,
 171: 16
Court 13: 4,
 27: 2,
 27: 24,
 28: 2,
 36: 24,
 50: 4,
 52: 20,
 54: 8,

54: 13,
 54: 15,
 55: 2, 55: 4,
 56: 16,
 67: 24,
 68: 1, 69: 3,
 69: 8,
 69: 10,
 82: 20,
 89: 21,
 90: 3, 90: 8,
 91: 11,
 91: 20,
 92: 6, 92: 8,
 107: 18,
 108: 22,
 113: 15,
 127: 3,
 127: 5,
 139: 13,
 142: 16,
 152: 18,
 157: 1,
 158: 4,
 172: 14,
 172: 16
courthouse
 92: 16
courts 36: 18,
 93: 7,
 127: 12,
 152: 11,
 168: 20,
 169: 21
cover 35: 12,
 36: 7
CPA 15: 2
crazy 46: 3,
 48: 3, 81: 24
creaking
 160: 7
create 31: 5
created 55: 8
creating
 164: 1
credit 80: 7
Creston 74: 1
cried 67: 3,

139: 12
cries 93: 20
crime 78: 2,
 78: 5
criminal
 25: 20,
 146: 4,
 170: 5
criminals
 38: 9
criminology
 109: 16
cripple
 120: 15
crisis 9: 11,
 9: 18,
 12: 14,
 15: 18,
 15: 24,
 24: 19,
 27: 10,
 33: 9,
 49: 14,
 51: 23,
 52: 9,
 63: 16,
 146: 12
crooked 15: 2
cry 67: 11
crying 50: 12,
 67: 13,
 67: 14
cuff 9: 9
CUNY 146: 1
Cuomo 38: 11,
 81: 10,
 102: 8,
 103: 2
cups 68: 11
currently
 38: 14,
 92: 5, 107: 5
cut 14: 23,
 68: 17,
 68: 21, 69: 1
cuts 27: 11,
 27: 12,
 31: 1, 31: 2

Cynthia 53: 3,
 57: 19,
 57: 24, 58: 6

<D>
D-i-v 22: 16
D-i-w 22: 16
daily 21: 4,
 82: 3
damage 90: 21
damaged
 38: 22,
 160: 7
damages 56: 15
damn 32: 24,
 61: 22,
 122: 13
danger 91: 7
Danielle 2: 17
dare 147: 10
dark 98: 2
data 9: 10,
 11: 7, 12: 3,
 21: 3, 37: 3,
 44: 17,
 74: 17,
 117: 19,
 117: 20,
 117: 21
date 89: 24,
 90: 7,
 148: 21
dated 117: 6
dates 4: 16
daughter
 30: 11,
 107: 7,
 107: 8,
 107: 11,
 107: 12,
 133: 11,
 139: 8,
 141: 2
David 37: 21,
 37: 24
Day 30: 7,
 42: 14,

Concordance

60: 2,	59: 11,	30: 5	demands 70: 8
64: 17,	75: 2, 83: 9,	defending	democratic
65: 23,	140: 12	28: 9	34: 10
70: 15,	deceive 21: 13	defer 170: 19	democraticall
74: 12,	December	definitely	y 33: 5
75: 1,	72: 22	153: 15	denied 55: 2
83: 14,	decency 48: 6	defraud 37: 23	denies 38: 7
91: 15,	decent 45: 17	degree	Deno 17: 10,
99: 2,	decide 161: 20	129: 19,	20: 1, 20: 3,
107: 20,	decided	146: 4,	20: 4
113: 24,	39: 24,	147: 8	Department
119: 7,	40: 20,	del 5: 17	55: 14,
120: 14,	61: 7,	DELANEY 77: 5,	80: 6, 90: 5
132: 8,	134: 14	78: 23,	departmental
153: 17,	decision	79: 1, 79: 3,	173: 2
159: 9,	11: 2, 11: 3,	79: 7, 79: 8,	deported
163: 22,	28: 8,	83: 23,	66: 24
163: 23,	61: 11,	84: 9,	deprivation
171: 24,	118: 10,	84: 15, 85: 3	20: 24
174: 11	150: 4,	delayed 36: 18	deregulated
days 21: 6,	150: 17,	Delroy 101: 7,	14: 18
54: 8,	151: 5,	101: 9,	Derek 77: 5,
90: 15,	151: 11,	104: 9,	78: 23,
94: 20,	162: 8	104: 12,	78: 24, 79: 2
157: 1	decisions	104: 17,	Derick 167: 6
de-commoditiz	46: 23,	104: 20	deserve
ing 25: 10	81: 15,	demand 31: 5,	61: 17,
dead 123: 10	96: 8,	32: 22,	62: 16,
deaf 41: 23,	135: 20,	34: 3, 34: 4,	64: 6,
143: 14	163: 16	34: 16,	78: 15,
deal 43: 5,	declined	46: 21,	110: 2,
70: 8, 82: 2,	12: 11	46: 22,	114: 11,
92: 9,	declining	102: 3,	114: 12,
96: 11,	32: 6, 47: 21	143: 9,	117: 18,
108: 6,	decreasing	145: 1,	134: 17,
108: 8,	135: 10	167: 11,	135: 3,
122: 16	dedicate	167: 12,	135: 6,
dealing	105: 4	176: 21	135: 7,
64: 14,	deeply 16: 12,	demanded	138: 18
66: 2,	16: 16, 17: 3	134: 16,	deserves
95: 10,	defeated	138: 19	62: 15,
146: 10	71: 9,	demanding	65: 8, 66: 6
deals 12: 19,	71: 10,	17: 23,	designed
15: 23	71: 11,	32: 3, 73: 1,	33: 23
dealt 127: 1	84: 16	83: 19,	desk 6: 3,
Deblasio 77: 9	defend 158: 2	98: 9,	170: 22
decades 9: 16,	defended 27: 1	168: 1,	desperate
26: 18,	Defenders	175: 16	146: 2

Concordance

destabilize	161: 4, 173: 6,	156: 2, 157: 20	dogs 72: 17
59: 7	175: 4, 176: 12	disease	Doing 10: 20,
destabilized	difficult	131: 14	15: 7,
58: 19, 58: 20	7: 18, 28: 5, 28: 7,	disinvestment	16: 13,
destitution	107: 6, 155: 9	63: 7	31: 16,
136: 1	difficulty	displaced	42: 11,
destroy 177: 9	27: 19	24: 16, 33: 21, 64: 21, 109: 20, 174: 3	46: 15,
destroyed	dig 174: 19	displacement	46: 18,
68: 11, 176: 7	dignified	110: 17	49: 15,
detectors	34: 17	dispossessed	53: 8,
35: 23	Digoi 154: 6	38: 17	54: 22,
detention	diminished	disproportion	57: 10,
130: 14	169: 18	ately 18: 20	80: 22,
deteriorate	dinners 75: 7	dispute 174: 8	84: 2, 99: 4,
132: 1	dire 12: 14	disrepair	99: 7, 99: 8,
determined	direct 26: 20	31: 8	101: 1,
79: 22	direction	distancing	104: 11,
devastating	127: 10	102: 12	113: 9,
64: 1	directly	distinguished	117: 18,
devil 95: 9, 175: 17	137: 1, 164: 12	66: 16	131: 2,
DHCR 80: 1, 152: 10, 152: 18	Director	distorts	132: 12,
DHS 145: 24	2: 15, 2: 16, 2: 17, 37: 22, 86: 11, 86: 14, 168: 22	37: 20	133: 1,
Diabetic	Directors	distressed	134: 13,
44: 15	1: 7, 2: 3	13: 1	134: 18,
Diaz 35: 2, 37: 9, 39: 9, 39: 13, 41: 3, 41: 5, 41: 7, 41: 9, 49: 3	disabilities	distribute	136: 5,
die 60: 12, 158: 5	64: 3	6: 10	147: 3,
died 108: 17, 158: 11	disabled	distribution	149: 2,
different	42: 16, 53: 19, 170: 1	29: 10	152: 20,
22: 2, 90: 10, 95: 5, 110: 14, 115: 4, 124: 2, 124: 3, 148: 4,	discounts	District	153: 20,
	29: 7	11: 18	157: 19,
	discrimination	ditto 29: 1	172: 19,
	n 30: 19, 65: 24, 70: 9, 144: 16, 154: 20,	diverse 75: 23	173: 18
		Diwa 22: 16, 24: 9, 26: 6	dollar 33: 2, 174: 19
		doctor	dollars 36: 4, 36: 6, 49: 8, 55: 7, 56: 3, 72: 21, 94: 16, 138: 7
		141: 19, 155: 12	domestic
		document	66: 21
		144: 5, 156: 24	Dominican
		documents	30: 12, 129: 10, 129: 14, 132: 8
		144: 24	done 44: 12,
		dog 132: 10	

Concordance

48: 22,	156: 14	earth 74: 18	104: 7,
50: 9,	dozens 12: 19	easier 124: 13	123: 12,
80: 11,	drains 81: 24	East 175: 20	135: 10,
84: 1, 91: 4,	dream 155: 10	eat 50: 2,	140: 2,
98: 13,	dressed	140: 2	150: 11,
98: 16,	148: 21	eating 42: 17,	174: 4
100: 7,	Drive 20: 5	162: 14,	EI 5: 17
126: 22,	drivers 27: 17	162: 15	Elderly 60: 8,
127: 3,	dry 18: 10	echo 16: 7	96: 14,
141: 12	dryer 59: 4	economics	105: 5,
Donya 31: 9	DSCR 14: 15	37: 22, 38: 2	108: 7,
door 90: 15,	due 66: 23,	economies	115: 13,
90: 16,	68: 18,	135: 14	120: 2
126: 13,	133: 9,	economy	elected 30: 6,
175: 22	155: 20,	135: 13	33: 6,
Doors 5: 18	169: 22	ecosystem	81: 13,
dosage 135: 17	during 31: 9,	110: 10	86: 4,
Doug 1: 19,	65: 20,	Edison 35: 2,	106: 6,
2: 4, 4: 11,	66: 20,	37: 9, 39: 9	168: 10,
62: 11	137: 8,	Eduardo	169: 12,
down 9: 1,	137: 20,	17: 10, 20: 1	169: 13
15: 21,	171: 11	Education	elections
31: 14,	dwelling	129: 13,	81: 14
55: 13,	38: 12	142: 2,	electric
59: 14,	dwellings	147: 13,	21: 11
96: 13,	87: 8	147: 14,	electricians
102: 2,	dying 40: 15,	168: 23	14: 24
102: 22,	174: 11	effect 63: 12,	electricity
114: 23,	dyslexic	63: 13	149: 24
118: 16,	153: 13	efficiencies	elegant 72: 3
119: 2,		35: 23, 36: 5	elevator
119: 16,	<E>	egregious	45: 1, 45: 2,
120: 2,	earlier	146: 11,	55: 12,
121: 4,	74: 13,	146: 12	118: 23,
123: 1,	171: 6	Ehrlich 2: 7,	119: 3,
131: 2,	early 54: 4	3: 23, 3: 24,	119: 5,
131: 20,	earn 46: 1,	21: 24	119: 6,
131: 23,	49: 6, 67: 4,	eight 33: 11,	120: 16
132: 1,	68: 22,	75: 14,	elevators
132: 13,	95: 3,	113: 12,	40: 16,
133: 24,	103: 18,	120: 23,	66: 2,
138: 24,	104: 3	173: 7	96: 12,
140: 19,	Earnest 94: 1,	Either 4: 23,	97: 18,
149: 6,	95: 18	13: 23,	116: 15
156: 12,	earning 63: 18	50: 11,	Elizabeth
156: 13,	earns 36: 16	50: 18,	143: 1,
175: 22	ears 143: 15	81: 7,	145: 11,
downtown		104: 4,	149: 6,

Concordance

151: 13,
 152: 3
Ellis 32: 21
Emerald 53: 7
Emergency
 3: 15
Emilio
 115: 22,
 118: 1,
 121: 9,
 121: 12,
 121: 24,
 124: 15,
 124: 16
emissions
 25: 9
emotions
 163: 21,
 164: 24
empathy
 37: 20, 39: 2
encouraged
 105: 4,
 105: 7
end 7: 2,
 28: 1, 34: 4,
 35: 11,
 50: 14,
 72: 8,
 73: 15,
 94: 22,
 117: 2,
 177: 12
ended 146: 3
endlessly
 30: 15
ends 27: 22,
 97: 11
energy 25: 4,
 35: 23, 36: 5
engagement
 25: 14,
 167: 9
English 8: 16,
 77: 1,
 95: 17,
 121: 22
enjoy 83: 9

enough 30: 21,
 34: 2,
 52: 11,
 61: 11,
 67: 4,
 67: 19,
 68: 2, 95: 4,
 115: 9,
 142: 4,
 160: 11,
 161: 22
entire 9: 6,
 39: 15,
 54: 12,
 65: 15,
 89: 4, 126: 4
entitlement
 87: 12
entrance 6: 1,
 6: 12
environment
 110: 14
environmental
ly 25: 24
epicenter
 177: 7
epiphany
 100: 9
equal 80: 7,
 96: 18
Equities 88: 4
Eric 9: 13,
 38: 20
Ernesto
 66: 13, 71: 6
erodes 37: 19
escrow 107: 21
Eskorto 49: 2,
 51: 9, 53: 3,
 53: 6,
 57: 18,
 57: 20
especially
 13: 5,
 27: 17,
 78: 5, 78: 18
estate 33: 24,
 38: 10,

79: 11,
 79: 14,
 79: 15,
 80: 17,
 80: 18, 81: 1
esteemed 81: 3
Estri 87: 18
Europe 168: 18
Evening 3: 3,
 9: 4, 11: 16,
 26: 10,
 28: 23,
 35: 4,
 37: 12,
 41: 19,
 44: 5, 53: 5,
 62: 5,
 63: 23,
 66: 16,
 73: 20,
 73: 21,
 79: 7, 94: 6,
 95: 6,
 95: 23,
 109: 3,
 116: 3,
 125: 21,
 128: 4,
 134: 8,
 134: 10,
 134: 11,
 139: 7,
 143: 3,
 151: 24,
 155: 6,
 165: 12
Everybody
 22: 13,
 71: 2,
 76: 14,
 76: 21,
 97: 5, 98: 1,
 99: 6,
 100: 21,
 101: 15,
 103: 1,
 111: 18,
 123: 16,

123: 21,
 165: 4,
 169: 14,
 173: 10
everyone
 7: 21, 9: 5,
 10: 24,
 11: 21,
 15: 12,
 22: 20,
 25: 23,
 29: 2, 30: 2,
 50: 13,
 62: 5, 65: 7,
 70: 19,
 70: 21,
 73: 22,
 74: 12,
 75: 10,
 75: 13,
 79: 8,
 81: 20,
 101: 17,
 105: 9,
 143: 4
everything
 7: 19,
 12: 12,
 29: 2,
 30: 17,
 50: 13,
 50: 17,
 54: 14,
 55: 14,
 55: 16,
 61: 10,
 61: 16,
 61: 19,
 66: 3,
 94: 12,
 105: 19,
 121: 2,
 135: 8,
 144: 14,
 145: 2,
 154: 19
everywhere
 42: 23,

Concordance

49: 15, 52: 9
evict 141: 5,
 142: 18,
 143: 24,
 156: 19
evicted 22: 4,
 54: 9,
 54: 11,
 63: 9,
 102: 15,
 106: 9,
 108: 19,
 117: 2,
 141: 10,
 156: 22,
 161: 3,
 161: 13,
 161: 21,
 162: 7
eviction
 26: 21,
 27: 1,
 27: 17,
 27: 24,
 28: 2, 28: 4,
 28: 9,
 108: 6,
 174: 4,
 174: 5
Evictions
 12: 9, 22: 3,
 26: 14,
 26: 24,
 33: 16,
 63: 13,
 83: 1, 83: 2,
 83: 3,
 117: 7,
 117: 13,
 161: 6
ex-husband
 66: 22,
 66: 24,
 67: 17,
 152: 4
exacerbating
 110: 17
exactly 15: 7,

33: 23,
 87: 4,
 118: 15,
 153: 13
example
 154: 20
exasperated
 111: 9
excellent
 35: 7
except 29: 11
exceptions
 29: 4
excess 147: 1,
 147: 4
exchange 64: 7
excited 146: 7
excluded 29: 8
Excuse 61: 9,
 80: 18,
 81: 9,
 91: 24,
 92: 1,
 131: 10,
 151: 21,
 153: 12,
 171: 4
Executive
 2: 15,
 168: 22
exhausted
 94: 21
exist 114: 13
existent
 169: 20
existing
 25: 11
expanded 13: 2
expect 7: 15,
 117: 17
expense 14: 8,
 137: 2
expenses
 20: 23,
 21: 15,
 74: 8,
 149: 23,
 155: 14,

164: 4,
 174: 7
expensive
 21: 10
experience
 26: 18,
 37: 19,
 65: 23,
 122: 22
experienced
 163: 10,
 163: 11
experiences
 165: 22
expertise
 146: 8
experts
 146: 21
explain
 80: 15,
 134: 13
explained
 69: 12
exploit 38: 10
exploitation
 34: 5
exposed 37: 22
expressing
 23: 12
expressions
 105: 13,
 160: 22,
 165: 1
exterminate.
 56: 1
exterminating
 21: 12
exterminator
 56: 4
exterminators
 14: 24
extra 15: 1,
 96: 24
extremely
 51: 1, 158: 1
eye 95: 10

<F>
fabric 65: 4
face 125: 18,
 165: 2
faced 23: 21,
 30: 17
faces 33: 3,
 165: 1
facial 160: 22
facility
 170: 4
facing 21: 4,
 27: 1,
 27: 12,
 31: 1,
 74: 12,
 90: 1,
 92: 10,
 92: 15
fact 9: 21,
 16: 7,
 21: 16,
 22: 6,
 45: 10,
 87: 10,
 107: 17,
 135: 6,
 157: 16,
 167: 18,
 170: 8
facts 81: 21
fail 167: 14,
 169: 19
failure 33: 13
fair 7: 22,
 113: 19,
 124: 5,
 129: 20,
 130: 2,
 131: 1,
 132: 2,
 132: 11,
 150: 3,
 150: 7,
 150: 18,
 164: 23,
 175: 1
faith 121: 4,

Concordance

121: 5
fake 97: 24
Fall 27: 22,
 132: 1,
 145: 17,
 151: 16,
 153: 4,
 154: 5,
 154: 10,
 154: 11,
 157: 24,
 172: 18
fallen
 143: 14,
 157: 24
falling
 105: 6,
 139: 16
false 21: 23,
 22: 7
falsely 90: 11
familial
 155: 21
familiar
 136: 24,
 162: 21
families
 31: 3,
 31: 22,
 32: 6, 33: 7,
 43: 19,
 62: 22,
 63: 1, 63: 2,
 63: 18,
 64: 11,
 64: 18,
 64: 21,
 65: 1,
 65: 14,
 71: 17,
 73: 12,
 76: 1,
 115: 11,
 117: 2,
 161: 1
family 30: 24,
 35: 5,
 46: 14,

59: 12,
 77: 24,
 87: 19,
 87: 20,
 87: 24,
 120: 14,
 139: 19,
 141: 11,
 141: 12,
 141: 23,
 142: 21,
 147: 21,
 155: 3,
 156: 1,
 156: 15,
 164: 17
far 140: 11
fare 174: 18
fashion 160: 9
father 87: 22,
 87: 23,
 88: 5,
 119: 11,
 121: 3,
 129: 10,
 129: 13,
 132: 24,
 139: 22,
 140: 23
fathom 123: 23
FDNY 90: 11,
 90: 15,
 90: 19
fear 24: 23,
 161: 2
feasible
 166: 15
feature
 131: 15
fed 129: 15,
 168: 21
federal 27: 11
feed 44: 14,
 44: 16,
 45: 20,
 46: 14,
 158: 8
feeding

162: 13
feel 34: 23,
 39: 8,
 56: 20,
 81: 22,
 88: 23,
 100: 11,
 105: 18,
 113: 13,
 122: 19,
 123: 3,
 129: 15,
 140: 2,
 140: 3,
 140: 17,
 156: 1,
 156: 4
feeling
 106: 19,
 113: 15
feelings
 100: 10,
 100: 16
fees 54: 19,
 134: 15
Feliciano
 122: 5,
 128: 2,
 133: 21
Felix 155: 1,
 160: 16,
 160: 17,
 160: 20,
 160: 21
fell 60: 6,
 142: 14,
 158: 21
fellow 73: 21
felt 122: 18
FEMALE 95: 17,
 109: 6
few 13: 14,
 17: 16,
 27: 11,
 34: 10,
 35: 24,
 43: 6,
 52: 15,

77: 3,
 104: 1,
 114: 12,
 136: 4,
 147: 6,
 163: 10
field 155: 17
fifth 21: 8,
 129: 9
Fight 14: 15,
 24: 4, 24: 5,
 24: 6, 30: 6,
 30: 7,
 43: 13,
 43: 17,
 101: 22,
 106: 10,
 106: 11,
 106: 13,
 106: 15,
 131: 19,
 142: 21,
 142: 22,
 147: 15,
 153: 24,
 161: 9,
 161: 20,
 175: 19,
 176: 15
fighter
 142: 20
fighting
 13: 4,
 23: 16,
 23: 17,
 23: 23,
 24: 2,
 26: 14,
 46: 15,
 51: 20,
 54: 8,
 64: 17,
 71: 13,
 71: 21,
 72: 7, 72: 8,
 72: 10,
 72: 15,
 73: 1, 73: 6,

Concordance

73: 15,
 84: 19,
 97: 13,
 97: 14,
 97: 15,
 125: 23
fights 142: 21
figure 44: 14,
 45: 19,
 46: 4,
 124: 1,
 124: 4
file 69: 5,
 89: 16
filled 78: 12
filling 47: 1
final 5: 15,
 15: 4
finally
 123: 18,
 127: 14,
 159: 12
Finance 80: 7
financial
 13: 6,
 15: 24,
 146: 2
find 14: 15,
 24: 20, 68: 3
finding
 16: 12,
 17: 2,
 42: 12,
 154: 12
finds 170: 21
fine 123: 15
fined 138: 14
fines 36: 8,
 90: 1, 91: 19
Finish 56: 7,
 56: 8, 56: 9,
 73: 9, 91: 1,
 96: 7,
 136: 15,
 136: 17,
 138: 4,
 142: 2,
 150: 21,

151: 2,
 151: 9,
 156: 7,
 162: 22,
 169: 23
finished
 109: 20,
 132: 17,
 136: 18,
 138: 2
finishes
 77: 12
finishing
 56: 11
fire 24: 16,
 25: 21,
 55: 14
fired 103: 4,
 170: 4
fires 33: 20,
 116: 12
First 8: 5,
 8: 19, 9: 6,
 24: 21,
 25: 10,
 31: 12,
 39: 19,
 40: 11,
 40: 14,
 56: 4, 74: 6,
 77: 10,
 83: 24,
 85: 21,
 115: 3,
 122: 15,
 139: 20,
 148: 21,
 149: 10,
 157: 6,
 165: 8,
 172: 15,
 173: 3,
 173: 6
Fitzroy
 133: 22,
 133: 24,
 134: 19
Five 3: 10,

14: 11,
 67: 1, 80: 1,
 80: 8,
 80: 11,
 80: 12,
 80: 14,
 113: 11,
 138: 15,
 163: 24,
 167: 17,
 168: 19,
 173: 5,
 174: 1
fix 12: 24,
 67: 16,
 68: 8, 68: 9,
 112: 4,
 172: 22,
 176: 9
fixed 47: 20,
 69: 13,
 108: 1,
 122: 16,
 123: 4,
 123: 5,
 126: 16,
 134: 22,
 160: 6
fixing 24: 21,
 99: 4
flag 14: 6
floor 21: 8,
 31: 16,
 45: 3,
 118: 24,
 119: 4,
 119: 21,
 160: 19,
 175: 22
floors 82: 10,
 160: 7
flourish 52: 8
flush 126: 4,
 126: 23
Folks 3: 5,
 26: 20,
 60: 4, 60: 8,
 64: 22,

65: 6,
 93: 14,
 113: 21,
 135: 4
follow 37: 3,
 95: 8,
 124: 8,
 124: 9,
 144: 21,
 177: 8
follow-throug
h 170: 7
Followed
 15: 11,
 17: 9, 20: 1,
 22: 15,
 28: 21,
 35: 1, 39: 9,
 39: 10,
 41: 17,
 61: 2, 79: 5,
 98: 4,
 101: 7,
 151: 15,
 154: 24
following
 4: 16, 12: 6,
 136: 10,
 136: 11,
 144: 17,
 144: 23,
 159: 9,
 171: 24
follows 176: 3
food 12: 12,
 27: 9,
 52: 10,
 53: 23,
 63: 20,
 71: 2,
 76: 16,
 94: 13,
 95: 4,
 114: 17,
 120: 15,
 135: 14,
 135: 18,
 146: 15

Concordance

fool 14: 8
force 10: 10,
 33: 19
forced 43: 1,
 58: 16,
 68: 7, 89: 2,
 91: 7, 92: 23
forces 91: 20
Fordham
 140: 22
foregoing
 178: 10
forever
 102: 21,
 102: 22,
 135: 12
Forget
 103: 20,
 121: 1
forgot 54: 11,
 54: 13
forgotten
 78: 16
form 41: 12
former 81: 9,
 81: 10,
 86: 10,
 86: 14,
 168: 22
forth 166: 1
fortunate
 30: 21,
 45: 22,
 47: 16, 48: 2
forward 8: 1,
 76: 13,
 89: 7,
 105: 20,
 105: 23,
 145: 2
Found 107: 15,
 120: 4,
 130: 18,
 152: 6,
 152: 7
foundation
 164: 15
four 14: 19,

61: 18,
 77: 24,
 89: 22,
 94: 24,
 113: 11,
 128: 15,
 129: 23,
 130: 24,
 156: 22
fourth 119: 20
fourth-floor
 119: 5
frankly
 17: 22,
 18: 17
free 34: 23,
 39: 8, 104: 5
freezes 135: 1
freezing
 149: 11
Friday 5: 1
friends 32: 8
front 6: 22,
 10: 4, 43: 9,
 50: 12,
 128: 19,
 130: 15,
 134: 10,
 135: 12,
 170: 22
frontier
 82: 22,
 110: 8
frozen 13: 13,
 57: 13,
 70: 12,
 73: 2, 73: 3,
 73: 4,
 94: 10,
 144: 19
Fuck 102: 15
fudge 14: 8
fuel 108: 24
full 42: 7,
 135: 17,
 174: 18,
 175: 1
fully 61: 15

fumi gate 56: 1
functioning
 45: 5
Fund 12: 18,
 168: 23
fundamental
 62: 21
funneled 38: 3
Furman 148: 6

<G>

gallery 92: 21
Galvez 48: 11,
 49: 2, 51: 9,
 51: 11,
 51: 12,
 51: 13
game 145: 4
games 169: 14
gang 170: 5
gangster
 168: 11
gangsters
 169: 12,
 169: 13
garbage
 129: 18
GARCIA 17: 10,
 20: 2,
 22: 15,
 22: 19
gas 25: 9,
 33: 18,
 35: 23, 49: 9
gated 123: 8
gender 168: 5
generation
 59: 15,
 65: 16
Genesis 2: 5,
 3: 19
gentleman
 54: 22,
 68: 13
gentlemen
 51: 17,
 73: 6,

143: 17,
 149: 21
gentrification
 n 33: 17,
 82: 22,
 110: 16
George 34: 21,
 35: 2, 37: 9,
 37: 13
Geraldine
 94: 1,
 95: 16, 98: 7
Geronimo
 51: 10,
 53: 3,
 57: 18, 61: 2
gets 81: 13,
 113: 15,
 126: 8,
 127: 3,
 173: 10
Getting 9: 23,
 10: 10,
 15: 22,
 47: 19,
 49: 20,
 60: 6,
 79: 16,
 80: 22,
 98: 24,
 99: 1,
 112: 3,
 143: 23,
 152: 19,
 162: 6,
 167: 20
Gibson 61: 3,
 62: 2, 62: 4,
 62: 8
gift 79: 12,
 79: 15,
 114: 14
girl 119: 1,
 119: 2
girls 140: 24
Give 6: 10,
 20: 6,
 22: 12,

Concordance

<p>47: 14, 48: 14, 49: 11, 51: 4, 51: 5, 73: 13, 75: 13, 78: 13, 78: 21, 80: 1, 80: 7, 84: 17, 85: 24, 86: 6, 86: 22, 99: 10, 100: 19, 108: 24, 111: 3, 111: 5, 115: 8, 115: 16, 117: 17, 117: 20, 119: 16, 128: 1, 134: 15, 136: 9, 136: 12, 137: 15, 138: 13, 139: 14, 140: 6, 142: 20, 175: 24, 176: 1</p> <p>given 6: 18, 9: 12, 9: 18, 42: 7, 45: 14, 90: 3, 108: 4, 111: 4</p> <p>gives 110: 12</p> <p>giving 65: 22, 79: 12, 79: 15, 99: 3, 117: 16</p> <p>glad 3: 4,</p>	<p>3: 5, 134: 24</p> <p>glass 159: 9</p> <p>glass. 159: 7</p> <p>go. 110: 10</p> <p>God 47: 16, 90: 18, 95: 7, 95: 12, 101: 20, 108: 11, 108: 23, 109: 2, 115: 12, 115: 15, 115: 18, 115: 19, 118: 14, 130: 18, 131: 9, 140: 16, 141: 16, 157: 5, 157: 16, 157: 17, 157: 18, 176: 3, 176: 18</p> <p>goddamn 46: 4</p> <p>godson 131: 21</p> <p>good-paying 78: 8</p> <p>Goodnight 57: 16, 101: 16, 104: 7</p> <p>Gordon 95: 20, 98: 5</p> <p>GOSAM 41: 20</p> <p>gotten 9: 20, 9: 21, 89: 23, 142: 17, 157: 15</p> <p>government 10: 8, 11: 10, 49: 17, 49: 21,</p>	<p>52: 21, 156: 23, 161: 7</p> <p>Governor 50: 11, 77: 18, 81: 10, 102: 10, 103: 2</p> <p>governs 39: 2</p> <p>grab 124: 11</p> <p>grade 129: 9, 130: 22, 130: 23</p> <p>graduate 145: 18</p> <p>graduated 129: 4</p> <p>graduating 146: 3, 147: 8</p> <p>Grand 1: 11, 158: 12, 172: 9</p> <p>grandchildren 65: 15, 108: 17, 128: 13, 128: 14</p> <p>granddaughter 107: 14</p> <p>grandfather 139: 20</p> <p>grandkids 43: 18, 140: 15</p> <p>grandmother 87: 22, 139: 9</p> <p>grandson 131: 5</p> <p>granted 80: 14</p> <p>grasp 37: 17</p> <p>grateful 62: 9, 62: 16, 65: 18</p> <p>great 9: 3,</p>	<p>16: 9, 58: 5, 66: 9, 86: 17, 86: 18, 93: 22, 123: 7, 151: 11</p> <p>great-grandson 86: 18</p> <p>greater 74: 15</p> <p>greed 115: 9</p> <p>greenhouse 25: 9</p> <p>Greetings 167: 1</p> <p>grew 74: 1, 87: 24</p> <p>grill 169: 9</p> <p>groceries 74: 9, 106: 2</p> <p>grotesque 144: 12</p> <p>ground 76: 5, 170: 3</p> <p>group 41: 14, 172: 2</p> <p>groups 101: 21</p> <p>grow 39: 18</p> <p>growing 88: 8, 130: 9</p> <p>grown 39: 14, 109: 13</p> <p>grows 137: 13</p> <p>guard 128: 22, 169: 9</p> <p>guards 128: 23</p> <p>GUERRERO 109: 5, 109: 9, 109: 11, 109: 12</p> <p>guess 55: 6, 121: 19, 165: 10</p> <p>Guideline 33: 5, 35: 11, 35: 18,</p>
--	---	--	--

Concordance

38: 18,
116: 9
Guidelines
1: 3, 3: 9,
4: 16, 4: 21,
5: 10, 5: 16,
8: 3, 23: 13,
25: 18,
35: 4,
38: 22,
62: 7, 64: 9,
65: 11,
105: 8,
124: 9
gulf 37: 19
gum 16: 10
gun 64: 19
gun-related
130: 17
guns 167: 18
GUPTA 2: 8,
4: 1, 4: 2
guys 41: 22,
42: 20,
45: 7, 46: 2,
60: 2,
70: 12,
71: 22,
72: 13,
72: 14,
73: 8,
73: 11,
73: 13,
100: 8,
105: 9,
105: 10,
105: 14,
105: 15,
106: 5,
106: 18,
139: 18,
139: 21,
140: 18,
141: 4,
142: 5,
160: 24,
161: 20,
174: 8

gypped 122: 17
<H>
Habakkuk
118: 13
habit 172: 18
hair 139: 15
Half 27: 6,
55: 7, 60: 13
hall 6: 1,
8: 21, 115: 4
hallways
82: 1, 117: 4
hand 105: 17,
122: 14,
155: 9,
164: 5
handicap
119: 12
handicapped
118: 24
handle
161: 14,
161: 15
hands 23: 7,
51: 16,
66: 21,
95: 7,
122: 13,
123: 23
happen 40: 22,
76: 6,
82: 15,
105: 19,
113: 6,
166: 10,
167: 23
happened
53: 11,
75: 1, 76: 4,
89: 10,
103: 2,
156: 11,
158: 19,
159: 17,
174: 17
happening

9: 17,
60: 23,
67: 23,
74: 23,
75: 3,
78: 13,
82: 18,
82: 23,
96: 3,
114: 16,
118: 9,
152: 11,
153: 18,
156: 3
happens 50: 1,
57: 11,
58: 21,
98: 2,
107: 10,
119: 10
happily 158: 5
happy 29: 11,
52: 14,
119: 4,
127: 16,
129: 10,
130: 21,
139: 9,
147: 8,
148: 24,
149: 3,
164: 17
harassed
92: 22
harassment
65: 24,
77: 21,
120: 6
hard 8: 5,
8: 24,
22: 16,
29: 17,
45: 21,
55: 9, 67: 2,
99: 2,
104: 19,
110: 13,
113: 20,

115: 22,
123: 23,
125: 23,
127: 9,
127: 13,
139: 20,
142: 1,
147: 15,
158: 1
hard-earned
34: 7
harder 47: 19
hardest
26: 24,
61: 20
hardship
175: 4
Harlem
109: 14,
109: 22,
168: 9
Haven 88: 8,
176: 24
hazardous
138: 11
HCR 14: 7
HDP 173: 4
head 87: 17
headache
77: 14
heads 72: 3
Heal 151: 16,
176: 17
health 47: 21,
53: 20,
55: 21,
55: 22,
68: 18,
68: 19,
109: 16,
111: 3,
112: 11,
112: 14,
138: 12,
146: 15,
155: 18
healthcare
27: 10,

Concordance

146:16
hear 7:8,
 7:16, 7:19,
 39:14,
 40:10,
 93:5,
 93:20,
 97:9,
 121:20,
 133:23,
 138:24,
 139:12,
 159:2,
 163:6
heard 7:23,
 9:9, 9:10,
 19:21,
 23:11,
 39:21,
 44:17,
 62:16,
 66:17,
 68:13,
 71:23,
 78:4,
 92:18,
 95:19,
 106:5,
 115:3,
 121:17,
 133:14
hearing 3:8,
 4:21, 5:8,
 7:18, 8:2,
 62:7,
 62:14,
 62:16,
 65:20,
 74:24,
 134:9,
 147:20,
 150:8,
 164:23
hearings
 3:11, 4:15,
 4:23, 5:3,
 5:4, 5:6,
 5:10, 23:5,

39:21, 40:7
heart 7:8,
 81:17,
 81:21,
 82:4, 95:7,
 100:13,
 100:15,
 105:22,
 113:14,
 118:14
hearts 61:20,
 70:17,
 81:21,
 95:24,
 96:7,
 96:11,
 116:4
heat 20:24,
 21:2, 31:8,
 33:19,
 36:22,
 40:16,
 45:1,
 45:18,
 60:7,
 60:20,
 98:8, 99:8,
 99:9,
 99:11,
 116:12,
 117:15,
 137:19
heating 25:7
heaven 115:1
held 68:2,
 107:21,
 170:10,
 177:2
Hell 124:2,
 160:11
Hello 8:13,
 15:12,
 15:13,
 32:17,
 39:13,
 66:15,
 95:22,
 98:6,

145:8,
 167:1,
 174:2
helped 24:15,
 30:23,
 64:23,
 127:15,
 152:15
helping
 112:1,
 120:17,
 140:16,
 144:15
helps 49:22,
 139:16
hereby 178:9
hereunto
 178:14
hero 164:7
hierarchy
 147:19,
 148:2
High 10:19,
 32:24,
 47:23,
 63:19,
 77:12,
 77:16,
 82:8,
 109:23,
 130:5,
 130:16,
 133:13,
 141:3,
 142:6,
 150:6
high-inflationary 35:13
high-rising
 65:5
higher 9:20,
 31:5,
 35:11,
 74:15,
 116:8,
 157:9
highest 9:13,
 10:15,

10:16,
 15:23, 83:2
hike 32:22,
 33:3
hikes 13:11,
 33:14,
 110:7
hill 16:21
Hinton 24:10,
 26:7,
 28:20,
 28:23,
 28:24
hire 14:19,
 170:4
histories
 70:3, 70:4
history
 172:14,
 172:16
hit 26:24,
 42:9, 111:9
hive 21:6
Hoberman 2:16
Hold 8:7,
 48:24,
 79:18,
 81:16,
 82:4,
 109:8,
 140:9,
 149:11,
 152:12
 Holding 15:5,
 40:7
holdover
 91:11
hole 96:23,
 161:24
holes 116:20
Home 15:16,
 45:17,
 46:10,
 52:11,
 53:20,
 55:21,
 55:22,
 67:7,

Concordance

68: 16,	homes 12: 3,	horrific	38: 5,
68: 17,	28: 8,	24: 15	40: 14,
68: 20,	28: 16,	horse 37: 23	43: 13,
72: 15,	33: 8,	Hospital	43: 14,
84: 4,	33: 22,	88: 12,	66: 4,
88: 11,	34: 11,	129: 17	113: 23,
90: 14,	63: 9,	hospitals	115: 18,
90: 19,	75: 14,	82: 12	127: 21,
102: 12,	75: 24,	Hostos 1: 10,	135: 18,
103: 4,	76: 2, 87: 9,	62: 17,	135: 20,
110: 4,	174: 4	128: 24,	147: 19,
112: 9,	honest 114: 11	130: 19,	148: 2
119: 17,	honestly	171: 18,	hundred
129: 18,	89: 1, 148: 8	173: 23,	37: 18,
132: 7,	honor 73: 23	177: 13	40: 3, 40: 5,
136: 7,	hook 133: 18	hot 31: 8,	49: 8,
140: 18,	Hoover 155: 1,	44: 24,	142: 10,
155: 14,	155: 4,	45: 19,	153: 5
155: 17,	162: 18,	55: 12,	hundreds
159: 15,	162: 19,	60: 7,	92: 24
159: 16,	162: 23,	116: 13,	hungry 42: 2
160: 24,	162: 24,	117: 15,	Hunter 129: 2
161: 17	163: 3,	126: 5,	Hunts 16: 2
homeless	163: 4,	137: 20	hurricane
26: 19,	163: 7,	hotels 3: 13	31: 11
26: 20,	165: 8,	hour 77: 24,	hurting 37: 5
33: 12,	165: 12,	155: 19	hurts 157: 8
34: 12,	165: 15	hours 68: 17,	husband
38: 16,	hope 36: 19,	68: 21,	108: 15,
41: 24,	37: 2,	68: 23,	165: 19,
42: 15,	66: 16,	68: 24,	166: 6
42: 21,	78: 21,	141: 20	
42: 22,	95: 6,	house 79: 13,	
42: 23,	95: 12,	81: 22,	<I>
42: 24,	112: 9,	82: 1,	I've -- 165: 5
72: 2, 75: 6,	112: 13,	140: 4,	I bonu 154: 6
75: 15,	147: 17,	173: 4	ICE 43: 22,
75: 19,	148: 15,	households	75: 24
150: 10,	148: 22	12: 2, 27: 6,	Ida 154: 10
150: 17,	Hopefully	63: 19	idea 56: 13,
174: 11,	52: 1,	houses 43: 22	56: 15,
175: 3	52: 17,	HPD 12: 22,	86: 22,
homelessness	95: 13	21: 3, 42: 8,	146: 10,
10: 13,	horrible	90: 4,	156: 24,
30: 19,	113: 15,	138: 15	158: 7,
31: 4,	126: 24	human 23: 24,	159: 17,
33: 10,	horrible.	24: 4, 24: 5,	166: 14
136: 2	88: 22	24: 6, 34: 8,	ideas 124: 12,

Concordance

165: 14	112: 15,	137: 6,	93: 8, 95: 12
ignorant	163: 15,	137: 7,	industry
72: 23	164: 14	164: 21	33: 24,
ignore 14: 5,	impoverished	incomes	38: 13
33: 18	158: 6	15: 21,	infestation
ill 168: 17	impression	16: 18,	21: 7,
ill 107: 7	89: 8	135: 9	137: 19
ill-calculated	imprisonment	inconceivable	infestations
d 144: 11	90: 2	83: 13	89: 6
illegal	improve	increased	infested
14: 19,	25: 11,	12: 5,	14: 21
20: 14,	88: 24	27: 14,	inflation
22: 2,	improved 89: 2	28: 4,	27: 14
26: 15,	improvement	35: 12,	inflation-adj
54: 21	35: 18	137: 4	usted 12: 11
illogical	in. 21: 20,	increases	infrastructure
146: 23	69: 14,	9: 13, 9: 19,	e 63: 7
image 162: 12,	110: 15,	26: 15,	inhumane
162: 13	128: 21,	27: 18,	33: 19
imagine	129: 12,	28: 11,	Inis 66: 13,
55: 18,	153: 12	28: 13,	66: 19
55: 24,	inaccessibili	29: 9, 32: 5,	injuries 91: 9
56: 5,	ty 25: 3	35: 18,	injury 93: 9
158: 21	inception	36: 7, 42: 1,	injustice
immediately	38: 1	42: 3,	75: 2,
138: 11	included	52: 19,	118: 15
immigrant	29: 12	64: 11,	innocently
10: 3,	including	65: 12,	156: 24
64: 24,	21: 1, 22: 3,	77: 11,	innovative
167: 19	27: 12	77: 15,	17: 3
immigrants	income 12: 4,	78: 6, 81: 5,	insecurity
30: 17,	14: 8, 27: 7,	93: 10,	24: 21,
168: 23	37: 16,	137: 13,	146: 15
immigration	37: 19,	161: 22	inside 67: 12,
52: 9	47: 20,	increasing	90: 12,
impact 23: 12,	54: 1, 63: 4,	11: 7,	126: 14,
63: 12,	74: 17,	33: 16,	126: 17,
64: 1, 64: 10	79: 22,	94: 15,	131: 23
implement	102: 21,	94: 16,	insights
29: 17	108: 1,	135: 8	22: 12
implemented	116: 22,	individual	inspection
74: 10, 76: 9	123: 4,	87: 13,	21: 11
importance	123: 6,	90: 12,	inspections
163: 16	134: 22,	94: 18	126: 7
important	134: 23,	individually	instance
9: 16,	135: 3,	135: 22	96: 21
71: 20,	136: 23,	individuals	instead
112: 14,	137: 1,	86: 22,	18: 10,

Concordance

25: 16,	6: 7, 8: 8,	109: 5	job 30: 16,
28: 8, 47: 1	8: 9, 8: 13,	Irma 128: 1,	54: 7, 58: 5,
institute	8: 15,	133: 21	58: 13,
16: 11	69: 20,	irresponsible	58: 17,
institution	76: 24,	11: 4	60: 5, 68: 3,
145: 18,	121: 21,	ISIS 33: 21	103: 5,
145: 22,	154: 14	Island 78: 8,	111: 2,
146: 4	interpreters	117: 9	147: 3,
Instruction	6: 4	issue 11: 1	157: 15
5: 12	interrogate	issues 10: 11,	jobs 42: 24,
insufficiency	147: 19	23: 20,	68: 21,
25: 3	interrupting	31: 18,	78: 8, 142: 3
insufficient	150: 2	64: 14,	John 88: 3
137: 19	intersectiona	91: 18	Johnny 132: 8
insulation	I 146: 13	itself 38: 19,	Johnston
25: 7	intimidate	162: 14	37: 24
insult 91: 9,	69: 7		Join 11: 9,
93: 9	introduced		11: 23, 24: 1
insurance	88: 19	<J>	joined 72: 22
13: 9,	invested	J51 12: 17	JORDAN 2: 9,
68: 18,	69: 14	jail 130: 13,	4: 3, 4: 4,
68: 19,	investigation	133: 12	51: 10,
122: 24,	38: 14	Jamaica 75: 6,	53: 3,
149: 23	investigative	165: 16	57: 18,
intense	37: 24	janitor 14: 19	61: 2, 61: 4,
163: 21	investing	jeopardy 65: 5	61: 5
intent 36: 10	64: 19	Jersey 46: 4,	Jose 131: 3,
Interest	investments	78: 7	131: 8,
22: 9,	12: 24,	Jessica 44: 3,	131: 14,
80: 20,	63: 20	47: 8,	131: 17,
82: 4, 97: 23	invited	48: 10,	132: 3,
interesting	28: 24,	48: 24	132: 21,
161: 3,	139: 10	Jesus 108: 23,	132: 24
165: 21,	involved	115: 17	Journal
165: 22	91: 19,	JEWETT 37: 10,	168: 23
interests	139: 11,	39: 10,	journalist
22: 9, 25: 6,	148: 20	41: 17,	37: 24
81: 17	Irene 122: 1,	41: 19,	Jr 88: 3
interim	124: 18,	43: 16	judge 60: 22,
36: 21,	124: 22,	Jews 158: 12	60: 23,
89: 22, 92: 7	125: 5,	Jimenez	144: 21
intern 145: 17	125: 7,	115: 22,	judges 93: 2
internalize	125: 21	118: 1,	judgment
75: 20	Iris 39: 10,	121: 10,	150: 4
interpretatio	41: 18,	121: 11,	judicial
n 5: 7,	44: 2, 44: 3,	121: 12,	130: 12
6: 19, 8: 11	44: 6, 47: 5,	121: 13,	Jumaane 8: 20
INTERPRETER	104: 13,	124: 15	jump 12: 6

Concordance

Justice

26: 11,
39: 2,
71: 14,
85: 7, 85: 9,
146: 5,
175: 19

justify 33: 14

Justin 13: 24,
15: 11,
15: 13

<K>

K. 37: 24

Karen 128: 2,
133: 22,
171: 6,
174: 3

Katala 71: 7,
77: 4, 77: 6,
77: 8

Keep 6: 20,

24: 2,
36: 22,
50: 19,
51: 20,
52: 5,
65: 13,
71: 21,
72: 10,
72: 15,
73: 14,
76: 17,
76: 19,
80: 24,
81: 1,
84: 18,
93: 9,
99: 14,
99: 16,
105: 5,
106: 8,
123: 20,
133: 22,
140: 2,
149: 18,
154: 17,

171: 19,
173: 5

keeper 166: 9,
166: 10,
173: 19

keeping
120: 21

keeps 27: 21,
28: 3, 31: 7,
79: 12,
79: 15

kept 35: 19,
67: 15,
143: 21,
143: 23

Kevin 131: 21

kick 98: 18
kicked 50: 3,
67: 9, 72: 6,
90: 15,
171: 18

kicks 99: 23

kids 49: 11,
110: 1,
111: 3,
111: 4,
133: 9,
140: 3,
140: 6,
153: 11,
153: 12

kill 158: 5

kind 58: 3,
68: 10,
113: 21,
148: 4,
168: 6,
173: 19

kindergarten

129: 9,
131: 22

king 101: 19

Kingston

87: 17

kitchen 68: 10

kitchens 59: 4

knee 119: 18

knock 175: 22

knowing

111: 9,
165: 1,
166: 7

known 79: 11,
88: 14

known. 175: 15

knows 22: 1,
77: 17,
140: 16,
141: 16

knuckle
169: 10

Koran 175: 14

<L>

L. 62: 8

LA 14: 21,
76: 4

lack 36: 24,
64: 16,
69: 16

ladies 51: 17,
73: 6,
143: 17

lady 78: 4,
150: 1

land 16: 16,
25: 12,
79: 13,
86: 23,
176: 17

landmark

130: 3,
132: 13

language 7: 12

Last 12: 6,

13: 14,
15: 1, 18: 8,
21: 1,
34: 22,
35: 24,
59: 16,
78: 4,
78: 10,
82: 22,
84: 1,

89: 20,
110: 8,
116: 15,
118: 11,
123: 9,
138: 15,
144: 8,
152: 24,
153: 21,
162: 18,
162: 22,
166: 22,
172: 10

lastly 162: 10

late 3: 4,
142: 13

later 34: 24

laugh 46: 7

laughing
149: 18

launder 38: 10

laundry
119: 20,
119: 21,
119: 22

Laverne

39: 10,
41: 18,
44: 2, 44: 5,
44: 6,
46: 17,
46: 20,
47: 5, 47: 6

Law 3: 14,

14: 7,
28: 12,
29: 6,
29: 10,
29: 12,
36: 5,
63: 11,
72: 24,
98: 21,
99: 23,
136: 11,
148: 6

lawns 176: 9

Lawrence

Concordance

41: 18,	107: 22,	151: 7,	65: 8,
44: 3, 47: 8,	118: 21,	151: 10	80: 12,
47: 10,	120: 10,	LED 25: 7,	142: 11
47: 11,	143: 22,	25: 21	Letta 115: 22,
47: 12,	161: 10,	LEE 95: 20,	117: 24,
48: 15	167: 15	98: 5,	118: 4,
laws 36: 1,	leases 3: 12,	101: 7,	118: 6,
36: 9, 67: 6,	3: 16, 31: 3,	101: 9,	118: 7
81: 11,	63: 24, 64: 1	101: 16,	letter 56: 16
81: 12	least 35: 12,	103: 11,	letting
lawyer 15: 2,	61: 18,	103: 12,	142: 6,
22: 6,	70: 18,	103: 24	152: 8,
97: 20,	124: 6,	Lefferts 58: 9	153: 6
97: 21,	134: 16,	left 6: 5,	level 15: 23,
142: 17,	137: 20	6: 24,	170: 12
161: 5	leave 14: 17,	36: 21,	Liberation
lawyers 93: 2,	33: 18,	49: 7,	17: 14,
127: 4	43: 21,	59: 10,	22: 21,
lay 114: 23,	59: 12,	59: 17,	24: 14,
140: 19	60: 10,	62: 24,	26: 4, 32: 19
leach 34: 6	67: 8,	66: 24,	licensed
lead 24: 15,	67: 21,	68: 14,	14: 24,
24: 24,	75: 23,	68: 16,	153: 3
35: 22,	76: 1, 83: 4,	107: 10,	lie 97: 10
36: 3, 152: 9	84: 24,	123: 10,	lied 131: 22
leaders	85: 2,	132: 10,	life 32: 6,
102: 11,	118: 9,	152: 5,	39: 15,
176: 3	129: 5,	159: 15,	89: 4,
leadership	132: 6,	161: 16,	109: 13,
86: 12	141: 1,	161: 17	109: 14,
leading	170: 15	leg 123: 17	122: 22,
117: 8,	leaving 68: 5,	Legal 14: 12,	130: 7,
117: 13	116: 20,	26: 12,	130: 8,
leak 126: 15,	147: 12	26: 19,	142: 1,
142: 13	Lebanon	55: 4, 55: 5,	152: 4,
leaking	128: 6,	106: 10,	176: 19
90: 18,	128: 9,	108: 2,	lifeline
126: 2	128: 16	108: 5,	13: 4, 63: 1
leaks 90: 13	LEBOY 142: 24,	157: 4,	lifelong
learn 169: 10	145: 11,	168: 23,	24: 14,
learned 158: 2	149: 6,	169: 21,	30: 10
learning	149: 7,	174: 4	lift 119: 1
122: 21	149: 8,	legislation	light 9: 2,
lease 67: 16,	149: 9,	148: 3	9: 5, 49: 8,
67: 17,	149: 12,	legit 15: 3	125: 16,
107: 11,	149: 14,	Lehman 153: 22	125: 17,
107: 16,	150: 22,	length 140: 8	126: 18,
107: 19,	151: 3,	less 48: 1,	152: 23,

Concordance

152:24	95:12,	25:8, 70:7,	141:23,
lighten	139:16	81:16,	147:20,
163:20	literally	135:12,	152:15,
lighting 25:7	31:16,	145:23,	162:11,
lights 96:12,	103:3,	146:14,	167:16,
140:8	103:21,	161:20	168:15,
likely 119:13	160:14,	Liz 8:9, 8:18	168:17,
limit 6:16	171:17	LLC 87:17	169:2,
limited 7:17	litigation	lobby 10:3	169:5,
Lincoln	36:14,	Local 16:17,	170:8,
128:24,	40:19	36:5,	173:4,
130:19	little 3:4,	74:16,	177:7
Linda 112:22,	9:2, 9:8,	164:7	looked 131:15
115:21,	20:6, 69:1,	located 6:1,	looking 8:1,
115:23	95:2,	156:9	111:12,
line 18:5,	99:19,	lock 67:10	136:22
40:2, 52:3,	119:2,	lofts 3:13	looks 154:21,
89:20,	123:17,	logs 116:10	168:16
91:6, 150:6	123:18,	Long 35:15,	LOPEZ 26:7,
lined 41:14	128:20,	59:11,	28:21,
lines 82:14,	136:21,	66:18,	29:23,
82:19	140:9,	78:8,	30:2, 30:3,
lining 49:16	148:12,	149:11	30:14
list 69:12,	155:19,	longer 18:13,	Lord 175:24,
88:15,	162:13,	47:22,	176:13,
161:3,	163:6,	53:21,	176:14
161:6,	163:20,	54:1,	lords 33:18,
162:20	169:11,	108:20,	86:23
Listen 47:1,	174:24	109:22	lose 65:15,
60:3,	live-streamed	Longwood 16:3	65:17,
65:21,	5:6	Look 20:19,	97:23,
70:2,	lived 17:19,	21:3,	103:4,
92:21,	30:20,	22:11,	113:24,
139:13,	37:19,	53:19,	124:10,
160:4,	66:18,	53:24,	148:9,
166:11,	87:19,	70:13,	148:11,
167:5,	87:20,	70:17,	153:14
172:4,	88:7, 89:3,	71:15,	losing 45:20,
172:8,	89:4,	82:19,	80:10,
173:12	123:24,	88:21,	146:1
listening	132:2,	89:13,	loss 80:3
23:20,	132:5,	91:17,	losses 14:9,
78:20,	141:14,	95:11,	20:7, 80:3,
85:22,	143:19,	97:17,	80:4, 80:8,
105:11,	165:5,	118:15,	80:9
121:7,	165:20,	121:3,	lost 54:7,
132:8	167:17	128:17,	157:5,
listens	lives 23:13,	129:8,	170:21,

Concordance

174: 11,
 175: 3
lot 43: 7,
 44: 18,
 54: 4,
 58: 11,
 58: 12,
 58: 16,
 59: 13,
 59: 19,
 98: 12,
 100: 22,
 111: 8,
 114: 20,
 127: 16,
 127: 19,
 129: 11,
 129: 21,
 131: 16,
 141: 12,
 148: 6,
 150: 9,
 155: 3,
 161: 16,
 163: 21,
 163: 22,
 164: 4,
 164: 19,
 169: 17,
 175: 3
lots 16: 14,
 156: 15
loud 32: 21,
 154: 1
Louis 20: 1
love 9: 5,
 48: 5,
 110: 3,
 114: 3
loved 106: 2,
 113: 19
loves 10: 3
Low 10: 19,
 138: 23,
 145: 5,
 145: 15
lower 17: 4,
 37: 23,

49: 18
lowest 10: 14
lucky 14: 20,
 68: 2, 119: 4
Luis 17: 10,
 20: 4
lukewarm
 116: 14
lumping 10: 22
luxury 88: 10
Lynn 152: 5

<M>

M. 131: 17
M2757 152: 5
Ma'am 17: 11,
 22: 18,
 24: 8,
 28: 19,
 32: 16,
 44: 1, 44: 4,
 47: 4, 47: 7,
 48: 9, 53: 2,
 56: 8, 57: 6,
 61: 1,
 69: 23,
 79: 6,
 84: 20,
 94: 5,
 101: 6,
 114: 22,
 118: 5,
 125: 19,
 127: 23,
 142: 24,
 151: 9,
 151: 19,
 154: 3,
 154: 8,
 155: 5,
 159: 20,
 160: 13,
 160: 19,
 166: 20,
 171: 20,
 173: 8,
 173: 20,

175: 10
mad 132: 15,
 174: 13
Magdala
 109: 10
magicians
 103: 8
magnitude
 75: 21
mail 118: 20,
 120: 10,
 120: 13
Main 1: 9,
 27: 17
mainland
 149: 13
maintain
 28: 11,
 35: 14,
 47: 20
maintaining
 37: 4, 116: 8
maintenance
 25: 15,
 35: 17
major 129: 5
majority
 43: 8, 50: 4,
 94: 9,
 116: 21,
 122: 18
maker 176: 20
MALE 8: 7,
 48: 13,
 48: 18,
 48: 22,
 171: 4,
 173: 22
MALE1 171: 10,
 171: 14
mama 75: 5
man 90: 8,
 90: 10,
 90: 22,
 91: 7,
 91: 20,
 92: 5,
 113: 18,

157: 10
management
 120: 7,
 172: 13
managements
 172: 12
Manager 2: 18,
 159: 5
managing 88: 6
mandate 35: 14
mandates
 35: 22,
 36: 23
Manhattan
 4: 17, 5: 18,
 20: 5,
 117: 9,
 153: 4,
 156: 8
manifest
 176: 19
mansions 72: 3
MARC 178: 7,
 178: 18
Mardelle
 28: 21,
 29: 23,
 32: 12
Maria 84: 22,
 93: 24,
 94: 2, 94: 7,
 171: 7,
 171: 22
Marian 145: 11
Mariano
 149: 6,
 149: 14
market 14: 12,
 27: 4, 29: 6,
 38: 9, 38: 13
market - rate
 15: 14
MARQUEZ 14: 1,
 15: 11,
 17: 9,
 17: 12,
 17: 13,
 19: 1, 19: 4,

Concordance

19: 7 ,	40: 22 ,	mechanism	77: 24 ,
19: 10 ,	44: 8 ,	36: 2	86: 16 ,
19: 13 ,	52: 18 ,	Medallia	106: 7 ,
19: 16 ,	74: 11 ,	112: 22 ,	122: 11 ,
19: 19 ,	77: 9 ,	113: 3	147: 5 ,
19: 23	77: 13 ,	median 74: 17	147: 21 ,
Marshall	77: 19 ,	Medicaid	149: 13 ,
54: 16 ,	78: 15 ,	27: 13 ,	150: 1 ,
54: 19 ,	81: 3 , 81: 9 ,	114: 16 ,	150: 3 ,
161: 2	81: 18 ,	115: 15	156: 15 ,
Martha	102: 9 ,	medical	171: 5
109: 10 ,	103: 10 ,	155: 16	memory 31: 11
112: 21	103: 14 ,	medication	men 150: 12 ,
Mary 130: 20	103: 20 ,	56: 6	150: 14
massive 27: 14	133: 16	medications	MENDEZ 122: 5 ,
master 109: 16	mayors 136: 7	49: 9 ,	122: 8 ,
matching	Mcdaniels	135: 15	122: 10 ,
136: 6	167: 8	medicine	122: 11
materials	MCLAUGHLIN	96: 23 ,	Mental
6: 10	2: 15 ,	97: 1 , 174: 6	109: 16 ,
Mathews 122: 2	124: 19 ,	meet 25: 19 ,	111: 3 ,
matter 18: 4 ,	125: 1 ,	27: 22 ,	112: 11 ,
41: 21 ,	125: 4	97: 11	112: 14 ,
45: 10 ,	mean 10: 5 ,	MEETING 1: 5 ,	144: 10 ,
84: 18 ,	63: 13 ,	88: 24	144: 20 ,
144: 13 ,	64: 11 ,	meetings	146: 15 ,
164: 2	99: 12 ,	4: 14 ,	168: 16
matters 115: 4	100: 17 ,	55: 10 ,	mentally
Matthews	102: 19 ,	120: 3 ,	173: 16
124: 18 ,	117: 11 ,	163: 15	mention 81: 9
124: 23 ,	142: 5 ,	meets 26: 1	Mercedes
125: 2 ,	164: 11 ,	member 22: 8 ,	49: 2 , 51: 9 ,
125: 7 ,	167: 20 ,	24: 13 ,	53: 3 , 53: 5 ,
125: 8 ,	168: 5	26: 3 ,	53: 6 , 56: 9 ,
125: 11 ,	meaning	41: 20 ,	57: 8 ,
125: 14 ,	102: 12	86: 10 ,	57: 18 ,
125: 16 ,	means 27: 11 ,	94: 8 ,	57: 19
125: 20 ,	82: 8 ,	127: 15 ,	merely 135: 1
125: 21	104: 4 ,	127: 16 ,	met 165: 19
Maurice	108: 21 ,	168: 13 ,	mic 7: 6 , 9: 1 ,
24: 10 ,	113: 20 ,	171: 23	39: 8 , 92: 2 ,
26: 7 ,	137: 7 ,	Members 7: 11 ,	94: 3 , 94: 4 ,
28: 20 ,	138: 10	11: 21 ,	96: 5 , 96: 6 ,
28: 24	meant 39: 21	15: 13 ,	132: 18 ,
Mayor 38: 20 ,	Meanwhile	35: 4 ,	134: 2 ,
38: 21 ,	12: 8	62: 12 ,	163: 2
40: 20 ,	mechanic	65: 11 ,	mice 66: 3 ,
40: 21 ,	123: 1	66: 16 ,	137: 18

Concordance

Michael	88 : 18 ,	55 : 20	119 : 18
66 : 14 ,	113 : 16 ,	moment 16 : 8 ,	mornings 40 : 8
71 : 6 ,	141 : 14	50 : 21 ,	Morris 118 : 7 ,
73 : 18 ,	mindful	145 : 19	125 : 22 ,
73 : 23 ,	113 : 22	Monday 5 : 1 ,	130 : 5 ,
79 : 4 , 79 : 5 ,	mine 31 : 4	5 : 16 ,	130 : 18
84 : 21 ,	Minerva	54 : 15 ,	Mother 30 : 12 ,
84 : 22	138 : 23 ,	60 : 2 , 159 : 3	30 : 16 ,
microphone	139 : 8	Montefiore	30 : 23 ,
7 : 5 , 8 : 10 ,	minimum 33 : 2	88 : 12	39 : 16 ,
39 : 6 ,	ministry	month 21 : 21 ,	53 : 23 ,
112 : 23	163 : 8	42 : 9 ,	67 : 1 ,
microphones	minor 109 : 15 ,	54 : 17 ,	87 : 22 ,
52 : 12	129 : 5	59 : 8 , 64 : 6 ,	87 : 23 ,
mics 13 : 23 ,	minute 121 : 2	69 : 2 , 69 : 9 ,	114 : 18 ,
173 : 24	minutes 6 : 17 ,	75 : 2 ,	119 : 19 ,
middle 29 : 15 ,	6 : 18 , 7 : 1 ,	90 : 16 ,	129 : 10 ,
63 : 2 , 72 : 22	7 : 2 , 7 : 19 ,	92 : 9 ,	129 : 14 ,
midsize 10 : 2	52 : 15 ,	94 : 22 ,	129 : 16 ,
midst 156 : 16	104 : 1 ,	98 : 10 ,	129 : 21 ,
Migra 14 : 21	136 : 4 ,	120 : 8 ,	129 : 22 ,
migrant 111 : 5	171 : 13 ,	140 : 7 ,	130 : 10 ,
Miles 77 : 5 ,	171 : 16 ,	161 : 8 ,	132 : 7 ,
78 : 23 ,	171 : 17 ,	172 : 23	139 : 8
79 : 2 ,	171 : 19 ,	monthly	motion 171 : 3 ,
166 : 24 ,	174 : 1	134 : 23 ,	177 : 14
167 : 6 ,	miracle 103 : 8	137 : 22	Mott 176 : 24
169 : 23 ,	Miriam 142 : 24	months 45 : 4 ,	Mount 166 : 4
170 : 19 ,	Misra 29 : 24 ,	55 : 17 ,	move 21 : 20 ,
170 : 22	32 : 12 ,	126 : 5 ,	28 : 8 , 32 : 8 ,
military	34 : 20 ,	126 : 6 ,	61 : 20 ,
141 : 13	34 : 22	126 : 7 ,	85 : 5 ,
million 12 : 1 ,	mission 26 : 13	174 : 7	88 : 10 ,
17 : 15 ,	mistake	moral 38 : 6	89 : 7 ,
18 : 13 ,	113 : 5 ,	Morales	105 : 23 ,
18 : 18 ,	157 : 3	138 : 23 ,	110 : 2 ,
19 : 5 , 55 : 7 ,	Mitchell	139 : 2 ,	110 : 6 ,
62 : 9 ,	171 : 6 ,	139 : 4 ,	147 : 10 ,
117 : 14 ,	175 : 11 ,	139 : 5 ,	152 : 9
133 : 15 ,	175 : 12	139 : 8	moved 20 : 10 ,
138 : 8	Moca 129 : 14	morally 38 : 22	53 : 9 , 72 : 4 ,
millionaire	models 25 : 11	Morgan 148 : 18	107 : 17 ,
153 : 9	Mohegan 123 : 9	morning 68 : 4 ,	152 : 5 ,
Millions	mold 59 : 1 ,	68 : 5 ,	152 : 6 ,
40 : 1 , 40 : 3 ,	66 : 3 ,	90 : 17 ,	177 : 15
40 : 4 , 41 : 10	126 : 2 ,	118 : 16 ,	Movement
MLS 170 : 16	152 : 9	119 : 9 ,	32 : 18
mind 22 : 13 ,	mom 53 : 19 ,	119 : 15 ,	moves 123 : 21

Concordance

multiple

90: 3, 90: 13

Murray 148: 18

Museo 5: 17

music 167: 7

Myra 115: 21,

117: 24,

118: 7

myself 44: 12,

51: 21,

54: 18,

79: 9,

88: 20,

108: 12,

108: 21,

113: 6,

154: 12,

157: 17,

158: 2

<N>

NACCP 168: 14

named 132: 12,

133: 4

names 6: 8,

13: 22,

77: 3,

122: 3,

124: 20,

128: 1,

138: 22,

167: 20,

169: 17,

171: 9

naming 169: 17

Natalia 14: 1,

15: 11,

17: 9, 17: 13

National

29: 1, 86: 11

nationwide

38: 15

native 73: 24

naturally

75: 17

near 6: 1,

6: 11

nearly 15: 19,

31: 2

necessary

18: 9,

138: 17,

144: 24,

149: 3

necessities

27: 9,

123: 19

necessity

74: 4

needed 53: 23,

90: 12,

102: 2,

102: 4,

110: 1

needs 10: 8,

25: 19,

26: 2,

40: 11,

40: 12,

96: 15,

98: 16,

98: 21,

100: 7,

100: 22,

119: 21,

133: 9,

146: 18,

167: 24

negative

135: 11

negative.

57: 21

neglect 25: 1,

25: 21

neglected

17: 20

negligence

159: 10

neighbor

114: 6

neighborhood

15: 16,

16: 2,

25: 14,

26: 1, 32: 9,

88: 1,

132: 5,

132: 11

neighborhoods

17: 1, 25: 4,

33: 17,

64: 22,

82: 12

neighbors

13: 16,

31: 12,

31: 13,

158: 22

neither 22: 9,

60: 13

Nera 133: 21

Neri 128: 1

nerve 120: 11

Net 12: 4,

26: 12,

26: 17,

79: 21,

136: 22,

137: 6,

137: 7

netted 16: 3

Network 29: 1,

86: 11

newborns

101: 23

next 4: 14,

14: 17,

27: 11,

57: 22,

58: 1, 92: 8,

128: 2,

145: 12,

153: 17,

155: 1

nice 84: 3,

119: 24,

128: 18,

160: 23

nicely 131: 9

night 70: 15,

78: 20,

84: 3,

90: 19,

95: 14,

101: 5,

113: 17,

116: 4,

155: 16,

166: 23

nine 18: 19,

113: 12,

143: 11

ninth 130: 23

Nixon 101: 24

No. 48: 24,

55: 22,

121: 13,

121: 14,

124: 21

Nobody 34: 12,

73: 14,

91: 19,

97: 12,

97: 13,

101: 22,

139: 14,

141: 3,

141: 7,

152: 15,

153: 1,

169: 13

NOI 79: 21,

79: 23

noise 158: 21

non-compliance

90: 1,

92: 6

non-functioni

ng 36: 24

none 60: 14,

60: 17

nor 177: 4

normal 80: 23

Norris 53: 4,

57: 19,

57: 21,

57: 24,

58: 3, 58: 6

Notary 178: 8

notes 52: 17,

178: 12

Concordance

Nothing 15: 6,
 49: 17,
 55: 16,
 60: 24,
 68: 16,
 81: 5,
 82: 18,
 91: 20,
 98: 20,
 99: 7,
 100: 9,
 100: 11,
 101: 1,
 101: 2,
 126: 22,
 127: 3,
 141: 3,
 147: 12,
 159: 17
notice 108: 6
notify 6: 6
nowhere
 33: 21,
 107: 15,
 110: 9,
 173: 17
nuisance
 91: 12
number 13: 16,
 13: 22
numbers 20: 7,
 21: 21,
 134: 17,
 136: 22,
 136: 24
nurse 155: 12
NY 1: 12
NYC 83: 20,
 83: 23
nyc.gov/rgb
 4: 24
NYCHA 168: 14
NYPD 16: 15
NYU 148: 6

<O>
o'clock 68: 4,

90: 17
obviously
 51: 16,
 54: 3,
 77: 12,
 107: 24,
 157: 4,
 157: 14
occasion
 54: 10
occasions
 90: 11
occurred
 168: 6
Octavia
 154: 6,
 154: 24,
 155: 7
offered 29: 7,
 146: 14
offering
 52: 21,
 67: 15
Office 2: 18,
 66: 1, 86: 5,
 120: 1,
 120: 8,
 130: 16,
 144: 5,
 159: 4
officer 174: 9
officials
 30: 6, 86: 4,
 106: 6
often 10: 1
Old 47: 21,
 58: 21,
 60: 12,
 94: 17,
 107: 23,
 111: 10,
 118: 12,
 128: 15,
 139: 18,
 139: 24,
 142: 7,
 142: 9,
 144: 3,

153: 5,
 163: 23,
 168: 9,
 172: 11
older 64: 2
Olivia 122: 3
OMB 37: 21
once 6: 23,
 7: 13,
 18: 21,
 22: 3, 52: 8,
 70: 18,
 140: 6,
 166: 10,
 169: 1
one-bedroom
 161: 23,
 172: 21
one-shot
 15: 22
one-year
 63: 23
ones 11: 1,
 15: 5,
 34: 15,
 50: 17,
 106: 2,
 108: 23,
 155: 7
ongoing 39: 23
open 5: 18,
 80: 9, 81: 6,
 138: 8
operate 20: 8
Operating
 12: 4,
 35: 13,
 79: 22,
 136: 23,
 137: 6,
 137: 7
operational
 13: 6
Ophelia
 122: 4,
 122: 5,
 128: 1,
 133: 21

opinion 150: 6
opportunities
 64: 15, 90: 3
opportunity
 7: 23,
 11: 16,
 51: 4, 65: 8,
 75: 9, 88: 9,
 95: 1,
 109: 24,
 119: 14
oppose 32: 22
oppression
 34: 6
option 110: 6,
 120: 1
order 6: 15,
 21: 11,
 48: 17,
 57: 19,
 89: 16,
 102: 12,
 144: 18
orders 89: 22,
 89: 23,
 92: 7,
 136: 6,
 136: 9,
 136: 10
org 170: 7
organization
 24: 2, 51: 14
organizations
 30: 6
organize
 169: 8
organized
 23: 16, 24: 1
organizer
 17: 13
organizing
 23: 14,
 32: 19, 55: 9
Ortiz 47: 9,
 48: 10,
 49: 1, 49: 4,
 49: 5
others 7: 11,

Concordance

83: 8
O t h e r w i s e
 37: 5,
 147: 24
o u r s e l v e s
 70: 15
o u t p a c e
 146: 17
o u t r a g e o u s
 32: 23
o u t s i d e 5: 10,
 109: 6,
 141: 15,
 173: 16
o v e r a l l
 123: 23
o v e r b u r d e n e d
 31: 5, 63: 3
o v e r c h a r g e d
 14: 13
o v e r c r o w d i n g
 25: 2
o v e r t 7: 10
o v e r w h e l m e d
 82: 7
o w e 141: 4
o w n 12: 3,
 16: 2,
 25: 15,
 27: 5, 40: 5,
 49: 23,
 62: 14,
 62: 15,
 96: 8,
 98: 19,
 98: 20,
 98: 22,
 100: 3,
 100: 5,
 109: 24,
 123: 9,
 134: 17,
 135: 13,
 138: 19,
 143: 13,
 152: 5,
 156: 1,
 158: 13,

172: 6
o w n e d 86: 20,
 88: 6
o w n e r 87: 16,
 88: 16
o w n e r / l a n d l o r
d 86: 18
o w n e r s 6: 13,
 10: 1, 10: 2,
 10: 3, 10: 7,
 10: 9,
 10: 12,
 11: 10,
 12: 5,
 12: 17,
 12: 20,
 13: 5,
 13: 10,
 16: 3, 35: 5,
 49: 19,
 87: 1, 87: 3,
 87: 5, 87: 6,
 91: 16, 93: 4
o w n i n g 98: 17,
 99: 24,
 172: 5
o w n s 79: 13,
 79: 14,
 100: 3
<P>
p . m . 1: 14,
 4: 18, 4: 19,
 5: 17, 5: 18,
 76: 22,
 120: 1,
 159: 15
p a c e 35: 19
p a c k e d 75: 21
p a g e s 178: 10
p a i d 15: 22,
 49: 7,
 53: 17,
 56: 3,
 57: 12,
 69: 14,
 82: 2,

133: 8,
 147: 2
p a i n 142: 18,
 142: 19
p a i n t 126: 10
p a i n t e d 50: 8,
 126: 12,
 126: 16
p a i n t s 36: 3
p a n d e m i c
 39: 23,
 102: 4,
 102: 10,
 103: 3,
 158: 11
p a n e l 165: 13,
 165: 14
p a p e r 40: 5,
 114: 6,
 169: 5,
 169: 6,
 173: 6
p a p e r w o r k
 127: 6
p a r a s i t i c
 18: 15
p a r d o n 113: 5
p a r e n t
 114: 18,
 114: 19
p a r e n t a l
 150: 11
p a r e n t s 35: 8,
 114: 20,
 119: 1,
 131: 10,
 141: 22,
 155: 14
P a r k 50: 18,
 130: 21,
 131: 7,
 131: 11,
 132: 4
P a r k i n s o n
 131: 14
P a r k i s h
 25: 20,
 133: 4

p a r k s 72: 2
p a r t 22: 1,
 35: 12,
 113: 16,
 124: 11,
 130: 10,
 130: 15,
 135: 23,
 166: 18
p a r t i a l
 137: 18
p a r t i a l l y
 120: 2
p a r t i c i p a t e
 122: 14,
 148: 19
p a r t i c i p a t i o n
 104: 22,
 104: 24,
 105: 2
P a r t i c i p a t i o n
 . 18: 24,
 19: 3, 19: 6,
 19: 9,
 19: 12,
 19: 15,
 19: 18,
 19: 22,
 30: 13,
 32: 13,
 41: 2, 41: 4,
 41: 6, 41: 8,
 43: 15,
 46: 16,
 46: 19,
 84: 14,
 85: 8,
 85: 10,
 85: 12,
 85: 14,
 85: 17,
 85: 19,
 86: 2, 86: 8,
 98: 23,
 106: 12,
 106: 14,
 106: 16,
 106: 24,

Concordance

134: 5,
 134: 7,
 136: 19,
 150: 19,
 150: 24,
 151: 6
Particularly
 11: 4,
 86: 19,
 146: 6
parties 29: 11
Party 17: 13,
 22: 21,
 23: 16,
 24: 13,
 26: 4,
 133: 11
pass 35: 11,
 37: 3, 40: 19
passed 12: 17,
 14: 17,
 36: 1,
 59: 14,
 68: 2, 88: 5,
 107: 10,
 107: 12,
 108: 13,
 108: 15,
 108: 16,
 108: 17,
 126: 8,
 129: 16,
 131: 8
passion 7: 7,
 146: 6,
 146: 9
passionate
 149: 1
past 9: 15,
 9: 16,
 17: 16,
 137: 18,
 137: 21,
 149: 15,
 163: 15
path 95: 8,
 95: 9
patient

102: 18
Patricia
 37: 10,
 39: 10,
 41: 17
Patrick
 155: 1,
 162: 18,
 162: 23,
 163: 3
pattern
 143: 22
paying 9: 22,
 21: 20,
 27: 8,
 27: 19,
 50: 17,
 52: 14,
 56: 19,
 64: 5,
 68: 14,
 87: 9,
 87: 10,
 105: 11,
 116: 22,
 117: 16,
 120: 20,
 120: 21,
 134: 22,
 135: 2,
 140: 7,
 140: 23,
 144: 13,
 153: 8,
 154: 15,
 157: 13,
 161: 22,
 161: 23,
 161: 24
payment 94: 19
peace 9: 5
peaceful
 153: 24,
 154: 1,
 168: 9,
 168: 10
peers 71: 24,
 94: 9

penalties
 90: 1, 91: 19
Pennsylvania
 32: 8
per 138: 7
perceived
 105: 10
percent 12: 6,
 12: 9,
 12: 10,
 15: 19,
 16: 4, 16: 6,
 18: 8, 23: 4,
 31: 2,
 37: 18,
 38: 3, 38: 4,
 44: 19,
 44: 20,
 46: 2, 63: 4,
 74: 15,
 76: 11,
 80: 1, 80: 8,
 80: 14,
 80: 19,
 80: 21,
 80: 22,
 83: 17,
 116: 7,
 116: 22,
 120: 23,
 134: 22,
 135: 2,
 137: 5,
 137: 8,
 137: 10,
 137: 12,
 144: 6,
 150: 12,
 150: 13
Perhaps 36: 9,
 51: 24,
 52: 21
period 137: 8,
 137: 11,
 156: 5,
 156: 6,
 172: 12
permission

87: 14
persists
 31: 19
person 5: 19,
 37: 18,
 40: 24,
 44: 7, 46: 8,
 57: 2, 114: 7
personal
 135: 13,
 150: 6
pertains
 87: 12
petition 55: 2
pews 75: 6
PG 123: 11
Phelan 107: 4
phenomenal
 123: 8
Phil 20: 2,
 22: 15,
 24: 9,
 24: 12, 26: 3
phone 126: 17
phonetic
 14: 1,
 17: 10,
 22: 17,
 26: 8,
 28: 21,
 29: 24,
 32: 15,
 34: 21,
 37: 10,
 39: 11,
 41: 20,
 49: 2,
 51: 10,
 58: 9,
 66: 13,
 71: 7, 77: 5,
 79: 5,
 84: 22,
 87: 17,
 87: 18,
 88: 4,
 93: 24,
 94: 1,

Concordance

101: 8,
 109: 5,
 109: 9,
 112: 22,
 112: 23,
 115: 22,
 117: 24,
 128: 1,
 138: 23,
 138: 24,
 143: 1
phony 40: 19
physical
 7: 10, 177: 4
Pick 58: 17,
 114: 5,
 141: 21,
 159: 7,
 159: 8,
 163: 5,
 175: 22
picking 60: 5
picks 14: 21
picture
 119: 8,
 174: 13,
 174: 14
piece 114: 6
Pierina 11: 17
pinpoints
 137: 21
pipes 116: 18
pivot 146: 2
pizza 118: 3,
 121: 16,
 121: 17
place 5: 16,
 17: 6,
 39: 19,
 40: 11,
 40: 14,
 88: 9,
 88: 11,
 89: 3,
 90: 22,
 92: 4,
 110: 14,
 111: 10,

111: 15,
 123: 24,
 124: 6,
 136: 14,
 164: 18,
 178: 11
placed 30: 21,
 110: 23
places 83: 5,
 148: 7,
 153: 10
plates 68: 12
play 14: 8,
 111: 1,
 174: 23
played 130: 24
playing
 169: 13
plead 93: 19
pleading
 10: 17, 23: 6
pleasure
 73: 13
pled 107: 15
plumbers
 14: 24
plumbing
 176: 10
plus 117: 7
pockets 15: 8,
 18: 5,
 23: 22,
 40: 2,
 41: 13,
 47: 2,
 49: 17,
 49: 23,
 52: 3, 96: 18
Point 15: 4,
 16: 2,
 16: 23,
 52: 22,
 82: 6,
 122: 20,
 126: 3,
 167: 21,
 169: 24
poisoning

25: 1
policy 13: 9,
 37: 20,
 146: 7,
 146: 9,
 146: 21,
 146: 22,
 148: 3,
 148: 4
politically
 38: 21
poor 49: 21,
 50: 1,
 83: 12,
 95: 11
porter 56: 14
portion 45: 11
pose 14: 22
position
 87: 4,
 146: 1,
 148: 12,
 154: 12,
 169: 4
positive
 112: 17,
 135: 13
possible
 6: 14, 6: 16,
 7: 17,
 25: 23,
 39: 17,
 86: 10,
 90: 2,
 162: 12
post 120: 8,
 130: 16
post-world
 168: 17
posted 146: 24
potential
 31: 1,
 163: 18
pour 95: 24,
 96: 6
pouring
 96: 10,
 116: 4

poverty
 50: 24,
 64: 15,
 74: 14
Power 13: 17,
 19: 21,
 34: 15,
 51: 15,
 51: 17,
 71: 22,
 72: 9,
 72: 15,
 83: 18,
 83: 19,
 112: 16,
 129: 13,
 144: 14,
 147: 23,
 148: 12,
 162: 6,
 162: 8,
 169: 8
powers 105: 16
practical
 38: 6
practice
 28: 13
prayer
 176: 13,
 176: 17
prays 176: 2
pre-register
 4: 23, 5: 3
precedence
 136: 6
Precinct
 175: 21
predatory
 38: 13
predicament
 107: 6
prefer 50: 21
premises
 20: 9,
 20: 24,
 55: 23
prepared 9: 7,
 160: 4

Concordance

Present 3: 19,
 3: 24, 4: 2,
 4: 4, 4: 6,
 4: 8, 4: 12
preserve
 13: 4, 35: 14
President
 61: 3, 62: 1,
 62: 3, 62: 8,
 64: 17,
 65: 10,
 66: 12,
 77: 17,
 101: 24,
 133: 17
Pretty 26: 7,
 28: 20,
 29: 23,
 30: 3,
 111: 18,
 111: 19,
 111: 22,
 165: 16
prevent
 26: 14,
 161: 12
price 142: 8
priced 24: 24,
 34: 16
prices 147: 3
pride 35: 6
prime 63: 11
principal
 133: 10
prioritize
 25: 13
prioritizing
 25: 16
private 87: 8
**pro-immigrati
 on** 168: 24
probable
 144: 2
probably
 116: 7
problem
 21: 13,
 31: 19,

37: 15,
 51: 22,
 79: 1, 99: 5,
 112: 4,
 126: 8,
 152: 11,
 153: 19
problems
 10: 6, 88: 7,
 98: 15,
 111: 8,
 112: 1,
 112: 2,
 164: 12
procedures
 5: 22
proceed 5: 21,
 14: 2, 32: 16
proceedings
 27: 24,
 36: 18,
 168: 20,
 177: 18
process 168: 8
processing
 149: 21
productive
 61: 12
profit 21: 18,
 25: 16,
 34: 1,
 80: 19,
 87: 6,
 116: 6,
 137: 7,
 137: 9,
 137: 10,
 137: 13,
 137: 22
profits 18: 7,
 18: 9,
 79: 23,
 80: 24
program 12: 18
programs
 30: 24,
 52: 22,
 64: 16

progress
 16: 24, 95: 1
progressive
 16: 21
prohibitive
 36: 9
Project 26: 12
projects
 164: 20
promise
 172: 22
promised
 176: 14
proof 144: 4
proper 87: 3
properties
 87: 11,
 116: 9
property
 35: 5,
 86: 18,
 86: 20,
 87: 1, 87: 3,
 87: 5, 87: 6,
 87: 15,
 88: 3, 88: 7,
 88: 14,
 88: 16,
 88: 19,
 91: 16, 93: 4
proportion
 164: 21
proposals
 63: 22
proposed
 3: 12, 4: 16,
 4: 21, 5: 10,
 8: 2, 64: 10,
 65: 12
prostitute
 15: 7
Protect 30: 8,
 37: 6,
 64: 17,
 64: 18,
 66: 8,
 76: 11,
 76: 12

protected
 115: 11
protecting
 74: 20,
 77: 20
Protection
 3: 15
protest
 132: 21,
 168: 10
proud 30: 11,
 41: 20,
 145: 18,
 149: 17,
 168: 13
proudly 11: 17
prove 80: 10
provide
 20: 20,
 25: 23,
 30: 15
provided 5: 7,
 21: 2,
 29: 20,
 69: 11
provider
 26: 13
providers
 26: 23
provides
 29: 6,
 46: 10,
 46: 11
providing
 26: 19,
 106: 9,
 164: 8
provisions
 164: 18
PS 133: 10
PS31 129: 8,
 130: 2,
 131: 18,
 132: 12
PSL 24: 15
psychology
 109: 15
PTA 130: 10

Concordance

Public 1: 5,
 3: 8, 3: 11,
 4: 15, 4: 21,
 4: 23, 5: 4,
 5: 6, 5: 10,
 5: 18, 8: 20,
 8: 24,
 11: 23,
 30: 22,
 31: 24,
 88: 15,
 110: 11,
 143: 17,
 178: 8
puff 123: 24
pulled 116: 10
pumped 82: 11
purchases
 52: 10
purchasing
 49: 22, 52: 5
push 11: 9,
 13: 8
pushed 12: 23,
 16: 22,
 33: 8,
 64: 21,
 152: 19
pushing
 13: 12,
 32: 6, 129: 6
put 10: 3,
 15: 8,
 35: 20,
 64: 4, 84: 3,
 91: 7,
 91: 11,
 95: 7,
 99: 13,
 124: 6,
 126: 12,
 130: 20,
 131: 23,
 141: 5,
 142: 6,
 148: 3,
 153: 16,
 172: 21,

174: 6
puts 28: 3,
 87: 3

<Q>
qualified
 174: 7
qualify 31: 24
quality 32: 6,
 62: 20,
 64: 6, 83: 9,
 138: 16
quarter
 117: 14
Queens 117: 9
question
 57: 11, 68: 6
quick 174: 21
quickly 7: 3,
 70: 23
quite 17: 21,
 18: 16,
 146: 20,
 163: 10
quorum 4: 13

<R>
racial 168: 5
racket 167: 14
racks 122: 23
rafters 75: 22
raiding 33: 22
rain 125: 23
Raise 14: 12,
 23: 7,
 23: 10,
 30: 24,
 33: 1,
 38: 15,
 38: 24,
 40: 1, 42: 9,
 63: 17,
 96: 18,
 100: 23,
 100: 24,
 122: 14,

124: 7
raised
 109: 19,
 114: 8,
 114: 9,
 165: 17,
 166: 3,
 166: 4
Raising 10: 7,
 12: 13,
 27: 3,
 96: 19,
 123: 20,
 140: 14,
 166: 12
Ralph 167: 8
Ramirez
 104: 13,
 109: 4
Ramon 71: 7,
 77: 6, 77: 7
Ramona 77: 4
ramp 152: 22,
 153: 16,
 153: 23
ran 126: 6
Randolph
 44: 3, 47: 9,
 48: 10,
 48: 12,
 48: 24
range 35: 12
Rank 150: 5
rapidly 38: 15
raping 167: 19
rat 14: 20,
 161: 24
rate 10: 13,
 29: 6, 74: 14
rather 88: 9,
 173: 9
rating 173: 7
rats 89: 5,
 99: 11,
 99: 16,
 126: 13
RBP 175: 5
Read 9: 8,

22: 16,
 51: 14,
 115: 22,
 122: 3,
 124: 19,
 127: 24,
 138: 22
ready 14: 1,
 121: 6,
 125: 2
Reagan 37: 21
Real 13: 6,
 13: 7,
 33: 24,
 34: 9,
 38: 10,
 43: 5,
 43: 22,
 46: 5,
 59: 16,
 59: 22,
 64: 20,
 67: 3,
 79: 11,
 79: 14,
 80: 17,
 80: 18,
 81: 1,
 88: 23,
 114: 21,
 167: 13,
 174: 21
reality 33: 4,
 33: 10,
 46: 6, 46: 8
realize
 110: 16,
 163: 14,
 163: 15,
 163: 22,
 164: 1
realized
 109: 19,
 110: 7
really 21: 23,
 39: 21,
 43: 4,
 46: 22,

Concordance

46: 24,
 54: 20,
 68: 3,
 71: 15,
 73: 11,
 80: 23,
 99: 1,
 103: 13,
 105: 11,
 105: 12,
 105: 17,
 106: 5,
 108: 6,
 110: 13,
 112: 5,
 112: 9,
 112: 13,
 112: 17,
 114: 11,
 114: 12,
 123: 13,
 127: 9,
 127: 17,
 129: 7,
 130: 11,
 147: 18,
 152: 21,
 160: 23,
 164: 23,
 169: 2,
 172: 17,
 174: 1,
 174: 13,
 175: 13
realm 177: 4
Realty 87: 18
reason 50: 21,
 58: 10,
 59: 18,
 107: 3,
 110: 19,
 110: 23,
 116: 11,
 116: 12,
 125: 22,
 143: 6,
 167: 13,
 173: 15

reasonable
 168: 19
reasons
 127: 19
rebuild
 25: 11,
 145: 23
receive 28: 6,
 30: 22, 49: 6
received
 67: 22,
 118: 21,
 120: 12
receives
 118: 19
Recently
 29: 5,
 33: 21,
 35: 16,
 68: 9,
 119: 19
recess 121: 23
recognize
 25: 19,
 64: 24
recognized
 60: 3
Reconsider
 47: 2, 47: 3
reconvene
 71: 4,
 121: 18
record 4: 12,
 12: 23,
 73: 22
red 152: 18
redeem 176: 14
redoing 58: 19
redone 58: 22
reduce 25: 9
reduction
 77: 11
Reed 2: 9, 4: 3
refer 86: 24
reflect 14: 9,
 24: 23,
 24: 24,
 25: 2, 25: 6,

33: 4
reflection
 162: 16
reformed
 12: 17
reforms 13: 10
refrigerator
 55: 13,
 55: 17
refuse 25: 6
refused 90: 8
refuses 91: 9,
 91: 13
regarding
 8: 2, 68: 6
regardless
 23: 10, 29: 7
register
 14: 11
registered
 20: 16
registering
 6: 6
registration
 5: 3, 5: 24,
 6: 3
regretted
 81: 11
regulations
 124: 7,
 124: 12
reinvestments
 13: 10
reject 65: 12
relate 148: 8
related
 164: 12
relating
 136: 22
relationship
 35: 7,
 148: 20
relaxed 73: 11
reliable
 40: 23
relief 13: 9,
 13: 17,
 36: 17,

37: 1,
 114: 15,
 115: 16
relook 168: 7
rely 25: 17,
 25: 18,
 110: 11,
 117: 19
remain 22: 24
remarks 9: 7
Remember
 23: 13,
 41: 13,
 97: 16,
 102: 9,
 131: 3,
 140: 21,
 148: 15,
 157: 21
remembers
 103: 1
remind 7: 6,
 14: 4, 76: 21
remove
 156: 14,
 159: 16
renew 161: 10
renovation
 42: 7
**rent-stabiliz-
 ed** 12: 3,
 12: 5,
 15: 19,
 17: 6,
 17: 15,
 18: 13,
 18: 18,
 30: 11,
 32: 20,
 38: 12,
 39: 15,
 42: 5,
 44: 11,
 59: 14,
 59: 24,
 60: 15,
 60: 16,
 60: 18,

Concordance

77: 8,
134: 20
rental 13: 3,
27: 4, 28: 6,
29: 16,
71: 18,
87: 1, 87: 3,
87: 5, 87: 6,
87: 11,
87: 15,
88: 16,
91: 16,
93: 4,
167: 15
renting 59: 7,
87: 5
rents 9: 19,
10: 7,
13: 13,
29: 8,
38: 15,
38: 24,
47: 23,
49: 20,
58: 17,
61: 13,
137: 4
repair 21: 11,
57: 9,
57: 15,
118: 22,
170: 11
repaired
116: 21
repairing
52: 4
repairs
12: 18,
18: 3, 18: 4,
18: 7, 18: 9,
20: 24,
28: 12,
33: 18,
36: 14,
44: 21,
50: 7, 53: 9,
53: 10,
53: 14,

53: 16,
53: 21,
53: 23,
55: 4,
69: 11,
69: 12,
89: 13,
89: 14,
89: 17,
91: 10,
91: 13,
91: 17,
98: 12,
99: 7, 99: 8,
113: 19,
138: 16,
143: 14,
149: 24,
153: 2,
158: 19
repeatedly
28: 2
replace
55: 16,
159: 11
replaced
159: 13
report 31: 17,
50: 16,
56: 15
reported
20: 17,
23: 3,
31: 18,
33: 11
Reporter
178: 8
reports 14: 9,
37: 24
represent
15: 15,
22: 9, 33: 6,
75: 9,
143: 18
representatio
n 127: 13
representativ
e 20: 4,

23: 19
representing
11: 17,
47: 13,
58: 8,
58: 11,
73: 23,
93: 3, 93: 4,
94: 9,
145: 15
represents
18: 20, 33: 6
Republic
129: 14
Republican
149: 17
request
105: 19,
144: 22,
175: 15
requested
21: 11
requesting
105: 9
requests
12: 10
require 35: 17
resided
126: 11
resident
22: 22,
24: 14,
30: 11,
149: 14
residents
24: 17,
30: 9, 32: 4,
62: 10,
63: 9,
65: 13,
65: 19,
76: 11,
78: 18
resign 103: 13
respect
124: 4,
131: 9,
131: 10,

139: 18,
151: 22
respectful
7: 10, 168: 4
respond 3: 19
response
24: 15,
134: 9,
134: 10
response.
3: 20, 3: 22,
4: 10,
124: 17
responsibilit
ies 155: 22
responsibilit
y 7: 20,
150: 11
responsible
57: 2,
135: 24,
136: 2
responsibly
169: 1
responsive
16: 17
rest 49: 10
restricting
170: 1
restructure
42: 8
result 26: 21,
50: 14
results 33: 7
rethink 168: 7
retire 54: 4
retired
94: 18,
134: 21
retirement
49: 7, 54: 3
Return 80: 20
revealed
137: 3
revenue 23: 4
Reverend
86: 12
review 5: 12

Concordance

reward 93: 18	3: 23, 21: 24	17: 10,	115: 11,
rewarding	rodents 66: 3,	20: 2,	145: 16
92: 4	116: 18	22: 15,	Safety 26: 12,
RGB 5: 14,	Rodriguez	22: 20	26: 16,
5: 20, 5: 24,	128: 22	rose 137: 7	138: 12
6: 11, 27: 5,	ROI 80: 22	Ross 79: 4,	sake 22: 12,
31: 2,	Rois 80: 20	79: 5,	115: 1
41: 20,	role 111: 1	84: 21,	sakes 115: 12
62: 13,	Roll 3: 18,	84: 23	salaries
63: 22	20: 11,	roughly 16: 6	46: 1, 52: 2,
Rgbs 35: 14	20: 12,	round 85: 24,	135: 9
rich 23: 2,	20: 20,	86: 6	salary 147: 4
25: 22,	40: 12,	roving 112: 23	salon 30: 16
49: 20	78: 17,	row 16: 5	SAMUEL 94: 1,
Richard	83: 20,	rules 5: 22,	95: 16,
131: 5,	94: 4,	124: 6,	95: 21,
155: 2	136: 12,	124: 8,	98: 4, 98: 6,
richest	136: 13,	124: 12,	98: 7, 98: 24
34: 13,	152: 20	167: 15,	Sanchez
139: 6	rollback	167: 24	11: 13,
richness 51: 1	43: 4, 43: 5,	run 14: 7,	11: 15,
rid 49: 19,	78: 14,	133: 16,	11: 17,
55: 20	78: 21,	133: 17,	13: 24,
ridiculous	136: 14,	170: 4	15: 11,
99: 1,	137: 15,	running	15: 12,
100: 24	138: 18,	15: 15,	15: 14,
rightfully	152: 18,	86: 5, 102: 8	139: 3,
45: 15	167: 13,	runs 34: 14	142: 24,
rights 73: 1,	168: 1	rural 172: 6	143: 2,
73: 2, 73: 7,	rollbacks	ruse 37: 23	143: 3,
127: 21	176: 6	RUSSO 178: 7,	145: 10
rippling	rolled 166: 15	178: 18	Sandra 171: 6,
63: 13	Ronette		175: 12
rise 63: 15	151: 15	<S>	SANTOS 122: 3,
Rising 28: 4,	Ronnette	S. 148: 18	124: 22,
31: 7, 33: 10	154: 5	sacrifice	125: 7,
risk 28: 4	roof 60: 6,	70: 14	127: 24,
Riverdale	68: 8, 72: 2	sacrifices	128: 3,
176: 24	room 39: 7,	158: 7	128: 4,
Riverside	75: 11,	sad 128: 21,	128: 5,
20: 5	75: 21,	133: 10	131: 21,
roaches 89: 5,	76: 3, 76: 7,	Safe 25: 24,	132: 17
99: 12,	82: 16,	34: 16,	Sarah 77: 5,
99: 16,	119: 23,	38: 7,	78: 23, 79: 8
126: 14	157: 12,	46: 12,	satisfaction
robbed 122: 17	158: 21	62: 20,	170: 12
robbing 52: 5	rooms 137: 17	88: 8,	satisfied
Robert 2: 7,	Rosanna		158: 2

Concordance

save 15: 1, 25: 8	130: 18, 131: 1, 131: 4, 131: 18, 131: 19, 131: 24, 132: 1, 132: 19, 133: 11, 155: 13, 155: 16, 156: 15	seeing 18: 17, 32: 7, 155: 24	118: 18, 118: 20, 120: 10, 120: 12, 152: 10
saw 31: 13, 76: 4, 131: 8	school mates 130: 15	seek 157: 4	serious 123: 10, 138: 12
saying 16: 20, 30: 4, 59: 5, 59: 21, 75: 11, 75: 12, 78: 4, 79: 11, 79: 24, 81: 1, 81: 12, 91: 12, 96: 23, 120: 11, 120: 22, 123: 3, 127: 18, 144: 3, 156: 7, 169: 7, 173: 11, 176: 4	schools 64: 20, 75: 16, 82: 13	seeking 52: 24	Serrano 131: 3, 131: 8, 131: 15, 131: 17, 132: 4, 132: 21, 132: 24
says 10: 24, 40: 5, 51: 15, 72: 1, 79: 13, 79: 14, 144: 6, 175: 14, 175: 15, 175: 16, 176: 3	SCHWARTZ 2: 10, 4: 5, 4: 6	seem 41: 22	serve 11: 18, 82: 11, 100: 15, 109: 17, 109: 24, 110: 22, 148: 15
scam 15: 3	Sean 133: 24, 138: 22	seems 41: 21	service 82: 14, 104: 3, 111: 8, 117: 17, 119: 7
scandal-ridde n 38: 20	season 137: 20	seen 9: 15, 9: 19, 10: 7, 10: 14, 16: 4, 17: 17, 17: 18, 27: 16, 63: 5, 63: 6, 63: 7, 118: 16, 120: 14, 153: 22	Services 6: 19, 8: 11, 26: 12, 26: 19, 28: 11, 45: 17, 46: 10, 46: 11, 55: 5, 64: 7, 82: 10, 82: 15, 106: 10, 111: 3, 111: 4, 111: 5, 112: 3, 164: 8
scared 43: 21, 58: 4, 59: 19, 59: 20, 130: 17	Second 8: 8, 51: 18, 56: 4, 60: 5, 74: 13, 83: 24, 113: 13, 119: 3, 119: 22, 139: 22, 145: 9, 177: 16	sees 157: 18	sessions 107: 9,
School 119: 13, 130: 6, 130: 16,	Secondly 87: 2	segregation 25: 2	
	seconds 6: 24	seizures 141: 18	
	secretary 159: 5	semester 129: 2, 130: 6	
	Section 30: 22, 90: 4	Senator 76: 5, 76: 6, 86: 15, 131: 16, 148: 18	
	Security 54: 2, 94: 14, 107: 24, 128: 22, 128: 23, 159: 2	send 120: 7, 120: 11	
		senior 42: 16, 113: 14, 130: 24, 171: 22	
		seniors 105: 5, 172: 19, 173: 16	
		sense 39: 3, 40: 6, 44: 7, 83: 12, 87: 12, 101: 3	
		sent 56: 16,	

Concordance

111: 16
set 147: 20,
 164: 21,
 167: 14,
 169: 19,
 178: 14
set backs
 156: 1
setting
 163: 17
Settlement
 47: 13
seven 59: 9,
 113: 12,
 116: 16,
 158: 13
seventies
 42: 14,
 139: 10
Several 6: 7,
 126: 5,
 174: 7
sewage 58: 23,
 81: 23
SEWARD
 112: 22,
 115: 21,
 115: 23,
 115: 24,
 116: 2,
 116: 3
Shalom 175: 11
shame 44: 23,
 138: 20,
 149: 19,
 156: 21
share 118: 8,
 165: 14
Sharpton
 86: 13
Sheen 88: 3
Sheila 155: 1,
 160: 15,
 160: 20
shelter
 30: 20,
 31: 6,
 31: 23,

33: 13,
 146: 1
shelters
 16: 4,
 33: 15,
 43: 1, 117: 2
shoes 114: 24
shopper 36: 15
shopping
 120: 16
short 54: 23,
 66: 18,
 73: 19,
 118: 3
shorter
 129: 19
Shorthand
 178: 7,
 178: 12
shortly 71: 4
shot 130: 17
shoulder
 64: 13
shoulders
 65: 1
shouldn't
 31: 19,
 40: 13,
 57: 13,
 104: 4,
 104: 6
Shout 58: 5
shout - out
 30: 9, 47: 14
show 4: 12,
 48: 5,
 89: 16,
 119: 10,
 122: 13,
 134: 17,
 144: 4,
 147: 23,
 160: 22
showed 54: 14
shower 140: 19
shows 27: 5,
 107: 22
shut 173: 24

sick 18: 17,
 60: 4, 60: 5,
 60: 6,
 90: 12,
 141: 19
side 13: 23,
 39: 7, 70: 7,
 152: 20,
 161: 4,
 161: 13,
 165: 2,
 172: 8,
 173: 12
sides 150: 18
sign 4: 22,
 48: 20,
 48: 21,
 76: 23,
 107: 16,
 119: 6,
 135: 12
sign-in 6: 11
signed
 156: 23,
 156: 24,
 157: 1,
 171: 6
signing
 76: 22,
 81: 11,
 127: 5
similar
 103: 14,
 103: 15,
 103: 21,
 135: 5
Simple 44: 6,
 44: 7, 44: 9,
 46: 8,
 167: 13
simply 54: 12,
 146: 23
sin 37: 15
Sinai 166: 4
single 15: 5,
 30: 12,
 30: 23,
 39: 16,

49: 18,
 50: 8, 64: 6,
 65: 23,
 67: 1,
 74: 12,
 114: 18,
 114: 20,
 119: 19,
 157: 21
sink 45: 5,
 45: 6, 49: 18
sinks 58: 24
sister 30: 15,
 129: 24,
 154: 17,
 166: 10
sit 14: 15,
 92: 21,
 97: 4,
 100: 8,
 100: 12,
 148: 13
sitting 6: 11,
 39: 7,
 71: 16,
 139: 21
situation
 48: 2,
 68: 18,
 69: 15,
 69: 19,
 96: 12,
 107: 4,
 108: 7,
 118: 23,
 126: 10,
 138: 10,
 167: 16,
 169: 16,
 170: 2
situations
 105: 6,
 135: 5,
 165: 23
six 45: 4,
 113: 11,
 128: 14,
 128: 15,

Concordance

129: 16,	snap 27: 13	97: 6,	104: 19,
152: 7,	So- and- so	97: 19,	116: 1,
172: 23,	164: 17	110: 8,	125: 11,
176: 1	so- called	111: 22,	133: 2,
sixth 130: 21,	42: 5	112: 6,	137: 6,
175: 23	Social 23: 24,	133: 16,	140: 8,
sixties 42: 13	25: 12,	140: 15,	145: 6,
sky 141: 3	26: 16,	166: 24,	145: 11,
Skylar 122: 5,	53: 15,	173: 3,	149: 20,
122: 6,	54: 2,	174: 15	153: 8,
122: 7	67: 22,	some how 14: 19	154: 6,
slap 33: 3	94: 14,	Someone	158: 23,
sleep 31: 9,	102: 11,	10: 24,	167: 1,
60: 19,	107: 24	37: 16,	170: 15,
111: 20,	Socialism	75: 4,	170: 16,
113: 16,	17: 14,	76: 18,	170: 17,
141: 15	22: 21,	108: 11,	171: 22,
sleeping	23: 18,	160: 9	177: 12
33: 15,	24: 14, 26: 4	Sometimes	sort 107: 21,
72: 18,	society	68: 4,	164: 21
72: 19	34: 10, 38: 6	70: 15,	soul 176: 1,
slept 75: 6	Sociology	96: 14,	177: 10
slightly	129: 5	155: 9,	sound 103: 7
145: 3	softball	172: 4,	sounds 162: 21
Slum 33: 18	130: 24	174: 22,	sources 79: 17
slum-like	SOLANO 154: 6,	175: 1	South 15: 15,
89: 3, 91: 8,	154: 24,	somewhere	111: 4,
92: 23	155: 6,	110: 4,	130: 16
slumlord	155: 7,	153: 9	Space 4: 17,
88: 16,	159: 22,	son 44: 14,	143: 5
98: 19,	160: 3	45: 20,	spacious
98: 22,	sold 75: 7	131: 16,	25: 24
99: 4,	solidarity	131: 17,	Spanish 5: 7,
100: 1,	22: 22	157: 13,	6: 4, 8: 6,
133: 4	SOLTRAN	166: 3	69: 21,
slumlords	177: 15	sons 156: 20	121: 22
88: 4,	Soltren 2: 12,	Soon 6: 9,	Spanish.
98: 17,	4: 9	36: 6, 56: 11	8: 16, 77: 1
99: 22	solution	Sorry 3: 4,	speaker 6: 23,
small 10: 23,	165: 3,	8: 5, 22: 16,	8: 5, 8: 19,
41: 14,	166: 13	57: 23,	162: 22,
164: 2	solutions	62: 4,	166: 22
smaller 10: 2	12: 16,	66: 14,	Speakers 6: 2,
SMITH 4: 8	166: 12	95: 20,	6: 12, 6: 16,
smuggling	solve 24: 19	101: 9,	6: 19, 6: 20,
129: 12	solved 10: 11	104: 10,	7: 7, 7: 15,
Smyth 2: 11,	Somebody	104: 16,	70: 24,
4: 7	70: 13,	104: 18,	101: 12,

Concordance

121: 20,
162: 18
speaking
6: 18, 6: 22,
7: 2, 7: 14,
59: 21,
60: 1,
127: 17,
146: 22,
166: 1
speaks 69: 20
special
53: 23,
133: 9
specials 95: 6
specific
136: 9
specifically
30: 8
speed 83: 1,
83: 2
spend 136: 21,
160: 24,
167: 2,
174: 24
spending 63: 3
spends 36: 16
spiders 89: 6
spirit 177: 4
spoke 21: 5,
118: 12
sponsors
63: 11
spots 48: 14
spouses 161: 1
spring 130: 23
SS 178: 3
St. 129: 17,
130: 20,
131: 12
stabilization
3: 14, 14: 7,
42: 12,
62: 22,
81: 12,
123: 17
stabilize
12: 20,

12: 22,
30: 24
stabilized
14: 14,
47: 18,
55: 1, 77: 9,
78: 3
stable 42: 5,
135: 10,
137: 14
staff 5: 24,
6: 6, 6: 11,
7: 4, 9: 7
staffed
129: 20
stage 151: 20
stagnant
16: 24, 32: 5
stair 119: 16,
120: 3
staircases
31: 14
stairs 67: 11,
96: 13,
118: 17,
121: 4
stake 163: 22
stamps 114: 17
stand 58: 3,
65: 1,
65: 16,
83: 16,
84: 17,
148: 5
standing
38: 16,
84: 11,
142: 19
Star 26: 7,
28: 21,
29: 23, 30: 3
start 6: 21,
30: 3,
79: 11,
148: 20
started 3: 5,
77: 14,
107: 8,

161: 23,
165: 22,
172: 17
starting
5: 17,
58: 22, 59: 1
starving
40: 15
State 32: 9,
73: 22,
80: 5,
86: 15,
93: 7,
107: 17,
124: 2,
165: 17,
168: 11,
177: 2,
178: 2,
178: 9
stated 74: 14,
148: 18
statement
81: 10
Staten 117: 9
**Statenislanda
dvance.com**
117: 6
States 76: 4,
88: 10,
133: 17
Stating 56: 17
stations
117: 4
stats 9: 10
stay 28: 16,
70: 6,
75: 14,
102: 12,
103: 4,
124: 1,
141: 16,
149: 22
staying 59: 11
steak 140: 6
steal 144: 4
Stenotype
178: 8

step 10: 9,
24: 21,
25: 10,
157: 22
stepped
171: 11
stock 9: 20,
9: 22, 13: 1,
35: 15, 37: 5
Stockman
37: 21
STOCKRUFF
34: 21,
35: 2, 37: 9,
37: 11,
37: 12
stocks 80: 21
stole 174: 15
stolen 175: 17
Stop 7: 14,
10: 22,
16: 23,
34: 4,
119: 5,
126: 13,
150: 1,
161: 12,
161: 21,
162: 2,
173: 11,
173: 18
stopped 141: 3
stores 82: 13
stories
65: 21,
70: 4,
92: 22, 93: 5
story 53: 8,
54: 23,
66: 17
stove 55: 13,
55: 17
straight
148: 13
streaming
5: 20
Street 15: 9,
42: 21,

Concordance

54: 12,
72: 21,
80: 23,
88: 12,
89: 16,
92: 20,
111: 14,
129: 8,
141: 13,
152: 15,
158: 9,
162: 4,
167: 18,
173: 16,
173: 17,
175: 20,
175: 21,
176: 10

streets
42: 22,
50: 21,
50: 22,
72: 17,
72: 19,
111: 11,
117: 3

strength
108: 24

strengthen
26: 13

stress 54: 6,
138: 12

stressed
115: 16,
139: 15

stretch
169: 11

stroke 53: 17,
54: 5, 54: 6,
54: 20,
115: 13,
129: 17,
175: 23

strokes
175: 19,
176: 22

strong 140: 16

strongly

11: 24

struggle
23: 15,
45: 19,
114: 21

struggling
12: 9, 13: 6,
27: 22,
74: 18,
75: 10,
75: 19,
97: 10,
140: 1,
140: 10,
175: 2,
175: 5

stub 54: 11,
54: 13,
54: 15

stuck 32: 2

student
128: 24

students
75: 15

Studies
129: 4,
155: 22

studio 120: 3,
120: 4,
120: 5

study 27: 5,
137: 2,
137: 3,
137: 21,
138: 19,
156: 6

stuff 96: 15,
96: 16,
97: 18

sturdy 144: 11

sub-human
143: 12

subhuman
168: 15

subject 3: 14

submit 5: 11,
5: 13

submitted

144: 23

subsidies
169: 22

subway 50: 19

subways 77: 23

sue 91: 11,
144: 19

sued 143: 23

Suero 84: 22,
93: 24,
94: 2, 94: 4,
94: 6, 94: 7

suffer 31: 4,
39: 22,
40: 4, 71: 18

suffered
53: 17,
54: 5,
54: 20,
66: 21,
67: 2,
67: 20,
137: 19

suffering
40: 2, 40: 4,
41: 15,
41: 22,
73: 10,
73: 12,
113: 23

suggest 20: 19

suit 75: 9

Summers
151: 16,
154: 5

Sunday
118: 11,
158: 24

Sundays
158: 16

Sunil 129: 1

super 67: 7,
67: 15,
69: 17,
69: 18,
119: 23,
133: 6,
153: 1,

159: 1

superintenden
t 14: 23

superintenden
ts 49: 16

supermarket
30: 16

supermarkets
95: 5

Superville
2: 18

support 13: 9,
26: 13,
26: 19,
28: 15,
154: 18,
166: 14,
166: 19

supported
12: 19

supporter
149: 17

supporting
154: 18

supportive
169: 17

supports 12: 4

supposed
40: 18,
46: 24,
68: 15,
68: 22,
70: 8,
77: 19,
83: 7,
103: 8,
116: 7,
131: 21,
133: 8,
146: 9,
146: 21,
152: 8

supposedly
158: 18

Supreme 56: 16

surgeries
157: 12

surgery

Concordance

119: 19,
 157: 2,
 157: 11
surprise
 103: 13
surprised
 128: 16
survive 38: 7,
 49: 11,
 110: 13,
 114: 13,
 174: 22
suspicion
 38: 23
sustainable
 25: 24
swagger 44: 8
sweat 65: 2
sweep 31: 14
swindled
 122: 17
sympathetic
 10: 5
Sympathy
 97: 2, 97: 3
Symphony 4: 17
system 23: 17,
 31: 6,
 31: 23,
 33: 13,
 33: 22,
 34: 5,
 40: 23,
 62: 22,
 117: 21,
 141: 18,
 144: 11,
 164: 22,
 169: 21
systematic
 33: 13

<T>
T-shirt 51: 14
table 6: 1,
 6: 11,
 60: 14,

60: 16,
 97: 5, 172: 3
tackled 76: 5
tag 48: 14
taken. 121: 23
talked 104: 5,
 118: 11
tall 128: 18
tandem 31: 2
targeted 13: 9
taught
 131: 10,
 132: 20,
 147: 13,
 168: 2,
 168: 4
tax 13: 9,
 80: 7
taxes 36: 22,
 129: 21,
 140: 13
teacher
 133: 7,
 133: 8
team 48: 14,
 60: 14
tear 132: 13
tears 65: 2,
 67: 3
telephone
 94: 13
tells 40: 9,
 136: 11
Tenant 3: 15,
 14: 17,
 15: 14,
 18: 22,
 23: 14,
 25: 13,
 32: 17,
 47: 13,
 55: 8,
 59: 11,
 79: 9,
 91: 12,
 97: 21,
 134: 20,
 150: 7,

164: 10,
 167: 23,
 168: 3,
 172: 9
tendency
 163: 11
tending 107: 8
tens 36: 4,
 36: 6
tent 141: 15
term 29: 16,
 77: 12,
 86: 19,
 86: 21,
 86: 22, 87: 2
terms 38: 6,
 144: 13,
 163: 11,
 163: 17
Testament
 118: 12
testified
 171: 5
testify 3: 6,
 7: 22, 171: 7
testifying
 5: 23,
 11: 21,
 115: 3
testimonies
 23: 11
testimony
 6: 17, 7: 3,
 65: 22,
 71: 23
testing 35: 22
text 133: 6
Thanks 104: 7
Theatre 1: 9
theft 30: 18,
 41: 12,
 41: 13
theoretical
 75: 5
therapy
 111: 16,
 111: 22,
 111: 23,

111: 24,
 142: 14
There'll
 44: 24
thereafter
 71: 4, 77: 11
They'll
 176: 10
they've
 15: 23,
 23: 11,
 108: 4
thinking
 54: 20,
 112: 6
Third 3: 10,
 16: 5, 27: 6,
 88: 16,
 119: 3,
 119: 4,
 129: 18,
 130: 1,
 130: 12
Thompson
 143: 1,
 145: 11,
 149: 7,
 149: 10,
 151: 14,
 151: 15,
 151: 16,
 151: 17,
 151: 21,
 152: 1,
 152: 2,
 152: 3
though 8: 8,
 104: 5,
 105: 10,
 139: 10,
 156: 1,
 169: 7
thoughts 47: 3
thousand
 56: 3,
 72: 20,
 138: 7
thousands

Concordance

27: 1, 36: 4,
 36: 6, 63: 8,
 158: 15
threat 7: 10
threats 50: 5,
 67: 20
Three 9: 15,
 13: 14,
 14: 17,
 53: 10,
 53: 18,
 54: 8,
 77: 24,
 80: 15,
 89: 22,
 89: 23,
 90: 10,
 90: 14,
 92: 7,
 113: 11,
 123: 5,
 126: 7,
 128: 2,
 128: 9,
 128: 13,
 128: 14,
 137: 16,
 139: 23,
 140: 3,
 144: 20,
 157: 1,
 157: 12,
 171: 5,
 172: 11,
 173: 22
three-room
 14: 11
threw 72: 21,
 130: 20
thrive 110: 15
throw 72: 16
Tiago 13: 23
tick 173: 6
ticking 173: 5
till 73: 15,
 103: 4
tired 18: 17,
 32: 7,

53: 12,
 60: 4, 60: 5,
 60: 6,
 99: 20,
 160: 22,
 160: 23,
 162: 11
Today 6: 5,
 14: 4,
 20: 12,
 28: 15,
 35: 10,
 57: 7, 58: 7,
 58: 10,
 59: 19,
 65: 3,
 107: 18,
 112: 18,
 115: 6,
 117: 11,
 133: 5,
 139: 9,
 142: 13,
 145: 2,
 146: 14,
 147: 17,
 147: 23,
 148: 21,
 158: 4,
 159: 14,
 173: 3,
 174: 12
together
 10: 23,
 31: 13,
 48: 4, 60: 4,
 78: 17,
 96: 1,
 123: 18,
 170: 20
toilet 58: 23,
 126: 4,
 126: 23
token 168: 2
tolerate
 38: 8,
 41: 10,
 41: 11

tolerated
 7: 12
tomorrow
 174: 12
Tompkins
 49: 5, 50: 6
Tonight 7: 16,
 11: 21,
 32: 4,
 52: 23,
 62: 6,
 62: 17,
 65: 19,
 65: 20,
 66: 10,
 66: 16,
 85: 22,
 86: 6,
 114: 23,
 116: 21,
 134: 13,
 136: 4,
 150: 9,
 167: 9,
 174: 16,
 177: 17
took 55: 1,
 55: 4, 55: 5,
 55: 14,
 69: 3, 69: 8,
 88: 2,
 88: 13,
 88: 18,
 107: 13,
 133: 14,
 156: 22,
 174: 13
tools 11: 5
Top 15: 20,
 38: 3, 45: 2,
 45: 3,
 60: 13,
 70: 9, 80: 2,
 157: 24,
 162: 13
Torah 175: 14
total 87: 21,
 137: 11,

137: 17
Totally 22: 7
touched
 118: 14
touches 95: 8,
 146: 13,
 146: 15
toward 63: 4
towards 7: 11,
 27: 7, 35: 11
towels 126: 13
Towers
 156: 12,
 156: 13
Townsend
 47: 12
track 6: 20
train 117: 3
training
 25: 14
transcription
 178: 12
transit
 12: 12,
 174: 9
translate
 28: 13
Translating
 8: 15,
 76: 24,
 121: 21
translation
 77: 4, 94: 3
translators
 76: 20
**transportatio
 n** 74: 9,
 110: 11
treat 48: 7,
 87: 7
treated 34: 1,
 48: 8,
 117: 22,
 129: 17
tribe 123: 9
Tribeca 40: 8
trickle-down
 37: 22, 38: 1

Concordance

tricks 14: 11
tried 131: 19
tries 69: 6
trillion 38: 2
triple 21: 17
Trojan 37: 23
true 74: 6,
 76: 9, 96: 5,
 97: 15,
 178: 11
truly 62: 19,
 84: 6, 106: 4
Trump 149: 16,
 151: 12
trust 25: 12
trusts 16: 16
truth 88: 17,
 96: 3,
 97: 24,
 150: 11
Try 6: 7,
 7: 20,
 10: 11,
 41: 21,
 70: 14,
 86: 9, 89: 7,
 89: 12,
 101: 14,
 107: 18,
 122: 12,
 163: 19,
 164: 22,
 171: 19,
 173: 18
trying 36: 22,
 37: 6, 46: 3,
 69: 6,
 102: 13,
 103: 7,
 108: 2,
 110: 22,
 114: 13,
 122: 19,
 123: 11,
 140: 1,
 156: 13,
 159: 15,
 175: 19

tub 126: 6
tugging
 113: 14
turn 94: 22,
 108: 10
turned 54: 15,
 176: 16
turning 9: 1,
 114: 8,
 173: 24
TV 167: 8
twenties
 42: 13
twice 90: 16
Twin 156: 12
two-year
 31: 3, 63: 24
type 7: 12,
 81: 14,
 135: 19
tyranny
 168: 16

<U>
ugly 132: 14
Uh-uh 57: 21
ultimately
 28: 7
unaffordability
 ty 26: 21
unaffordable
 27: 4, 84: 7,
 104: 2
unattainable
 111: 13
uncomfortable
 122: 18
undergone
 157: 2
undergrad
 109: 15
underneath
 86: 12,
 126: 13
underserved
 82: 8
understand

7: 7, 7: 18,
 7: 20, 9: 11,
 9: 17,
 41: 22,
 42: 20,
 43: 12,
 60: 22,
 64: 7, 64: 8,
 65: 7,
 67: 23,
 70: 14,
 71: 1, 74: 8,
 81: 2, 93: 1,
 100: 13,
 105: 13,
 111: 1,
 118: 3,
 121: 16,
 129: 20,
 142: 9,
 143: 7,
 176: 20
understood
 66: 17
underutilized
 16: 14
underwent
 157: 11
unelected
 18: 19,
 23: 3, 23: 6
unfair 51: 2,
 126: 24
Unfortunately
 47: 19,
 88: 5,
 89: 10,
 114: 19,
 120: 16,
 169: 22
unfunded
 35: 22
uninhabitable
 26: 15
Unintelligible
 e 13: 3,
 15: 1,
 37: 13,

57: 15,
 85: 1,
 102: 16,
 102: 19,
 102: 22,
 102: 23,
 128: 23,
 129: 13,
 131: 4,
 131: 5,
 131: 13,
 132: 22,
 134: 24,
 149: 20,
 159: 19
unintelligible
 e. 131: 5
unit 14: 12,
 39: 15,
 143: 12,
 170: 6
United 71: 8,
 71: 9,
 71: 10,
 76: 4,
 84: 16,
 133: 17
units 3: 13,
 21: 18,
 21: 19,
 38: 12,
 80: 13,
 163: 24,
 164: 1,
 168: 15,
 168: 17,
 170: 11
University
 140: 22,
 156: 9
unless 91: 10,
 91: 14
unmarked 76: 1
unregulated
 38: 9
unable
 52: 23
Until 14: 18,

Concordance

14: 21,
 53: 17,
 57: 1,
 67: 22,
 68: 4, 72: 8,
 72: 10,
 107: 17,
 107: 21,
 108: 4,
 119: 7,
 141: 16,
 168: 18
updating 59: 6
upset 32: 9,
 75: 1,
 129: 7,
 130: 11
Urban 26: 11,
 129: 4
urge 11: 24,
 13: 15,
 35: 10,
 92: 15
using 16: 13,
 126: 23,
 150: 4
usual 117: 13
utilities
 27: 9, 50: 2,
 50: 14
utilizing
 6: 19

<V>
vacant 14: 18
vacations
 46: 3
value 14: 12
Vanessa 61: 3,
 62: 2, 62: 8
vanished
 38: 12
various 105: 6
Vasquez 71: 6,
 71: 8, 71: 11
Vazquez 66: 14
VEGA 28: 21,

29: 24,
 32: 12,
 32: 17
vehicles 76: 1
Ven 25: 20,
 133: 3
ventilation
 25: 8
Ventura 132: 9
veritable
 51: 23
vermin 78: 12
Vernandez
 101: 8,
 101: 10,
 104: 9,
 104: 10,
 106: 21,
 106: 23,
 107: 2,
 107: 3
vet 152: 4
veterans 64: 2
victim 87: 15,
 167: 19
Video 5: 11,
 90: 20,
 119: 10,
 121: 3,
 167: 7
Village
 101: 19
violation
 91: 14
violations
 138: 9,
 143: 23,
 158: 15
violence
 64: 19,
 66: 21
visit 70: 5
visited 69: 4,
 116: 24
visitors
 145: 20
vivid 31: 10
VOICE 8: 7,

19: 5, 19: 20
Vote 5: 15,
 5: 19,
 11: 24,
 13: 18,
 18: 21,
 18: 22,
 39: 3,
 70: 17,
 81: 16,
 81: 20,
 81: 21,
 82: 3,
 123: 12,
 123: 14,
 123: 15,
 147: 18,
 148: 10,
 148: 11,
 175: 5
voted 74: 7,
 77: 13
voting 91: 24,
 92: 1
voucher 30: 22
vouchers
 27: 13

<W>
wage 30: 18,
 33: 2, 41: 13
wages 12: 11,
 18: 5,
 22: 24,
 32: 5, 34: 7,
 63: 17
wait 45: 5,
 82: 14,
 103: 4,
 108: 5,
 119: 22,
 133: 2,
 159: 6
waiting 76: 1
wake 43: 12
waking 60: 12
Walk 16: 10,

42: 22,
 46: 12,
 114: 24,
 126: 17,
 164: 9,
 164: 16
walked 132: 4,
 132: 10
walking
 131: 20,
 153: 21
Wall 45: 6,
 80: 23,
 158: 17
Wallace 24: 16
wallet 170: 21
WALTERS
 84: 21,
 84: 24,
 85: 5, 85: 7,
 85: 9,
 85: 11,
 85: 13,
 85: 15,
 85: 18,
 85: 20,
 86: 3, 86: 9,
 89: 19,
 90: 24,
 91: 3, 91: 6,
 91: 23,
 92: 14,
 92: 20,
 93: 13,
 93: 15,
 93: 18
Walton 94: 7
wanted 54: 24,
 79: 20,
 141: 1,
 155: 12,
 155: 16,
 166: 17,
 167: 8
wants 4: 20,
 7: 16, 19: 1,
 49: 17,
 52: 21,

Concordance

67: 8,	ways 16: 12,	55: 11,	98: 8, 99: 9,
91: 11,	17: 3,	119: 2,	116: 13,
112: 24,	168: 21,	131: 13	137: 20
114: 4,	176: 16	whenever	wish 5: 23,
143: 24,	Wealth 23: 23,	53: 13	47: 22,
154: 16	37: 15	whereas 69: 8	95: 13,
War 139: 20,	wealthiest	WHEREOF	95: 14,
139: 23,	34: 12	178: 13	164: 23,
156: 2,	wear 75: 9	Whereupon	165: 3
168: 17	weather	177: 18	wishing 4: 22
Ward 32: 20	141: 16	wherever	within
warfare 34: 3	website 4: 24,	174: 24	169: 20,
warm 40: 17,	5: 14, 147: 1	whether	169: 21,
84: 4,	week 54: 8,	44: 14,	172: 12,
116: 13	68: 23,	44: 16,	178: 8
warned 7: 13,	106: 7,	64: 19,	without
103: 3	108: 16,	72: 5,	12: 18,
Warp 83: 1	161: 6	124: 1,	20: 14,
wars 139: 23	weekdays 40: 7	135: 16	24: 23,
washer 59: 4	weekend	white 169: 4,	60: 19,
Washington	54: 12,	169: 6	72: 2,
77: 18	119: 23	who've 32: 19	87: 13,
waste 122: 12	weekends	whoever 73: 6	87: 14,
watch 5: 19,	58: 15	whole 21: 1,	101: 23,
27: 19	weeks 116: 17,	39: 23,	102: 7,
water 25: 4,	120: 11	40: 20,	135: 16
31: 9,	Weinberger	43: 7,	WITNESS
31: 14,	87: 16,	132: 18,	178: 13
31: 15,	88: 2,	132: 22,	woke 43: 12,
40: 17,	88: 13,	167: 15,	158: 22
44: 24,	89: 21	168: 8,	woman 67: 3,
45: 19,	welcome 3: 7,	170: 2	108: 7,
51: 7,	8: 24,	whom 26: 20	115: 13,
55: 12,	48: 19,	wicked 176: 16	119: 15
59: 2, 60: 7,	149: 13	wife 150: 15	won 55: 6,
90: 18,	welfare 161: 7	WILLIAMS	55: 7
90: 20,	Westbury	8: 20, 8: 22,	wondering
116: 13,	129: 1	9: 4	135: 16
116: 14,	Westchester	willing 81: 6,	Woodycrest
117: 15,	177: 1	89: 14	98: 7
126: 5,	whatever	win 106: 19,	word 123: 11
137: 20,	69: 13,	172: 16	words 174: 10
149: 24	96: 21,	wind 158: 9	work 18: 16,
WATERS 94: 1,	98: 2,	window 21: 7,	24: 20,
95: 18,	105: 14,	159: 12	30: 8, 40: 9,
95: 19,	115: 17,	windows	43: 11,
95: 20,	124: 13	158: 20	45: 21,
95: 22	wheelchair	winter 31: 10,	47: 22,

Concordance

58 : 12 ,
 62 : 10 ,
 67 : 7 , 68 : 4 ,
 77 : 23 ,
 78 : 16 ,
 99 : 2 ,
 99 : 16 ,
 100 : 14 ,
 102 : 5 ,
 102 : 7 ,
 102 : 13 ,
 102 : 17 ,
 103 : 4 ,
 103 : 5 ,
 103 : 9 ,
 107 : 23 ,
 108 : 20 ,
 119 : 11 ,
 119 : 18 ,
 140 : 14 ,
 141 : 17 ,
 141 : 19 ,
 141 : 20 ,
 142 : 16 ,
 148 : 24 ,
 149 : 2 ,
 155 : 8 ,
 155 : 15 ,
 155 : 16 ,
 161 : 16 ,
 165 : 4
worked 30 : 12 ,
 30 : 15 ,
 42 : 15 ,
 53 : 14 ,
 142 : 1 ,
 156 : 22
worker 53 : 15 ,
 67 : 22
Workers
 32 : 18 ,
 34 : 11 ,
 103 : 8 ,
 176 : 7
working 13 : 8 ,
 24 : 19 ,
 33 : 23 ,
 40 : 10 ,

40 : 16 ,
 40 : 24 ,
 42 : 24 ,
 45 : 2 ,
 45 : 22 ,
 46 : 1 , 54 : 1 ,
 55 : 9 ,
 55 : 13 ,
 58 : 12 ,
 63 : 1 , 66 : 2 ,
 68 : 23 ,
 83 : 11 ,
 94 : 18 ,
 95 : 11 ,
 118 : 23 ,
 120 : 17 ,
 139 : 19 ,
 145 : 24 ,
 154 : 17
working-class
 22 : 23 ,
 33 : 4 ,
 34 : 15 ,
 40 : 8 , 64 : 3 ,
 84 : 5
workplace
 30 : 18
works 119 : 3 ,
 119 : 24 ,
 159 : 18
World 10 : 16 ,
 34 : 13 ,
 48 : 3 ,
 52 : 16 ,
 139 : 6 ,
 139 : 20 ,
 139 : 23 ,
 177 : 7
worried
 23 : 22 ,
 42 : 14 ,
 108 : 9
worry 56 : 18 ,
 111 : 19 ,
 111 : 21 ,
 114 : 16 ,
 114 : 17 ,
 115 : 14 ,

140 : 19 ,
 140 : 20
worse 9 : 21 ,
 27 : 10 ,
 89 : 11 ,
 143 : 23
worsen 12 : 13
worsens 27 : 3
worst 21 : 2 ,
 88 : 16 ,
 163 : 12
worth 72 : 13 ,
 143 : 22
worthless
 72 : 12
would've
 174 : 16
Wow 88 : 21
Wrap 7 : 3 ,
 82 : 20 ,
 82 : 21 ,
 84 : 3 ,
 103 : 22 ,
 103 : 24 ,
 151 : 4
written 5 : 11

<Y>
y'all 169 : 1
Yasmin 107 : 12
year 9 : 15 ,
 12 : 6 , 12 : 7 ,
 15 : 5 , 16 : 5 ,
 18 : 8 , 21 : 1 ,
 23 : 1 , 23 : 2 ,
 23 : 5 , 23 : 6 ,
 23 : 8 ,
 24 : 17 ,
 27 : 20 ,
 45 : 1 ,
 49 : 18 ,
 50 : 8 ,
 51 : 18 ,
 71 : 12 ,
 71 : 21 ,
 73 : 5 , 73 : 7 ,
 74 : 13 ,

80 : 24 ,
 99 : 10 ,
 105 : 5 ,
 116 : 15 ,
 126 : 2 ,
 126 : 5 ,
 126 : 23 ,
 128 : 15 ,
 130 : 24 ,
 138 : 7 ,
 171 : 24 ,
 172 : 2 ,
 172 : 11 ,
 172 : 23
year-on-year
 14 : 9
Yecheil
 87 : 16 ,
 88 : 2 ,
 88 : 13 ,
 89 : 21
yelling
 103 : 10
Yesterday
 159 : 12
yesteryear
 52 : 8
Yonkers 177 : 1
Yorkers
 16 : 10 ,
 30 : 7 , 66 : 8 ,
 74 : 7 ,
 81 : 18 ,
 110 : 15 ,
 110 : 19 ,
 110 : 21
young 30 : 21 ,
 167 : 17 ,
 173 : 15
youngest
 157 : 13
yourself
 48 : 2 , 97 : 8 ,
 100 : 17 ,
 115 : 10 ,
 117 : 19 ,
 117 : 21 ,
 149 : 20

Concordance

y o u r s e l v e s

1 2 : 2 1 ,

7 8 : 9 ,

8 5 : 2 4 ,

1 1 1 : 2 2

y o u t h 8 6 : 1 1 ,

1 3 0 : 1 3

Y o u t u b e 5 : 2 0

Y u p 1 1 7 : 2 4

Y u r i s 1 0 9 : 4

<Z>

z e r o 1 3 7 : 1 2