

NASSAU COUNTY RENT GUIDELINES BOARD
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Michael Miller, *Chairperson*

Board Members:

Jeannetta Alexander, Esq.
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Adam Mahoney
Martin Melkonian
Robert Rychlowski
Barry Stein

April 14, 2021

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 AND ITS UPDATES, WHICH ALLOWS FOR THE SUSPENSION OF THE OPEN PUBLIC MEETINGS LAW, THE NASSAU COUNTY RENT GUIDELINES BOARD WILL BE CONDUCTING PUBLIC HEARINGS TO DETERMINE RENT ADJUSTMENTS, IF ANY, FOR LEASES COMMENCING ON OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022 VIA ZOOM VIDEO TELECONFERENCE. ALL MEETINGS WILL BE LIVE STREAMED VIA YOUTUBE STARTING AT THE DESIGNATED TIME OF THE MEETING. INSTRUCTIONS FOR MEMBERS OF THE PUBLIC TO SIMULTANEOUSLY 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. PLEASE NOTE THAT THE HEARINGS WILL LATER BE TRANSCRIBED, AND THE PUBLIC WILL HAVE THE ABILITY TO VIEW THE TRANSCRIPT WHICH WILL BE POSTED ON HCR’S WEBSITE, FOR THE OFFICE OF RENT ADMINISTRATION UNDER THE PUBLIC HEARINGS SECTION.

PUBLIC HEARING #1

DATE: Tuesday, May 11, 2021

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 testimony and 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, 2021 and September 30, 2022.
4. Such other business that may come before the Board.

Members of the public can livestream this meeting on YouTube by following the link posted to the NYS HCR website (<https://hcr.ny.gov/office-rent-administration-ora>) prior to the meeting.

Members of the public wishing to address the Board during the meeting may, no later than May 10, 2021, send an e-mail to NassauCountyRGB@nyshcr.org requesting that they be placed on a list of speakers. On the date of the meeting, all persons who have signed up to speak will be provided with instructions on how to call-in to the meeting. The Chair will call for the speakers in the order in which they signed up prior to the meeting. The speakers addressing the Board during the meeting are limited to three minutes for individuals and five minutes for persons on behalf of entities or organizations.

The public may submit written comments via the following email: NassauCountyRGB@nyshcr.org which will be read into the record. The deadline to submit comments for this public meeting is May 10, 2021.

PUBLIC HEARING #2

DATE: Monday, May 24, 2021

TIME: 7:30 PM

AGENDA AND PURPOSE OF THE PUBLIC HEARING

1. Regular order of business.
2. Approval of the minutes from the previous public meeting.
3. To consider testimony and 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, 2021 and September 30, 2022.
4. Such other business that may come before the Board.

Members of the public can livestream this meeting on YouTube by following the link posted to the NYS HCR website (<https://hcr.ny.gov/office-rent-administration-ora>) prior to the meeting.

Members of the public wishing to address the Board during the meeting may, no later than May 23, 2021, send an e-mail to NassauCountyRGB@nyshcr.org requesting that they be placed on a list of speakers. On the date of the meeting, all persons who have signed up to speak will be provided with instructions on how to call-in to the meeting. The Chair will call for the speakers in the order in which they signed up prior to the meeting. The speakers addressing the Board during the meeting are limited to three minutes for individuals and five minutes for persons on behalf of entities or organizations.

The public may submit written comments via the following email: NassauCountyRGB@nyshcr.org which will be read into the record. The deadline to submit comments for this public meeting is May 23, 2021.

PRESENTATION HEARING

DATE: Tuesday, June 22, 2021

TIME: 7:30 PM

AGENDA AND PURPOSE OF THE PRESENTATION HEARING

1. Regular order of business.
2. Approval of the minutes from the previous public meeting.
3. The Board will discuss owner income and expense data, as reported, and will consider testimony and 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, 2021 and September 30, 2022.

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.

Members of the public can livestream this meeting on YouTube by following the link posted to the NYS HCR website (<https://hcr.ny.gov/office-rent-administration-ora>) prior to the meeting.

Members of the public wishing to address the Board during the meeting may, no later than June 21, 2021, send an e-mail to NassauCountyRGB@nyshcr.org requesting that they be placed on a list of speakers. On the date of the meeting, all persons who have signed up to speak will be provided with instructions on how to call-in to the meeting. The Chair will call for the speakers in the order in which they signed up prior to the meeting. The speakers addressing the Board during the meeting are limited to three minutes for individuals and five minutes for persons on behalf of entities or organizations.

The public may submit written comments via the following email: NassauCountyRGB@nyshcr.org which will be read into the record. The deadline to submit comments for this public meeting is June 21, 2021.

DELIBERATION HEARING

DATE: Thursday, June 24, 2021

TIME: 7:30 PM

AGENDA AND PURPOSE OF THE DELIBERATION HEARING

1. Regular order of business.
2. Approval of the minutes from the previous public 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, 2021 and September 30, 2022.
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