

NASSAU COUNTY RENT GUIDELINES BOARD
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Michael Miller, *Chairperson*

Board Members:
Jeannetta Alexander, Esq.
Andrew M. Cohen
Garrett L. Gray, Esq.
Cathryn Harris-Marchesi, Esq.
Adam Mahoney
Martin Melkonian
Robert Rychlowski
Barry Stein

May 22, 2020

COMBINED NOTICE OF PUBLIC HEARINGS

IN RESPONSE TO THE GOVERNOR’S DIRECTIVE TO TAKE EVERY EFFORT TO KEEP NEW YORKERS SAFE AND MITIGATE THE SPREAD OF COVID-19, AND PURSUANT TO EXECUTIVE ORDER 202-1, WHICH ALLOWS FOR THE SUSPENSION OF THE PUBLIC OFFICERS LAW, THE NASSAU COUNTY RENT GUIDELINES BOARD WILL BE CONDUCTING PUBLIC HEARINGS TO SET GUIDELINE RATES OF RENT ADJUSTMENTS FOR HOUSING ACCOMMODATIONS WITHIN ITS JURISDICTION, SUBJECT TO THE EMERGENCY TENANT PROTECTION ACT OF 1974 (“ETPA”) FOR LEASES COMMENCING BETWEEN OCTOBER 1, 2020 AND SEPTEMBER 30, 2021 VIA TELECONFERENCE. INSTRUCTIONS FOR MEMBERS OF THE PUBLIC TO SIMULTANEOUSLY VIEW OR LISTEN TO THE MEETINGS WILL BE POSTED TO HCR’S WEBSITE FOR THE OFFICE OF RENT ADMINISTRATION UNDER THE PUBLIC HEARINGS SECTION PRIOR TO THE MEETINGS. THE HEARINGS WILL ALSO LATER BE TRANSCRIBED AND THE PUBLIC WILL HAVE THE ABILITY TO VIEW THE TRANSCRIPTS. THE MEETING SCHEDULE IS AS FOLLOWS:

PUBLIC HEARING #1

DATE: Tuesday, June 9, 2020

TIME: 7:30 PM

AGENDA AND PURPOSE OF THE PUBLIC HEARING

1. Regular order of business.
2. Approval of minutes from previous public meeting.
3. To consider written comments from tenants and owners concerning how the Board should determine the rent adjustments, if any, for leases of apartments subject to the Emergency Tenant Protection Act of 1974, as amended, and which commence on or between October 1, 2020 and September 30, 2021.
4. Such other business that may come before the Board.

Please send an email to NassauCountyRGB@nyshcr.org to submit written comments to the Board that you wish to have read into the record. The deadline to submit written comments is June 8, 2020.

PUBLIC HEARING #2

DATE: Wednesday, June 17, 2020

TIME: 7:30 PM

AGENDA AND PURPOSE OF THE PUBLIC HEARING

1. Regular order of business.
2. Approval of minutes from previous public meeting.
3. To consider written comments from tenants and owners concerning how the Board should determine the rent adjustments, if any, for leases of apartments subject to the Emergency Tenant Protection Act of 1974, as amended, and which commence on or between October 1, 2020 and September 30, 2021.
4. Such other business that may come before the Board.

Please send an email to NassauCountyRGB@nyshcr.org to submit written comments to the Board that you wish to have read into the record. The deadline to submit written comments is June 16, 2020.

PRESENTATION HEARING

DATE: Tuesday, June 23, 2020
TIME: 7:30 PM

AGENDA AND PURPOSE OF THE PRESENTATION HEARING

1. Regular order of business.
2. Approval of minutes from previous meeting.
3. The Board will discuss owner income and expense data, as reported, and consider written comments by tenants and landlords and their representatives concerning:
 - a. The economic conditions of the residential real estate industry in the cities, towns, and villages of Nassau County with apartments subject to the Emergency Tenant Protection Act of 1974 (ETPA), including the prevailing and projected rates of the following:
 1. Real Estate taxes and sewer water rates.
 2. Gross operating and maintenance costs, including insurance rates, governmental fees, cost of fuel, and labor costs.
 3. Costs and availability of financing, including effective rates of interest.
 4. Overall supply of housing accommodations and over-all vacancy rates.
4. Such other business that may come before the Board.

The information received will be used with other data to establish the guidelines for rent adjustments, if any, for housing accommodations subject to the Emergency Tenant Protection Act of 1974 in Nassau County for leases which commence on or between October 1, 2020 and September 30, 2021.

Please note that income and expense data, as reported, will be posted to the HCR website under Office of Rent Administration under the public hearings section.

Please send an email to NassauCountyRGB@nyshcr.org to submit written comments to the Board you wish to have read into the record. The deadline to submit written comments is June 22, 2020.

DELIBERATION HEARING

DATE: Monday, June 29, 2020
TIME: 7:30 PM

AGENDA AND PURPOSE OF THE DELIBERATION HEARING

1. Regular order of business.
2. Approval of minutes from previous meeting.
3. Establishment of guidelines for rent adjustments, if any, for housing accommodations subject to the Emergency Tenant Protection Act of 1974 in Nassau County for leases which commence on or between October 1, 2020 and September 30, 2021.
4. Such other business that may come before the Board.

PLEASE NOTE: There is no public comment at this meeting.

Yours truly,

James Ferrara
Counsel to the Board