

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

**NEW YORK STATE
HOMES AND COMMUNITY RENEWAL
BOARD MEETING**

**Westchester County RGB Research
Meeting**

Held Via Teleconference

Wednesday, June 9, 2021

7:01 p.m.



1 [START RECORDING]

2 MR. PETER STECKER: Okay. So good evening everyone.
3 The time is 7:01 p.m. It's Wednesday, June 9th, and this
4 is the second public meeting for the Westchester County
5 Rent Guidelines Board for 2021.

6 I will start this evening's meeting the same way I
7 start all these meetings on Zoom. In response to the
8 Governor's directive to take every effort to keep New
9 Yorkers safe and mitigate the spread of COVID-19, and
10 pursuant to Executive Order 202-1 and its updates,
11 Westchester County Rent Guidelines Board will be
12 conducting public hearings to set guideline rates of rent
13 adjustment for housing accommodations within its
14 jurisdiction, subject to the emergency Tenant Protection
15 Act for leases commencing between October 1st, 2021, and
16 September 30th, 2022, via teleconference.

17 Instructions for members of the public to
18 simultaneously view or listen to the meetings have been
19 posted to HCR's website for the Office of Rent
20 Administration under the public hearing section prior to
21 the meetings. Hearings will also be later transcribed,
22 and the public will have the ability to view the
23 transcripts.

24 So with that being said, Elsa, I'll turn it over to
25 you.



1 MS. ELSA RUBIN: Good evening. Welcome everybody.
2 I'm just happy to see everybody sound and safe, and my
3 name is Elsa Rubin, Chair of the Westchester Rent
4 Guidelines Board. I welcome you to this virtual meeting.
5 Tonight we will receive a presentation of the DHCR
6 research and analyst unit which will help us to determine
7 guidelines rates of rent adjustments for leases
8 commencing or being renewed between October 1st, 2021,
9 and September 30th, 2022.

10 I will now take roll call. Please respond if you
11 are present.

12 Velene Acquah, public member.

13 MS. VELENE ACQUAH: Here.

14 MS. RUBIN: LaMont Badru is going to be a little
15 late I heard.

16 Eddie Mae Barnes, public member.

17 MS. EDDIE MAE BARNES: Present.

18 MS. RUBIN: Eliot Cherson, owner representative.

19 Eliot, is he --

20 MR. ELIOT CHERSON: I'm here.

21 MS. RUBIN: Great. Thank you.

22 Kenneth Finger, owner representative.

23 MR. KENNETH FINGER: I am here also.

24 MS. RUBIN: Sylvia Hamer, new tenant representative.

25 Welcome.



1 MS. SYLVIA HAMER: Thank you. I'm here.

2 MS. RUBIN: Evelyn Santiago, public member.

3 MS. EVELYN SANTIAGO: Present.

4 MS. RUBIN: Tamara Stewart, tenant representative.

5 MS. TAMARA STEWART: Present.

6 MS. RUBIN: And Elsa Rubin, present.

7 Let the record show that we have a quorum.

8 And now I will ask Peter if he has any
9 announcements, or you want to start introducing the
10 presentation?

11 MR. STECKER: The only announcement I have, Chair,
12 is that the second public hearing will be taking place on
13 Monday, June 21st, and individuals who wish to speak at
14 that meeting have until June 20th, 2021, to submit an
15 email to westchestercountyr gb@nyshcr.org. The board is
16 also accepting written comments as well. So that would
17 be my only announcement for this evening. If -- you
18 know, I'll turn it back to you if you want to go ahead
19 and introduce the individuals from the research unit.

20 MS. RUBIN: Yes, I will introduce, Guy Alba.
21 Welcome.

22 MR. GUY ALBA: Hi.

23 MS. RUBIN: It's good to see you.

24 MR. ALBA: Hi. Good evening everyone.

25 MS. RUBIN: And Sal Haughie.



1 MR. SALVATORE HAUGHIE: Hi. How's it going.

2 MS. RUBIN: Hi.

3 And Michael -- I'm sorry, if I mispronounce your
4 last name --

5 MR. MICHAEL LANGUILLI: Languilli.

6 MS. RUBIN: Languilli. Thank you.

7 MR. LANGUILLI: Languilli. Yes. Hi.

8 MS. RUBIN: Well, thank you for coming and
9 enlightening us because we've got a lot of material here.
10 And I was going through everything and asking questions.
11 Some of them silly questions, but I'm sure you will
12 expand on everything that we received.

13 So Guy, you want to go ahead.

14 MR. ALBA: Yes. So good evening everyone. And
15 welcome to LaMont. I see he's coming in so he'll have
16 the opportunity to hear us.

17 Again, you know, another year. It was tough. You
18 know, we tried getting as many owners to submit surveys
19 and make sure that you have a great survey to look at and
20 global data to look at.

21 I just want to thank everyone that worked on it, Sal
22 Haughie, and Michael Langiulli, and Jeff Horowitz, I
23 don't know if Jeff is here. I don't see him here. Thank
24 you so, so much. You really worked day and night. And I
25 mean day and nights because as you know, we work from



1 home and whether it was just contacting the owners and
2 making sure that you know we were there to guide them, so
3 they will be able to submit things on time.

4 I'm going to ask Sal to present you with the data,
5 but before I do so I hope we are able to address Elsa's
6 question which was a little bit of a misunderstanding,
7 this email this afternoon. If you still have questions,
8 Sal, myself, Mike will be able to answer those questions.
9 It is a percentage of course, and we can go over it, but
10 right now, let's start with the first table and the
11 extras and the tabulations, and Sal will provide you with
12 that.

13 Sal Haughie.

14 MS. RUBIN: Thank you. I did. I went back to my
15 previous years' reports, and I had notes there that, in
16 fact, that is a percentage. Thank you.

17 Go ahead, Sal.

18 MR. HAUGHIE: Okay. Everyone so I guess I'm going
19 to share my screen, and we're going to go through, I
20 guess, the extras. So I'm going to share the screen so
21 we could see what tables we're looking at. But if you
22 could put up your extras which -- let me share my screen.
23 Okay. I'm guessing everyone could see the table now,
24 Westchester M&O schedules 2021.

25 MS. ACQUAH: Yeah.



1 MR. HAUGHIE: Okay. So this is basically the
2 breakdown of the surveys or letters that we sent out. We
3 do actually still mail out letters to all the owners, as
4 well as send emails out to the email addresses on file.
5 And we do get some returned, some that change of
6 ownership, and we do go ahead and forward those emails or
7 those letters to the new owners. So out of a total of
8 1,537 buildings, we tabulated 403. There are some that
9 are no heat, no hot water; some that are excluded for
10 those various reasons; and based upon the number of units
11 that are currently registered, the survey entails 12,253
12 units out of the 25,639 units that are currently
13 registered. And next to it you could see the 2020
14 numbers.

15 Does anybody have any questions regarding this
16 particular page?

17 MS. STEWART: Sal?

18 MR. HAUGHIE: Yes.

19 MS. STEWART: Relative to previous years, how does
20 the -- how do the number of responses rate for last year
21 for the COVID year, relative to previous years?

22 MR. HAUGHIE: Sure. So right next to it, is the
23 2020 numbers. So 2020 we did 366. So we had 366
24 buildings tabulated and if you go to the bottom, you
25 could see we had approximately 12,000 units tabulated,



1 11,976, and that would be -- that was 44 percent of the
2 number of units registered. So we're always around that
3 same area. So we may be a little bit lower than pre-
4 COVID times, but we're still around, you know, the same
5 kind of a breakdown for the units that we capture.

6 MS. STEWART: All right. Thank you.

7 MR. HAUGHIE: Sure. Okay. I'm going to move to the
8 next table here. So this next table shows the units that
9 are registered with HCR, the breakdown of the units that
10 are registered, and how they are registered. Again, the
11 registration is ongoing. So you may see a -- that
12 negative 10 percent, .66, for rent-stabilized units, but
13 that number does go up throughout the year because owners
14 are registering ongoing, and the registration process is
15 ongoing. So you could expect to see at least another --
16 based on previous years, another 1,000 to 1,500 units
17 that will be registered still.

18 MR. FINGER: I have a question, Sal.

19 MR. HAUGHIE: Sure.

20 MR. FINGER: The high rent vacancy, I thought that
21 ended.

22 MR. HAUGHIE: Yeah. We noticed that too. We're not
23 sure why some apartments are still being registered high
24 rent vacancy. They could be late registrations by some
25 of the owners. So possibly -- or they skipped or missed



1 their registration. So say if a new owner comes on, and
2 that previous owner didn't register the apartments or
3 had -- didn't have registration data, then that owner
4 would have to register the apartment as the current
5 owner. So that's what we're guessing. But we're
6 currently going to be looking into why that's still an
7 option to be able to rent for high rent vacancy.

8 MR. CHERSON: I have a question --

9 MR. FINGER: Okay, thank you.

10 MR. CHERSON: -- a real quick question. I just want
11 to make sure I'm clear. This covers the period through
12 December 31st, 2020, correct?

13 MR. FINGER: I'm currently -- until December 31st.

14 MR. CHERSON: What?

15 MR. FINGER: Until December 31st.

16 MR. CHERSON: Yeah. Through December 31st.

17 (Indiscernible) means nothing to me. But okay. Part of
18 the vacancies. Okay.

19 MR. HAUGHIE: Well, actually, Eliot, it's
20 actually -- the way registration works, it's supposed to
21 be a snapshot on April 1st. So whatever that building
22 had as of April 1st of each year, that's what the owner
23 is supposed to register. So the registration begins on
24 April 1st, and it goes for about July 1st, is basically
25 the timely portion, but it's ongoing. An owner can back



1 register for a number of years.

2 MR. CHERSON: So I understand. For example,
3 vacancies, it said 759. Is that through April 1st, 2020?

4 MR. HAUGHIE: Yes. That would be what the owner
5 registered their apartment, as of what that apartment was
6 on April 1st.

7 MR. CHERSON: So it's over a year ago?

8 MR. HAUGHIE: Yeah. Over -- yeah, over a year ago.
9 Yeah.

10 MR. CHERSON: Okay.

11 MR. HAUGHIE: And like I said, the registration
12 process only begins on April 1st and goes through July.
13 So to give you 2021 numbers, wouldn't be very accurate
14 because it's still ongoing. So we really couldn't
15 provide you with those numbers because we wouldn't be
16 able to gauge how many people have registered and are
17 still registering because the window is still open.

18 MR. CHERSON: Thank you.

19 MR. HAUGHIE: Sure. No other questions with this
20 chart, I'll move to the next chart.

21 Now, these numbers are based upon the survey. So
22 there's a -- this is the breakdown of the buildings that
23 were tabulated. So as you could see the larger
24 municipalities, you know, seem to make up the majority of
25 the population, and it's also the large majority of the



1 population of the survey data we receive. I know
2 Ossining is a new municipality. We did have, I believe,
3 three Ossining buildings this year. So Ossining is
4 represented in this sample as well. But the majority, as
5 you can see is Yonkers, Mount Vernon, New Rochelle. And
6 with White Plains, it comes to about 85 percent. It may
7 be a little off due to rounding.

8 This second table below is the size of the
9 buildings. So as you could see, based upon the survey,
10 we tabulated 43 six-unit buildings, and you know, 98
11 seven- to twelve-unit buildings, and so on and so forth.
12 So this is the breakdown of the building size that was --
13 that were tabulated this year.

14 Any questions on either of these tables?

15 MR. FINGER: Yeah. Actually, I do.

16 MR. HAUGHIE: Okay.

17 MR. FINGER: Can you go back to --

18 MR. HAUGHIE: Sure.

19 MR. FINGER: You have 100 plus, a 100 plus, as 22
20 buildings, is five percent of percentages of buildings.
21 Do we know what percentage of apartments that five
22 percent includes?

23 MR. HAUGHIE: I'm not sure exactly what -- the
24 percentage of which apartments?

25 MR. FINGER: Of the total number of apartments. I



1 think you said --

2 MR. HAUGHIE: I'm not sure how many. I can get that
3 number to you tomorrow or sometime this week, if you want
4 to know how many of those apartments that entails, those
5 22 buildings.

6 MR. FINGER: Yeah. I'd like to know how many total
7 apartments there are in that -- of the total number?

8 MR. ALBA: We could do that.

9 MR. HAUGHIE: Yeah. (Indiscernible).

10 MR. ALBA: We could do that. We will forward that
11 to Peter, and Peter will forward it to the board.

12 Mr. FINGER: All right. Thanks, Sal.

13 Thanks Guy.

14 MR. ALBA: Sure.

15 MR. HAUGHIE: Okay.

16 MS. BARNES: Could we go back?

17 MR. HAUGHIE: Sure.

18 MS. BARNES: You mentioned, Ossining was included
19 here?

20 MR. HAUGHIE: Yes.

21 MS. BARNES: Where is it? I don't see it.

22 MR. HAUGHIE: Well, we don't have a breakdown of
23 every municipality that was -- of you know, the numbers
24 of each unit from each municipality but I believe we have
25 every municipality, maybe minus one represented in the



1 sample. But we -- you know, to show all of them, would
2 be -- you know, we don't have a breakdown of all of them
3 right now.

4 MS. BARNES: Okay.

5 MR. HAUGHIE: But Ossining is represented with three
6 properties included in the tabulation.

7 MS. BARNES: Okay.

8 MR. ALBA: Just to remind everyone and those people
9 who are new to the board. So Ossining joined originally
10 about two years ago --

11 MS. BARNES: Um-hum.

12 MR. ALBA: -- and then they amended their regulation
13 and ETPA. And they only include now 21 units or more.
14 So only buildings that have 21 units or more are included
15 in the ETPA regulation for Ossining. Of those, I
16 believe, we have in Ossining 13 or 14 buildings. I think
17 I'm leaning more toward the 13 buildings, three of them
18 did submit the survey information and that was included
19 in the survey. So just a little background on Ossining.
20 It's the latest municipality to join the ETPA program.

21 MR. FINGER: When you say buildings, Guy, do you
22 mean separate owners?

23 MR. ALBA: No. I mean buildings. Several of them
24 are owned by, you know, one owner could own three, four
25 buildings.



1 MR. FINGER: Yeah. No. Because I have a client who
2 has two buildings there.

3 MR. ALBA: Yeah.

4 MR. FINGER: Okay.

5 MS. STEWART: Guy or Sal?

6 MR. ALBA: Yes.

7 MS. STEWART: Is it -- would it be possible in
8 addition to providing the number of units in the 100 plus
9 category, the number of units in each of the other
10 categories as well, or is that too much?

11 MR. HAUGHIE: Yeah. We could get that for you.
12 Just, you know, give us a day or two to get that to you.

13 MS. STEWART: That'd be great. Thank you.

14 MR. HAUGHIE: No problem.

15 MR. HAUGHIE: Okay. This final table now shows the
16 apartment rent ranges, I guess you could call it. So
17 based upon registration data, so based upon the
18 apartments that were registered as of June 2nd. This is
19 the breakdown of the rental amounts for each of those
20 apartments.

21 If nobody has any questions on this, I'll move on to
22 the tabulated data. Okay. All right.

23 MR. ALBA: If you have the printout that we sent
24 you, just make sure that you're looking with us. It's
25 going to say, annual income and expense, based on the 403



1 schedules, not based on the 12 schedules. So when we go
2 through it, just make sure you have the 403 schedules in
3 front of you, and Sal will be focusing on that.

4 MR. HAUGHIE: Okay. So this is the first table.
5 This is -- again, this is the total dollar amount. So
6 this is based upon all the survey submissions, and this
7 is the total dollar amount. I'll move on the second
8 table because we could always come back to the first
9 table.

10 Second table is the percent distribution of
11 expenses. So this shows that in 2020, real estate taxes
12 made up 19.5 percent of total expenses, repairs and
13 maintenance 16.3, and interest at 13.6. So those are the
14 three largest expense categories.

15 MR. FINGER: I have a question. If an owner did a
16 MCI or an IAI, is that reflected in any of these
17 categories, the amount of expenses?

18 MR. HAUGHIE: Yes. If an owner received an MCI for
19 their property, it would be only seen in the rental
20 income, right, because that MCI is added to the rent. So
21 you'd only see it on the total rental income. Same goes
22 for the IAIs. The only way we would see that is if
23 it's -- you know, it's in the owner's rental income. So
24 I --

25 MR. FINGER: So you don't see -- am I correct in



1 saying, you don't see any of the expense to the owner,
2 such as -- well, the layout of the dollars for the MCI or
3 IAI in the table 2. Is that right?

4 MR. HAUGHIE: Unless the owner put it in the repairs
5 and maintenance. But an MCI, based upon the directions
6 of the -- of this survey submission, MCIs are not
7 supposed to be included. The cost of the MCI is not
8 supposed to be included in the repairs and maintenance.

9 MR. FINGER: Okay. That was my -- that was exactly
10 my question. Thank you.

11 MR. HAUGHIE: Sure. No problem.

12 MS. STEWART: Pardon, Sal.

13 MR. HAUGHIE: Sure.

14 MS. STEWART: Is the reason that it's not supposed
15 to be included because that's something that they can
16 recapture, or that they've recaptured for what they've
17 paid as opposed to the repairs and maintenance that are
18 listed in this table being just part of what they have
19 to -- their expenses, without any kind of recouping?

20 MR. HAUGHIE: Yes. That's correct. That was the
21 idea behind that. Because they are able to recoup --

22 MS. STEWART: Okay.

23 MR. HAUGHIE: -- that. Although it's over a long
24 period of time, they are able to recoup those expenses.

25 MR. FINGER: Well, on the MCI, the maximum you could



1 recoup is two percent a year. Isn't that correct?

2 MR. HAUGHIE: I'm not sure what the percentage is --

3 MS. STEWART: Yes.

4 MR. HAUGHIE: -- now, maybe Peter knows.

5 MR. FINGER: It's two percent a year on an MCI, and
6 on the IAI, no matter how much you spend, the maximum you
7 could recoup is a total of 15,000 dollars over 15 years,
8 and then at the end of 30 years (audio interference) off
9 the rent, as well as any increase on the increase.
10 That's for the benefit of our new members.

11 MR. ALBA: Yeah. That's correct.

12 MR. HAUGHIE: Okay. I'll scroll down to table 3
13 which as we said in previous years is probably the -- one
14 of the most important tables that yourselves as a board
15 should look at. So this is going to be the percent
16 change of income and expenses. So as you can see, this
17 is going to be the changes over this three-year period
18 that we asked the owners to provide us data for. So
19 total income increased by 2.8 percent, from '18 to '19,
20 and then decreased by .4, and even more importantly the
21 rental income increased by 2.5 percent in '18, and stayed
22 flat for the year of '19 to '20.

23 Again we went over this through the email, and I'm
24 not sure if everybody read the email that went out
25 earlier today. But the real estate income portion is a



1 very high number, but it's a low number in totality of
2 income. So it's -- even though it's a large percentage
3 change, it's not a large number in total. I did go and
4 look and one particular owner did (audio interference)
5 close to 500,000 dollars real estate refund. So that's
6 pretty much what makes up that large percentage change
7 for 2018 to '19 in real estate income.

8 For expenses from '19 to '20, you could see fuel had
9 the largest decrease at 13.7. Then repairs and
10 maintenance at 9.3 -- at a 9.3 decrease, and expenses
11 excluding the (audio interference) to '19 real estate
12 taxes went up three percent. Then at that level, from
13 '19 to '20, they went up another 2.6 percent. So the
14 real estate taxes didn't go down. Just the percent
15 increase did not -- went down slightly.

16 MR. FINGER: I see. Thank you.

17 MR. ALBA: Correct. In fact, Sal, just show them
18 the number, the dollar amounts, so they could just be
19 able to picture the dollar amounts of what we're
20 speaking. Because people see 3,000 percent --

21 MR. HAUGHIE: Sure.

22 MR. ALBA: -- or negative 72 percent. It might be a
23 bit confusing. But if you look at the -- if you actually
24 look at the dollar amounts, you'll see it's not a
25 substantial part of the survey. And here's the dollar



1 amounts. Keep in mind that you add three zeroes to
2 anything that you're seeing. So 2018, we're talking
3 25,000 dollars. 2019, it's 867,000 dollars and 239,000
4 dollars in 2020. That's what you're seeing that increase
5 and decrease. Many of these reasons are (indiscernible)
6 or appeals or maybe just reconfiguration of a real estate
7 tax or someone was due real estate tax refunds.

8 I do believe that you, anyone from Westchester you
9 can correct me, I think that the county, I'm sorry, or
10 certain counties, they -- every five years they do some
11 kind of reassessments or allow for some kind of a refund.
12 So sometimes we do see this jump, the curve, and we did
13 so in 2019. So what you're seeing here is not in
14 percentages. You're actually seeing the dollar figures.
15 And that's where that 3,000 percentage looks like it's a
16 big percentage, but if you look at the actual numbers,
17 it's 25,000 dollars of real estate in 2018, 867,000 in
18 '19, and then you see that dipped to 239 in 2020.

19 If you compare that to the other numbers such as the
20 rental income, you understand that it's not as
21 substantial as of course the rental income.

22 MR. FINGER: It's reassessments, is what it is then?

23 MR. ALBA: Yeah, a reassessment.

24 And I'm sorry, correct me, Westchester does
25 reassessment every five years or it's just based on



1 appeals?

2 MR. FINGER: It depends -- I think it depends on the
3 community. I'm not sure.

4 MR. CHERSON: It's the community. It's the
5 community.

6 MR. FINGER: Some communities do it every five
7 years. Some don't do it. Some do it every year or two
8 actually.

9 MR. ALBA: I see. Thank you.

10 MR. HAUGHIE: Okay. If there's no other questions
11 with table 3, I'll move on to table 4.

12 So table 4 is the annual income versus expenses. So
13 it shows the total income and the expenses incurred by
14 the owners. So basically this is somewhat of a cash flow
15 type table. If you look at the bottom you could see the
16 cash flow for the owners, based on owner's submissions,
17 before depreciation at 27.17 percent. Then to '19,
18 26.75. Then for 2020 at 27.92. And then after
19 depreciation you see also a slight increase as well in
20 the percentage.

21 So from this table, I'm going to basically flip to
22 the cost-income ratio which is pretty much synonymous
23 with this table. So this is the cost-income ratio over,
24 you know, a number of years. So as you could see in 2020
25 the cost-income ratio for expenses including interest and



1 depreciation and excluding interest and depreciation. So
2 for including interest and depreciation, the number now
3 is 79.13 and for excluding interest and depreciation, the
4 number is now 61.28. So if you do the inverse of this
5 number, that's basically the net operating income for
6 owners for the property.

7 Anybody have any questions regarding this table?

8 MS. RUBIN: Yes. So the net operating income would
9 be around 38 percent?

10 MR. HAUGHIE: Yes. So it's going to be, you know,
11 right around 21 for all expenses, and then including
12 interest and deprecation and then excluding, it's going
13 to be 61.28. Yeah, so right around that number.

14 MS. RUBIN: So the --

15 MR. HAUGHIE: So --

16 MS. RUBIN: It improved?

17 MR. HAUGHIE: Yeah. So the net operating income
18 actually did improve, yeah.

19 MS. RUBIN: Yeah.

20 MR. ALBA: Any time you see the number, the
21 percentage numbers going down, it improves.

22 MS. RUBIN: Right.

23 MR. ALBA: It's inverse.

24 MS. SANTIAGO: I have a question. I have a
25 question.



1 MR. HAUGHIE: Sure.

2 MS. SANTIAGO: Would you say that the fact that it
3 improved is due to the fact that COVID had not impacted
4 these numbers? I mean we're going to see the impact of
5 COVID next year because this was April of 2020?

6 MR. HAUGHIE: Yeah. We really can't say why it
7 happened, but based upon the survey we could see that
8 owners spent -- the expenses were down. So that's why
9 the net operating income went up. So even though the
10 income did decrease slightly, the expenses decreased at a
11 higher rate so that's why the net operating income went
12 up. You know, I can't predict what next year will be,
13 you know.

14 MR. FINGER: You have --

15 MR. ALBA: It's not just -- these numbers are not
16 just as of April. It's calendar year 2020. So these
17 numbers do capture January through December. The survey
18 is three years of data.

19 MS. SANTIAGO: Oh, thank you for clarifying that.

20 MR. ALBA: Three full years of data.

21 MS. SANTIAGO: Thank you for clarifying.

22 MR. ALBA: Yeah.

23 MR. FINGER: And also remember, last year if you
24 look at the repairs, repairs went down ten percent,
25 almost ten percent. So that would impact on the fact



1 that you've had less expenses for repairs and obviously
2 for some portion last year for the fuel.

3 MR. LANGUILLI: (Indiscernible) --

4 MR. ALBA: Right. And also keep in mind that --

5 MR. LANGUILLI: -- because of the quarantine, yeah.

6 MR. ALBA: Right. Keep in mind, again, for repairs
7 and certain -- I guess, certain emergencies were done,
8 but keep in mind that it was very difficult to get anyone
9 to come and do certain repairs during certain months of
10 COVID. People were just not working, and I'm sure owners
11 were struggling to find people to do work or be able to
12 go into an apartment and fix certain things. I'm sure
13 emergencies were done, but I guess, certain things that
14 could be left aside, were left aside for future months.
15 So you know, so yes, COVID did hamper this, and I think
16 we see that clearly in the dip in the numbers of
17 expenses.

18 MR. FINGER: Yeah, for whatever reason, right.

19 Okay. Next.

20 MR. HAUGHIE: Okay. This table now we're looking at
21 the vacancy table. So this is based upon the survey
22 data. The title of it is change in rental apartments,
23 subject to ETPA which became vacant during the three-year
24 reporting period.

25 MR. FINGER: It's interesting to note that there are



1 hardly any increases past the first two columns because
2 of the HSTPA.

3 MR. HAUGHIE: Yeah. On what Mr. Finger's referring
4 to, I'll just skip to the third table, the third portion
5 of this for the -- during the for -- so for one-year
6 leases you could see the increase for each apartment
7 category. So if you're reading the table from left, you
8 could see based upon what type of increases apartments
9 have. So there are a few outliers like this number 4
10 over here. So four apartments in this 500- to 1,000-
11 dollar category, did increase by over 70 percent. But
12 the majority of the apartments did increase by only five
13 percent.

14 MR. FINGER: Well, that --

15 MR. HAUGHIE: As you could see -- yes or less, as
16 you could see. I can't highlight this because it
17 highlights everything. But it's under five percent here
18 in the majority of apartments.

19 So I'm going to go back to the first part of this
20 table so you could see the actual changes in the rent.
21 So to read this table, the apartment was 1,000 dollars to
22 1,499. The apartment became vacant, and then it was
23 rerented. 99 of them were rerented in the same range, 14
24 of them were rerented in the higher 1,500- to 2000-dollar
25 range. So you read this table basically from left to the



1 top portion.

2 So if we take a 1,500 to 1,999, there were 11
3 apartments that were previously rented in -- at this
4 1,500- to 2000-dollar range, and now rented out to 2,000
5 to 25 -- 2,499-dollar range. And this is for tenants who
6 chose a one-year lease.

7 The second table on this is going to be for two-year
8 leases. So as you could see, I'm sorry for going back
9 and forth, but 507 apartments were rented at a one-year
10 lease, and 165 were rented at a two-year lease. And this
11 is just vacancies based upon our survey. This isn't the
12 total population of Westchester.

13 MR. ALBA: Also look at the bottom of your charts,
14 and you'll see also what I look at as the median. The
15 previous median rents and the current median rent after
16 the one-year lease or the two-year leases. And it's
17 showing you what (indiscernible) this is.

18 MR. HAUGHIE: So for one year leases, the median
19 rent was 1,781. The apartment was then -- it became
20 vacant and rerented at 1,800 dollars. And if you look at
21 table 3, it shows the percentage breakdown. So the
22 median percentage breakdown averages out to about zero
23 because it's only at -- it's below 20 dollars, I believe,
24 so it's at 0.0 percent.

25 MR. ALBA: That's correct. Thank you.



1 MR. HAUGHIE: And this is for one-year leases. And
2 for two year leases, the average increase in
3 apartments -- in the rent was 1.7 percent.

4 MR. LANGUILLI: These tables definitely display the
5 effect of the new regulations that were enacted in 2019.
6 Absolutely.

7 MR. HAUGHIE: Okay. I believe we went through all
8 the tables that we provided you guys. If anybody has any
9 other -- any questions that we didn't get to, please feel
10 free to ask. But I believe we went through all the
11 tables.

12 So I am going to -- I guess, I'll take off my screen
13 for now, and I guess I'll hand it back to the chair,
14 Elsa, Ms. Rubin.

15 MR. CHERSON: I have a question.

16 MR. HAUGHIE: Sure.

17 MR. CHERSON: Based upon what you've seen, and I
18 know this is a bit of fortunetelling, what do you see the
19 trend for the current year? Can you make that
20 determination?

21 MR. HAUGHIE: Yeah. I mean, that's not something we
22 could really determine. Because you know, what we
23 provide to you guys are -- is basically the data that the
24 owners submit to us. So we're providing what the owners
25 submit. So honestly, it's on the board's -- in the



1 board's hands to take that into consideration. You know,
2 we provide data which the owners submit, and then the
3 board has to use this data and also use their insight,
4 and use the current climate to decide, you know, what the
5 current climate is, and if there are major changes, based
6 upon last year's numbers. But we won't be able to really
7 forecast that or give you any type of information
8 without, you know, having numbers in front of us which we
9 don't have because these are numbers that the owners
10 provide.

11 MR. CHERSON: That's what I thought you'd say.
12 Thank you.

13 MS. RUBIN: Thank you, Sal.

14 MS. ACQUAH: Thanks.

15 MR. FINGER: Thank you, Sal.

16 MS. RUBIN: Just I wanted to ask you, is there a way
17 to verify the data that the landlords are giving you on
18 these surveys?

19 MR. HAUGHIE: Well, there isn't a way to verify the
20 data. We -- you know, the owner does sign electronically
21 now because it's done electronically. The owner does
22 sign an electronic confidentiality as well as a statement
23 saying that they are providing you know correct and
24 accurate numbers.

25 But we do have programs that do, you know, predict



1 outliers and show outliers, and if we have an issue with
2 say a property that has, you know, a very high expense or
3 a very low expense compared to other properties within
4 that same apartment range, we will either ask the owner
5 for clarification and return the survey which we have
6 done, or we also will possibly exclude that if the owner
7 does not provide any clarification on why a certain
8 category is outside of the normal range or well beyond
9 that normal range. So we do have programs that, you
10 know, kind of, you know, shows you basically the standard
11 deviation or shows you how far away from the average of
12 other building sizes where that expense or income
13 category should be.

14 MR. CHERSON: Do you have figures or percentages of
15 situations like that?

16 MR. HAUGHIE: Well, in the extras portion, we do
17 have quite a few surveys this year which were -- which we
18 deemed that were problematic. So right there, there was
19 22 surveys that we deemed problematic. So it's -- it was
20 only one percent. It's a little higher than it was last
21 year, but we did reach out to owners either by email or
22 phone. Some of these owners changed managing agent and
23 couldn't provide data from previous years. While other
24 owners have had numbers that, you know, were not
25 accurate, you know, based upon other data. You know, you



1 can't have a six-unit building have the same amount of
2 expense or real estate expense, as you know a 100-unit
3 building, would be an example, you know. So if you see
4 numbers that probably aren't accurate, and the owner is
5 not responding to calls or emails or when we're actually
6 physically able to return the submission and ask the
7 owner, please verify this data, or please explain why
8 this number is, you know, larger than we believe it
9 should be. So yes, so it's still a low number. But
10 there are some of those as you could see on this table.

11 MR. CHERSON: So as a statistician --

12 MR. HAUGHIE: Yeah.

13 MR. CHERSON: -- that one percent that you just
14 mentioned, is that within norms?

15 MR. HAUGHIE: Yeah, definitely. Of course.

16 MR. CHERSON: Of course. Thank you.

17 MR. ALBA: Eli, we do have multiple checkpoints.

18 Not to mention the survey itself actually would not allow
19 an owner to continue unless he explains when there's a
20 great expense or income change. We'd like to have that.
21 We also have hundreds of other surveys that we can
22 compare from the area of what fuel prices are. So if a
23 building of 20 units is telling me that they spent a
24 million on a fuel, while another building, you know, a
25 few blocks down with 25 units spent 300,000 dollars, we'd



1 like to, you know, figure it out, and you know, that's a
2 red light for us. I usually contact the owners, the
3 management company, try to figure it out exactly if it
4 was maybe a typo or you know, maybe it's something (audio
5 interference).

6 MS. RUBIN: (Audio interference).

7 MR. ALBA: Sorry Elsa?

8 Elsa, I think your video and your audio just froze.

9 I don't know if everybody else can hear me.

10 MS. ACQUAH: Yeah, she froze I think.

11 MR. ALBA: She froze. She's the chair. We don't
12 want to lose the chair.

13 MR. FINGER: We also actually have prior years to
14 compare it to also.

15 MR. ALBA: Correct. Correct.

16 MR. FINGER: So if there's an outlier, all you have
17 to do is --

18 MR. LANGUILLI: When we go through these surveys, we
19 have three years lined up in front of us. So the 2021
20 survey analyzed years '18, '19, and '20. So we have
21 three columns of expenses, three columns of income. And
22 what we're looking for is an unusual jump from one year
23 to another that'll catch our eye, and if there's no
24 explanation given by the owner, we have the ability to
25 return the survey and ask for an explanation. And all



1 you have to do is respond with something reasonable and
2 that's fine. If he doesn't respond, then we talk it over
3 and based on our years of doing this, you know, we have
4 the ability to exclude it, based on it's noncomparable or
5 it's problematic. So that's what we do. You know, we're
6 doing this -- we're doing this over ten years, and we
7 kind of get a grasp for the size of the building that
8 we're looking at, the municipality, and the past years
9 that we have on record. So that's kind of how we do it.

10 MR. FINGER: Yeah. That was my point, Mike. Thank
11 you.

12 MR. LANGUILLI: Yeah. Definitely. And we run a lot
13 of reports. We line up the three years, the percent
14 changes. If there's something that's over 150, 200
15 percent, we flag it immediately. We pull it. We take a
16 look at it. We try to verify it. So yeah, we go through
17 these things. Every single dollar is looked at. The
18 owners are sometimes shocked when we speak to them, and
19 they hear that we actually look at these things, and we
20 go through them really, really well.

21 MR. FINGER: Okay. Thanks, Mike.

22 MR. HAUGHIE: Also, it may just be an error that the
23 owner made typing. You know, we all make errors while
24 we're typing. So it just could be an error that the
25 owner made. So as Mike said we have the ability to send



1 it back, and the owner returns it. The majority of
2 owners are sending us accurate information. So we do
3 believe what the owners send in are accurate. And the
4 small percentage that aren't, then we have the ability to
5 exclude them and not include them in the tabulations so
6 they don't negatively affect, you know, or positively
7 affect any number category.

8 MR. FINGER: Okay. Thanks.

9 MR. LANGUILLI: Yeah. We're not the IRS. We're not
10 going out of -- we're not doing audits. We're not going
11 out of our way to exclude any buildings by any means.
12 We're trying to keep actually the largest snapshot that
13 we can. The more buildings we get, the better, you know,
14 picture that you're getting of the whole county. We're
15 not trying to exclude surveys by no means.

16 MS. RUBIN: Yeah. That was my question before I
17 lost connection. I have to kick everybody out.

18 Anybody else has any other questions or comments?

19 MR. FINGER: Well, I'd like to thank the gentlemen
20 for their presentations. I think it was as usual
21 complete and particularly the answers to the questions.

22 MR. LANGUILLI: Thank you.

23 MS. RUBIN: Thank you very much.

24 MS. STEWART: Thank you very much gentleman.

25 MS. ACQUAH: Yes. Great job. Thank you.



1 MR. LANGUILLI: You're welcome.

2 MS. RUBIN: And if we have any questions, I'm sure
3 that we can contact you --

4 MS. STEWART: By email?

5 MS. RUBIN: -- by email?

6 MR. ALBA: Yes. I just always ask that everyone,
7 when you send an email, make sure the email includes
8 every single member of the board, and make sure that
9 Peter is involved here, as your counsel for the board,
10 and that way everyone shares in the moment. The second
11 we give you information, everybody gets the information.

12 MS. RUBIN: Great.

13 MS. ACQUAH: Thank you for the hearing.

14 MS. STEWART: Very good. Thank you.

15 MR. FINGER: All right. Are we adjourned?

16 MS. ACQUAH: Yeah. Motion to adjourn.

17 MS. RUBIN: Everybody's in a hurry today.

18 MS. ACQUAH: Long day.

19 MS. BARNES: Storm is coming.

20 MS. RUBIN: Right. Do I hear a motion to adjourn?

21 MS. BARNES: Motion to adjourn.

22 MS. RUBIN: Thank you. Meeting is adjourned. Thank
23 you very much everybody.

24 [END RECORDING]

25



C E R T I F I C A T I O N

1
2 The prior proceedings were transcribed from audio
3 files and have been transcribed to the best of my
4 ability. I further certify that I am not connected by
5 blood, marriage or employment with any of the parties
6 herein nor interested directly or indirectly in the
7 matter transcribed.

8
9 Signature

10
11 

12 Date June 16, 2021

13
14
15
16
17
18
19
20
21
22
23
24
25



[agent (1) 28:2	averages (1) 25:2	2;14;2;32:1,1	columns (3) 24:1;30:2,2
[END (1) 33:2 [START (1) 2:1	ago (3) 10:7,8;13:1 ahead (4) 4:1;5:1;6:1;7:6	away (1) 28:1	C	coming (3) 5:1,8;33:1 commencing (2) 2:1;3:8
A	ALBA (32) 4:2,2,2;5:1;12:1,1,8; 13:1,2,8;14:2,3,6;17:1; 18:1,2;19:2;20:9;21:2; 2;22:1,2,2;23:4,6;25:1, 2;29:1;30:1,1,7;33:6	B	calendar (1) 22:1	comments (2) 4:1;32:1
ability (5) 2:2;30:2;31:2,4;32:4	allow (2) 19:1;29:1	back (10) 4:1;6:1;9:2;11:1; 12:1;15:8;24:1;25:8; 26:1;32:1	call (2) 3:1;14:1	communities (1) 20:6
able (11) 6:3,5,8;9:7;10:1; 16:2,2;18:1;23:1;27:6; 29:6	almost (1) 22:2	background (1) 13:1	calls (1) 29:5	community (3) 20:3,4,5
Absolutely (1) 26:6	Although (1) 16:2	Badru (1) 3:1	can (13) 6:9;9:2;11:1,5;12:2; 16:1;17:1;19:9;26:1; 29:2;30:9;32:1;33:3	company (1) 30:3
accepting (1) 4:1	always (3) 8:2;15:8;33:6	BARNES (10) 3:1,1;12:1,1,2;13:1, 4,7;33:1,2	capture (2) 8:5;22:1	compare (3) 19:1;29:2;30:1
accommodations (1) 2:1	amended (1) 13:1	based (21) 7:1;8:1;10:2;11:9; 14:1,1,2;15:1,6;16:5; 19:2;20:1;22:7;23:2; 24:8;25:1;26:1;27:5; 28:2;31:3,4	cash (2) 20:1,1	compared (1) 28:3
accurate (6) 10:1;27:2;28:2;29:4; 32:2,3	amount (4) 15:1,5,7;29:1	basically (8) 7:1;9:2;20:1,2;21:5; 24:2;26:2;28:1	catch (1) 30:2	complete (1) 32:2
Acquah (9) 3:1,1;6:2;27:1;30:1; 32:2;33:1,1,1	amounts (5) 14:1;18:1,1,2;19:1	became (3) 23:2;24:2;25:1	categories (3) 14:1;15:1,1	conducting (1) 2:1
Act (1) 2:1	analyst (1) 3:6	begins (2) 9:2;10:1	category (6) 14:9;24:1,7;28:1,8; 32:7	confidentiality (1) 27:2
actual (2) 19:1;24:2	analyzed (1) 30:2	behind (1) 16:2	certain (8) 19:1;23:1,1,7,9,9; 28:7	confusing (1) 18:2
actually (13) 7:3;9:1,2;11:1;18:2; 19:1;20:8;21:1;29:1,5; 30:1;31:1;32:1	announcement (2) 4:1,1	below (2) 11:8;25:2	Chair (5) 3:3;4:1;26:1;30:1,1	connection (1) 32:1
add (1) 19:1	announcements (1) 4:9	benefit (1) 17:1	change (6) 7:5;17:1;18:3,6; 23:2;29:2	consideration (1) 27:1
added (1) 15:2	annual (2) 14:2;20:1	better (1) 32:1	changed (1) 28:2	contact (2) 30:2;33:3
addition (1) 14:8	apartment (10) 9:4;10:5,5;14:1; 23:1;24:2,2,6;25:1; 28:4	beyond (1) 28:8	changes (4) 17:1;24:2;27:5;31:1	contacting (1) 6:1
address (1) 6:5	apartments (17) 8:2;9:2;11:2,2,2; 12:4,7;14:1,2;23:2; 24:1,1,1,8;25:3,9;26:3	big (1) 19:1	chart (2) 10:2,2	cost (1) 16:7
addresses (1) 7:4	appeals (2) 19:6;20:1	bit (4) 6:6;8:3;18:2;26:1	charts (1) 25:1	cost-income (3) 20:2,2,2
adjourn (3) 33:1,2,2	approximately (1) 7:2	blocks (1) 29:2	checkpoints (1) 29:1	counsel (1) 33:9
adjourned (2) 33:1,2	April (8) 9:2,2,2;10:1,3,6; 22:1,5	Board (10) 2:1,5;3:4;4:1;12:1; 13:9;17:1;27:3;33:8,9	Cherson (18) 3:1,2;9:1,1,1,8;10:1, 1,2,7;20:4;26:1,1;27:1; 28:1;29:1,1,1	counties (1) 19:1
adjustment (1) 2:1	area (2) 8:3;29:2	board's (2) 26:2;27:1	chose (1) 25:6	County (4) 2:1,4;19:9;32:1
adjustments (1) 3:7	around (5) 8:2,4;21:1,1,9	bottom (3) 7:2;20:1;25:1	clarification (2) 28:5,7	course (4) 6:9;19:2;29:1,1
Administration (1) 2:2	aside (2) 23:1,1	breakdown (10) 7:2;8:5,9;10:2;11:1; 12:2;13:2;14:1;25:2,2	clarifying (2) 22:1,2	covers (1) 9:1
affect (2) 32:6,7	audio (6) 17:8;18:1,4;30:4,6,8	building (8) 9:2;11:1;28:1;29:1,2, 2,3;31:7	clear (1) 9:1	COVID (6) 7:2;8:4;22:3,5;23:1,1
afternoon (1) 6:7	audits (1) 32:1	buildings (19) 7:2,8;10:2;11:1,1,2, 2,3,9;12:5;13:1,1,1,2,2,	clearly (1) 23:1	COVID-19 (1) 2:9
Again (5) 5:1;8:1;15:5;17:2; 23:6	average (2) 26:2;28:1		client (1) 14:1	current (5) 9:4;25:1;26:1;27:4,5
			climate (2) 27:4,5	currently (4) 7:1,1;9:1,6
			close (1) 18:5	D

<p>data (18) 5:2;6:4;9:3;11:1; 14:1,2;17:1;22:1,2; 23:2;26:2;27:1,2,2,3; 28:2,2;29:7</p> <p>day (4) 5:2,2;14:1;33:1</p> <p>December (5) 9:1,1,1,1;22:1</p> <p>decide (1) 27:4</p> <p>decrease (4) 18:1,9;19:5;22:1</p> <p>decreased (2) 17:2;22:1</p> <p>deemed (2) 28:1,1</p> <p>definitely (3) 26:4;29:1;31:1</p> <p>depends (2) 20:2,2</p> <p>deprecation (1) 21:1</p> <p>depreciation (6) 20:1,1;21:1,1,2,3</p> <p>determination (1) 26:2</p> <p>determine (2) 3:6;26:2</p> <p>deviation (1) 28:1</p> <p>DHCR (1) 3:5</p> <p>difficult (1) 23:8</p> <p>dip (1) 23:1</p> <p>dipped (1) 19:1</p> <p>directions (1) 16:5</p> <p>directive (1) 2:8</p> <p>display (1) 26:4</p> <p>distribution (1) 15:1</p> <p>dollar (9) 15:5,7;18:1,1,2,2; 19:1;24:1;31:1</p> <p>dollars (11) 16:2;17:7;18:5;19:1, 3,3,4;24:2;25:2,2;29:2</p> <p>done (4) 23:1,7;27:2;28:6</p> <p>down (7) 17:1;18:1,1;21:2; 22:2,8;29:2</p> <p>due (3) 11:7;19:7;22:3</p> <p>during (3) 23:2,9;24:5</p>	<p style="text-align: center;">E</p> <p>earlier (1) 17:2</p> <p>Eddie (2) 3:1,1</p> <p>effect (1) 26:5</p> <p>effort (1) 2:8</p> <p>either (3) 11:1;28:2,4</p> <p>electronic (1) 27:2</p> <p>electronically (2) 27:2,2</p> <p>Eli (1) 29:1</p> <p>Eliot (4) 3:1,1,2;9:1</p> <p>Elsa (7) 2:2;3:1,3;4:6;26:1; 30:7,8</p> <p>Elsa's (1) 6:5</p> <p>else (2) 30:9;32:1</p> <p>email (10) 4:1;6:7;7:4;17:2,2; 28:2;33:4,5,7,7</p> <p>emails (3) 7:4,6;29:5</p> <p>emergencies (2) 23:1,7</p> <p>emergency (1) 2:1</p> <p>enacted (1) 26:5</p> <p>end (1) 17:8</p> <p>ended (1) 8:2</p> <p>enlightening (1) 5:9</p> <p>entails (2) 7:1;12:4</p> <p>error (2) 31:2,2</p> <p>errors (1) 31:2</p> <p>estate (10) 15:1;17:2;18:1,1,5,7; 19:1,6,7;29:2</p> <p>ETPA (4) 13:1,1,2;23:2</p> <p>Evelyn (2) 4:2,3</p> <p>even (3) 17:2;18:2;22:9</p> <p>evening (5) 2:2;3:1,4;1,2;5:1</p> <p>evening's (1)</p>	<p>2:6</p> <p>everybody (7) 3:1,2;17:2;30:9; 32:1;33:1,2</p> <p>Everybody's (1) 33:1</p> <p>everyone (9) 2:2;4:2,5;1,2;6:1,2; 13:8;33:1,6</p> <p>exactly (3) 11:2;16:9;30:3</p> <p>example (2) 10:2;29:3</p> <p>exclude (5) 28:6;31:4;32:1,1,5</p> <p>excluded (1) 7:9</p> <p>excluding (4) 18:1;21:1,1,3</p> <p>Executive (1) 2:1</p> <p>expand (1) 5:1</p> <p>expect (1) 8:1</p> <p>expense (9) 14:2;15:1;16:1;28:1, 2,3;29:2,2,2</p> <p>expenses (17) 15:1,1,1;16:1,2;17:1; 18:1,8;20:1,1,2;21:1; 22:1,8;23:1,1,30:2</p> <p>explain (1) 29:7</p> <p>explains (1) 29:1</p> <p>explanation (2) 30:2,2</p> <p>extras (4) 6:1,2,2;28:1</p> <p>eye (1) 30:2</p> <p style="text-align: center;">F</p> <p>fact (5) 6:1;18:1;22:2,2,3</p> <p>far (1) 28:1</p> <p>feel (1) 26:9</p> <p>few (3) 24:9;28:1;29:2</p> <p>figure (2) 30:1,3</p> <p>figures (2) 19:1;28:1</p> <p>file (1) 7:4</p> <p>final (1) 14:1</p> <p>find (1) 23:1</p>	<p>fine (1) 31:2</p> <p>Finger (38) 3:2,2;8:1,2;9:1,1,9; 11:1,1,1,2;12:1,6;13:2; 14:1,4;15:1,2;16:2,9; 17:5;18:1;19:2;20:2,6; 22:1,2;23:1,2;24:1; 27:1;30:1,1,31:1,2; 32:1,8;33:1</p> <p>Finger's (1) 24:3</p> <p>first (5) 6:1;15:4,8;24:1,1</p> <p>five (7) 11:2,2;19:1,2;20:6; 24:1,1</p> <p>fix (1) 23:1</p> <p>flag (1) 31:1</p> <p>flat (1) 17:2</p> <p>flip (1) 20:2</p> <p>flow (2) 20:1,1</p> <p>focusing (1) 15:3</p> <p>forecast (1) 27:7</p> <p>forth (2) 11:1;25:9</p> <p>fortunetelling (1) 26:1</p> <p>forward (3) 7:6;12:1,1</p> <p>four (2) 13:2;24:1</p> <p>free (1) 26:1</p> <p>front (3) 15:3;27:8;30:1</p> <p>froze (3) 30:1,1,8</p> <p>fuel (4) 18:8;23:2;29:2,2</p> <p>full (1) 22:2</p> <p>future (1) 23:1</p> <p style="text-align: center;">G</p> <p>gauge (1) 10:1</p> <p>gentleman (1) 32:2</p> <p>gentlemen (1) 32:1</p> <p>gets (1) 33:1</p> <p>given (1)</p>	<p>30:2</p> <p>giving (1) 27:1</p> <p>global (1) 5:2</p> <p>goes (3) 9:2;10:1;15:2</p> <p>good (6) 2:2;3:1;4:2,2;5:1; 33:1</p> <p>Governor's (1) 2:8</p> <p>grasp (1) 31:7</p> <p>Great (6) 3:2;5:1;14:1;29:2; 32:2;33:1</p> <p>guess (7) 6:1,2;14:1;23:1,7; 26:1,1</p> <p>guessing (2) 6:2;9:5</p> <p>guide (1) 6:2</p> <p>guideline (1) 2:1</p> <p>Guidelines (4) 2:1,5;3:4,7</p> <p>GUY (6) 4:2,2;5:1;12:1;13:2; 14:5</p> <p>guys (2) 26:2,8</p> <p style="text-align: center;">H</p> <p>Hamer (2) 3:2;4:1</p> <p>hamper (1) 23:1</p> <p>hand (1) 26:1</p> <p>hands (1) 27:1</p> <p>happened (1) 22:7</p> <p>happy (1) 3:2</p> <p>hardly (1) 24:1</p> <p>Haughie (59) 4:2;5:1,2;6:1,1;7:1,1, 2,8;1,2,7;9:1;10:1,1,4, 8;11:1,1,2;12:1,1,2,2,2, 9;13:5;14:1,1,1;15:1,4; 16:1,1,2,2,4;17:1,2,4; 18:2;20:1;21:1,1,1; 22:1,6;23:2;24:1,3; 25:1;26:1,1,2,7;27:1; 28:1;29:1,1;31:2</p> <p>HCR (1) 8:9</p> <p>HCR's (1)</p>
--	--	--	---	---

2:1 hear (4) 5:1;30:9;31:1;33:2 heard (1) 3:1 hearing (3) 2:2;4:1;33:1 hearings (2) 2:1,2 heat (1) 7:9 help (1) 3:6 here's (1) 18:2 Hi (5) 4:2,2;5:1,2,7 high (5) 8:2,2;9:7;18:1;28:2 higher (3) 22:1;24:2;28:2 highlight (1) 24:1 highlights (1) 24:1 home (1) 6:1 honestly (1) 26:2 hope (1) 6:5 Horowitz (1) 5:2 hot (1) 7:9 housing (1) 2:1 How's (1) 5:1 HSTPA (1) 24:2 hundreds (1) 29:2 hurry (1) 33:1	17:2 improve (1) 21:1 improved (2) 21:1;22:3 improves (1) 21:2 include (2) 13:1;32:5 included (7) 12:1;13:1,1,6;16:1,7, 8 includes (2) 11:2;33:7 including (3) 20:2;21:1,2 income (23) 14:2;15:2,2,2;17:1,1, 2,2;18:2,7;19:2,2;20:1, 1;21:1,5,8;22:1,1,9; 28:1;29:2;30:2 increase (9) 17:9,9;18:1;19:4; 20:1;24:1,1,6;26:2 increased (2) 17:1,2 increases (2) 24:1,8 incurred (1) 20:1 Indiscernible (5) 9:1;12:9;19:5;23:3; 25:1 individuals (2) 4:1,1 information (5) 13:1;27:7;32:2;33:1, 1 insight (1) 27:3 Instructions (1) 2:1 interest (6) 15:1;20:2;21:1,1,2,3 interesting (1) 23:2 interference (5) 17:8;18:1,4;30:5,6 into (3) 9:6;23:1;27:1 introduce (2) 4:1,2 introducing (1) 4:9 inverse (2) 21:2,4 involved (1) 33:9 IRS (1) 32:9 issue (1) 28:1	J January (1) 22:1 Jeff (2) 5:2,2 job (1) 32:2 join (1) 13:2 joined (1) 13:9 July (2) 9:2;10:1 jump (2) 19:1;30:2 June (4) 2:3;4:1,1;14:1 jurisdiction (1) 2:1	K keep (6) 2:8;19:1;23:4,6,8; 32:1 Kenneth (2) 3:2,2 kick (1) 32:1 kind (7) 8:5;16:1;19:1,1; 28:1;31:7,9 knows (1) 17:4	L LaMont (2) 3:1;5:1 landlords (1) 27:1 Langiulli (1) 5:2 Languilli (13) 5:5,5,6,7,7;23:3,5; 26:4;30:1;31:1;32:2,9; 33:1 large (4) 10:2;18:2,3,6 larger (2) 10:2;29:8 largest (3) 15:1;18:9;32:1 last (6) 5:4;7:2;22:2;23:2; 27:6;28:2 late (2) 3:1;8:2 later (1) 2:2 latest (1)	13:2 layout (1) 16:2 leaning (1) 13:1 lease (4) 25:1,1,1,6 leases (8) 2:1;3:7;24:6;25:1,1, 8;26:1,2 least (1) 8:1 left (4) 23:1,1;24:2,7 less (2) 23:1;24:1 letters (3) 7:2,3,7 level (1) 18:1 light (1) 30:2 line (1) 31:1 lined (1) 30:1 listed (1) 16:1 listen (1) 2:1 little (6) 3:1;6:6;8:3;11:7; 13:1;28:2 long (2) 16:2;33:1 look (14) 5:1,2;17:1;18:2,2,4; 19:1;20:1;22:2;25:1,1, 2;31:1,1 looked (1) 31:1 looking (6) 6:2;9:6;14:2;23:2; 30:2;31:8 looks (1) 19:1 lose (1) 30:1 lost (1) 32:1 lot (2) 5:9;31:1 low (3) 18:1;28:3;29:9 lower (1) 8:3	M M&O (1) 6:2 MAE (2) 3:1,1	mail (1) 7:3 maintenance (5) 15:1;16:1,5,8;18:1 major (1) 27:5 majority (6) 10:2,2;11:4;24:1,1; 32:1 makes (1) 18:6 making (1) 6:2 management (1) 30:3 managing (1) 28:2 many (6) 5:1;10:1;12:2,4,6; 19:5 material (1) 5:9 matter (1) 17:6 maximum (2) 16:2;17:6 may (4) 8:1,3;11:6;31:2 maybe (5) 12:2;17:4;19:6;30:4, 4 MCI (8) 15:1,1,2;16:2,2,5,7; 17:5 MCIs (1) 16:6 mean (5) 5:2;13:2,2;22:4;26:2 means (3) 9:1;32:1,1 median (5) 25:1,1,1,1,2 meeting (5) 2:4,6;3:4;4:1;33:2 meetings (3) 2:1,2,7 member (4) 3:1,1;4:2;33:8 members (2) 2:1;17:1 mention (1) 29:1 mentioned (2) 12:1;29:1 Michael (3) 5:2,3,5 might (1) 18:2 Mike (4) 6:8;31:1,2,2 million (1) 29:2 mind (4)
I IAI (3) 15:1;16:3;17:6 IAs (1) 15:2 idea (1) 16:2 immediately (1) 31:1 impact (2) 22:2,4 impacted (1) 22:3 important (1) 17:1 importantly (1)							

19:1;23:4,6,8 minus (1) 12:2 mispronounce (1) 5:3 missed (1) 8:2 misunderstanding (1) 6:6 mitigate (1) 2:9 moment (1) 33:1 Monday (1) 4:1 months (2) 23:1,9 more (5) 13:1,1,1;17:2;32:1 most (1) 17:1 Motion (3) 33:1,2,2 Mount (1) 11:5 move (5) 8:7;10:2;14:2;15:7; 20:1 much (8) 5:2;14:1;17:6;18:6; 20:2;32:2,2;33:2 multiple (1) 29:1 municipalities (1) 10:2 municipality (6) 11:2;12:2,2,2;13:2; 31:8 myself (1) 6:8	noncomparable (1) 31:4 normal (2) 28:8,9 norms (1) 29:1 note (1) 23:2 notes (1) 6:1 noticed (1) 8:2 number (24) 7:1,2;8:1,2;10:1; 11:2;12:3,7;14:8,9; 18:1,1,1,3;20:2;21:1,2, 2,4,5;24:9;29:8,9;32:7 numbers (19) 7:1,2;10:1,1,2;12:2; 19:1,1;21:2;22:1,1,4; 23:1;27:2,6,8,9;28:2; 29:4	25:2,4;28:2;30:1,3; 32:1,1,1 outlier (1) 30:1 outliers (3) 24:9;28:1,1 outside (1) 28:8 over (15) 2:2;6:9;10:7,8,8; 16:2;17:1,2,7;20:2; 24:1,1;31:1,2,6 own (1) 13:2 owned (1) 13:2 owner (26) 3:1,2;9:1,2,2,2,3,5; 10:4;13:2;15:1,1;16:1, 4;18:4;27:2,2;28:4,6; 29:1,4,7;30:2;31:2,2; 32:1 owners (24) 5:1;6:1;7:3,7;8:1,2; 13:2;17:1;20:1,1;21:6; 22:8;23:1;26:2,2;27:2, 9;28:2,2,2;30:2;31:1; 32:2,3 owner's (2) 15:2;20:1 ownership (1) 7:6	11:2;19:1;28:1 period (4) 9:1;16:2;17:1;23:2 PETER (6) 2:2;4:8;12:1,1;17:4; 33:9 phone (1) 28:2 physically (1) 29:6 picture (2) 18:1;32:1 place (1) 4:1 Plains (1) 11:6 Please (4) 3:1;26:9;29:7,7 plus (3) 11:1,1;14:8 pm (1) 2:3 point (1) 31:1 population (3) 10:2;11:1;25:1 portion (6) 9:2;17:2;23:2;24:4; 25:1;28:1 positively (1) 32:6 possible (1) 14:7 possibly (2) 8:2;28:6 posted (1) 2:1 pre- (1) 8:3 predict (2) 22:1;27:2 Present (6) 3:1,1;4:3,5,6;6:4 presentation (2) 3:5;4:1 presentations (1) 32:2 pretty (2) 18:6;20:2 previous (8) 6:1;7:1,2;8:1;9:2; 17:1;25:1;28:2 previously (1) 25:3 prices (1) 29:2 printout (1) 14:2 prior (2) 2:2;30:1 probably (2) 17:1;29:4 problem (2)	14:1;16:1 problematic (3) 28:1,1;31:5 process (2) 8:1;10:1 program (1) 13:2 programs (2) 27:2;28:9 properties (2) 13:6;28:3 property (3) 15:1;21:6;28:2 Protection (1) 2:1 provide (8) 6:1;10:1;17:1;26:2; 27:1,2;28:2,7 provided (1) 26:8 providing (3) 14:8;26:2;27:2 public (9) 2:1,1,2,2,4;3:1,1;4:1, 2 pull (1) 31:1 pursuant (1) 2:1 put (2) 6:2;16:4
	O			Q
	obviously (1) 23:1 October (2) 2:1;3:8 off (3) 11:7;17:8;26:1 Office (1) 2:1 one (8) 12:2;13:2;17:1;18:4; 25:1;28:2;29:1;30:2 one-year (5) 24:5;25:1,6,9;26:1 ongoing (5) 8:1,1,1;9:2;10:1 only (11) 4:1,1;10:1;13:1,1; 15:1,2,2;24:1;25:2; 28:2 open (1) 10:1 operating (5) 21:1,5,8;22:1,9 opportunity (1) 5:1 opposed (1) 16:1 option (1) 9:7 Order (1) 2:1 originally (1) 13:9 Ossining (9) 11:2,3,3;12:1;13:1,1, 1,5,9 out (14) 7:1,2,3,4,7;17:2;			quarantine (1) 23:5 quick (1) 9:1 quite (1) 28:1 quorum (1) 4:7
N		P		R
name (2) 3:3;5:4 negative (2) 8:1;18:2 negatively (1) 32:6 net (5) 21:1,5,8;22:1,9 New (9) 2:8;3:2;7:7,9;11:2, 5;13:9;17:1;26:5 next (8) 7:1,2;8:8,8;10:2; 22:1,5;23:1 night (1) 5:2 nights (1) 5:2 nobody (1) 14:2		page (1) 7:1 paid (1) 16:1 Pardon (1) 16:1 Part (4) 9:1;16:1;18:2;24:1 particular (2) 7:1;18:4 particularly (1) 32:2 past (2) 24:1;31:8 people (5) 10:1;13:8;18:2;23:1, 1 percent (30) 8:1,1;11:2,2,6;15:1, 1;17:1,1,1,2,5;18:1,1,1, 2,2;20:1;21:9;22:2,2; 24:1,1,1;25:2;26:3; 28:2;29:1;31:1,1 percentage (14) 6:1,9;11:2,2;17:2; 18:2,6;19:1,1;20:2; 21:2;25:2,2;32:4 percentages (3)	possibly (2) 8:2;28:6 posted (1) 2:1 pre- (1) 8:3 predict (2) 22:1;27:2 Present (6) 3:1,1;4:3,5,6;6:4 presentation (2) 3:5;4:1 presentations (1) 32:2 pretty (2) 18:6;20:2 previous (8) 6:1;7:1,2;8:1;9:2; 17:1;25:1;28:2 previously (1) 25:3 prices (1) 29:2 printout (1) 14:2 prior (2) 2:2;30:1 probably (2) 17:1;29:4 problem (2)	range (7) 24:2,2;25:4,5;28:4,8, 9 ranges (1) 14:1 rate (2) 7:2;22:1 rates (2) 2:1;3:7 ratio (3) 20:2,2,2 reach (1) 28:2 read (3) 17:2;24:2,2 reading (1) 24:7 real (11)

9:1;15:1;17:2;18:1,1, 5,7;19:1,6,7;29:2	remember (1) 22:2	1;30;6;32:1,2;33:1,1,2, 2,2,5	showing (1) 25:1	stayed (1) 17:2
really (7) 5:2;10:1;22:6;26:2; 27:6;31:2,2	remind (1) 13:8	run (1) 31:1	shows (7) 8:8;14:1;15:1;20:1; 25:2;28:1,1	STECKER (2) 2:2;4:1
reason (2) 16:1;23:1	renewed (1) 3:8	S	sign (2) 27:2,2	Stewart (15) 4:4,5;7:1,1;8:6;14:1, 5,7;16:1,1,2;17:3;32:2; 33:1,4
reasonable (1) 31:1	rent (17) 2:1,1,1,5;3:3,7;8:2,2; 9:7,7;14:1;15:2;17:9; 24:2;25:1,1;26:3	safe (2) 2:9;3:2	silly (1) 5:1	still (10) 6:7;7:3;8:1,2,4,9;6; 10:1,1,1;29:9
reasons (2) 7:1;19:5	rental (8) 14:1;15:1,2,2;17:2; 19:2,2;23:2	Sal (16) 4:2;5:2;6:1,1,1,4,8; 7:1;8:1;12:1;14:5; 15:3;16:1;18:1;27:1,1	simultaneously (1) 2:1	Storm (1) 33:1
reassessment (2) 19:2,2	rented (4) 25:1,3,4,9	SALVATORE (1) 5:1	single (2) 31:1;33:8	struggling (1) 23:1
reassessments (2) 19:1,2	rents (1) 25:1	same (7) 2:6;8;3,4;15:2;24:2; 28:4;29:1	situations (1) 28:1	subject (2) 2:1;23:2
recapture (1) 16:1	rent-stabilized (1) 8:1	sample (2) 11:4;13:1	six-unit (2) 11:1;29:1	submission (2) 16:6;29:6
recaptured (1) 16:1	repairs (10) 15:1;16:1,4,8;18:9; 22:2,2;23:1,6,9	Santiago (6) 4:2,3;21:2;22:1,2,2	size (3) 11:1,8;31:7	submissions (2) 15:6;20:1
receive (2) 3:5;11:1	reporting (1) 23:2	saying (2) 16:1;27:2	sizes (1) 28:1	submit (7) 4:1;5:1;6:3;13:1; 26:2,2;27:2
received (2) 5:1;15:1	reports (2) 6:1;31:1	schedules (4) 6:2;15:1,1,2	skip (1) 24:4	substantial (2) 18:2;19:2
reconfiguration (1) 19:6	representative (4) 3:1,2,2;4:4	screen (4) 6:1,2,2;26:1	skipped (1) 8:2	supposed (5) 9:2,2;16:1,7,8
record (2) 4:7;31:9	represented (3) 11:4;12:2;13:5	scroll (1) 17:1	slight (1) 20:1	sure (29) 5:1,1;6:2;7:2,8;1,2,7; 9:1;10:1;11:1,2;12:1,1, 2;14:2;15:2;16:1,1; 17:2,2;18:2;20:3;22:1; 23:1,1;26:1;33:2,7,8
RECORDING] (2) 2:1;33:2	rerented (4) 24:2,2,2;25:2	second (7) 2:4;4:1;11:8;15:1,7; 25:7;33:1	slightly (2) 18:1;22:1	survey (18) 5:1;7:1;10:2;11:1,9; 13:1,1;15:6;16:6;18:2; 22:1,7;23:2;25:1;28:5; 29:1;30:2,2
recoup (4) 16:2,2;17:1,7	research (2) 3:6;4:1	section (1) 2:2	small (1) 32:4	surveys (8) 5:1;7:2;27:1;28:1,1; 29:2;30:1;32:1
recouping (1) 16:1	respond (3) 3:1;31:1,2	seeing (4) 19:1,1,2,4	snapshot (2) 9:2;32:1	Sylvia (2) 3:2;4:1
red (1) 30:2	responding (1) 29:5	seem (1) 10:2	someone (1) 19:7	synonymous (1) 20:2
referring (1) 24:3	response (1) 2:7	send (4) 7:4;31:2;32:3;33:7	sometime (1) 12:3	
reflected (1) 15:1	responses (1) 7:2	sending (1) 32:2	sometimes (2) 19:1;31:1	T
refund (2) 18:5;19:1	return (3) 28:5;29:6;30:2	sent (2) 7:2;14:2	somewhat (1) 20:1	table (30) 6:1,2;8:8,8;11:8; 14:1;15:1,4,8,9;16:1,3; 17:1;20:1,1,1,1,2,2; 21:7;23:2,2;24:2,2,2,4, 7;25:2,7;29:1
refunds (1) 19:7	returned (1) 7:5	separate (1) 13:2	sorry (5) 5:3;19:2,9;25:8;30:7	tables (6) 6:2;11:1;17:1;26:1,4, 8
regarding (2) 7:1;21:7	returns (1) 32:1	September (2) 2:1;3:9	sound (1) 3:2	tabulated (7) 7:2,2,8;10:2;11:1,1; 14:2
register (4) 9:2,2,4;10:1	right (17) 6:1;7:2;8:6;12:1; 13:3;14:2;15:2;16:3; 21:1,1,2;23:1,4,6;28:1; 33:1,2	set (1) 2:1	speak (2) 4:1;31:1	tabulation (1) 13:6
registered (11) 7:1,1;8:1,1,1,2,2,9; 10:1,5;14:1	Rochelle (1) 11:5	seven- (1) 11:1	speaking (1) 18:2	
registering (2) 8:1;10:1	roll (1) 3:1	Several (1) 13:2	spend (1) 17:6	
registration (8) 8:1,1;9:1,2,2,3;10:1; 14:1	rounding (1) 11:7	share (3) 6:1,2,2	spent (3) 22:8;29:2,2	
registrations (1) 8:2	RUBIN (34) 3:1,1,1,2,2,3;4:2,2,2, 2,4,6,6;5:2,6,8;6:1; 21:1,1,1,2,8;26:1;27:1,	shares (1) 33:1	spread (1) 2:9	
regulation (2) 13:1,1		shocked (1) 31:1	standard (1) 28:1	
regulations (1) 26:5		show (4) 4:7;13:1;18:1;28:1	start (4) 2:6,7;4:9;6:1	
Relative (2) 7:1,2			statement (1) 27:2	
			statistician (1) 29:1	

tabulations (2) 6:1;32:5	tough (1) 5:1	30:2	worked (2) 5:2,2	16:1,2;17:1,2;18:1,2; 19:1,2;20:1,2;21:1,2;
talk (1) 31:2	toward (1) 13:1	V	working (1) 23:1	22:1,2;23:1,2;24:1,2; 25:1,2;26:1,2;27:1,2;
talking (1) 19:2	transcribed (1) 2:2	vacancies (3) 9:1;10:3;25:1	works (1) 9:2	28:1,2;29:1,2;30:1,2; 31:1,2;32:1,2;33:1,2
Tamara (2) 4:4,5	transcripts (1) 2:2	vacancy (4) 8:2,2;9:7;23:2	written (1) 4:1	1,000 (2) 8:1;24:2
tax (2) 19:7,7	trend (1) 26:1	vacant (3) 23:2;24:2;25:2	Y	1,000- (1) 24:1
taxes (3) 15:1;18:1,1	tried (1) 5:1	various (1) 7:1	year (24) 5:1;7:2,2;8:1;9:2; 10:7,8;11:1,3;17:1,2,5; 20:7;22:1,1,2,5;23:2; 25:1;26:1,2;28:1,2; 30:2	1,499 (1) 24:2
teleconference (1) 2:1	try (2) 30:3;31:1	VELENE (2) 3:1,1	years (22) 7:1,2;8:1;10:1;13:1; 17:1,7,8;19:1,2;20:2,7; 22:1,2;28:2;30:1,1,2; 31:1,3,6,8	1,500 (2) 8:1;25:2
telling (1) 29:2	trying (2) 32:1,1	verify (4) 27:1,1;29:7;31:1	years' (1) 6:1	1,500- (2) 24:2;25:4
ten (3) 22:2,2;31:6	turn (2) 2:2;4:1	Vernon (1) 11:5	year's (1) 27:6	1,537 (1) 7:8
Tenant (3) 2:1;3:2;4:4	twelve-unit (1) 11:1	versus (1) 20:1	Yonkers (1) 11:5	1,781 (1) 25:1
tenants (1) 25:5	two (8) 13:1;14:1,2;17:1,5; 20:7;24:1;26:2	via (1) 2:1	Yorkers (1) 2:9	1,800 (1) 25:2
Thanks (5) 12:1,1;27:1;31:2; 32:8	two-year (3) 25:1,1,7	video (1) 30:8	Z	1,999 (1) 25:2
That'd (1) 14:1	type (3) 20:1;24:8;27:7	view (2) 2:1,2	zero (1) 25:2	1.7 (1) 26:3
that'll (1) 30:2	typing (2) 31:2,2	virtual (1) 3:4	zeroes (1) 19:1	10 (1) 8:1
third (2) 24:4,4	typo (1) 30:4	W	Zoom (1) 2:7	100 (3) 11:1,1;14:8
though (2) 18:2;22:9	U	water (1) 7:9	0	100-unit (1) 29:2
thought (2) 8:2;27:1	Um-hum (1) 13:1	way (7) 2:6;9:2;15:2;27:1,1; 32:1;33:1	0 (64) 2:1,2;3:1,2;4:1,2;5:1, 2:6;1,2;7:1,2;8:1,2;9:1, 2:10;1,2;11:1,2;12:1,2; 13:1,2;14:1,2;15:1,2; 16:1,2;17:1,2;18:1,2; 19:1,2;20:1,2;21:1,2; 22:1,2;23:1,2;24:1,2; 25:1,2;26:1,2;27:1,2; 28:1,2;29:1,2;30:1,2; 31:1,2;32:1,2;33:1,2	11 (1) 25:2
three (13) 11:3;13:1,2,5;15:1; 18:1;19:1;22:1,2;30:1, 2,2;31:1	under (2) 2:2;24:1	website (1) 2:1	0	11,976 (1) 8:1
three-year (2) 17:1;23:2	unit (3) 3:6;4:1;12:2	Wednesday (1) 2:3	1	12 (1) 15:1
throughout (1) 8:1	units (16) 7:1,1,1,2;8:1,1,2,5,8, 9;13:1,1;14:8,9;29:2,2	week (1) 12:3	1 (64) 2:1,2;3:1,2;4:1,2;5:1, 2:6;1,2;7:1,2;8:1,2;9:1, 2:10;1,2;11:1,2;12:1,2; 13:1,2;14:1,2;15:1,2; 16:1,2;17:1,2;18:1,2; 19:1,2;20:1,2;21:1,2; 22:1,2;23:1,2;24:1,2; 25:1,2;26:1,2;27:1,2; 28:1,2;29:1,2;30:1,2; 31:1,2;32:1,2;33:1,2	12,000 (1) 7:2
timely (1) 9:2	Unless (2) 16:4;29:1	Welcome (6) 3:1,2,4;4:2;5:1;33:1	1	12,253 (1) 7:1
times (1) 8:4	unusual (1) 30:2	Westchester (7) 2:1,4;3:3;6:2;19:2,8; 25:1	1	13 (2) 13:1,1
title (1) 23:2	up (11) 6:2;8:1;10:2;15:1; 18:1,1,6;22:1,9;30:1; 31:1	<small>westchestercountyrgb@nyshcorg (1)</small> 4:1	1	13.6 (1) 15:1
today (2) 17:2;33:1	updates (1) 2:1	White (1) 11:6	1	13.7 (1) 18:9
tomorrow (1) 12:3	upon (14) 7:1;10:2;11:9;14:1, 1;15:6;16:5;22:7;23:2; 24:8;25:1;26:1;27:6; 28:2	whole (1) 32:1	1	14 (2) 13:1;24:2
Tonight (1) 3:5	use (3) 27:3,3,4	window (1) 10:1	1	15 (1) 17:7
top (1) 25:1	usual (1) 32:2	wish (1) 4:1	1	15,000 (1) 17:7
total (13) 7:7;11:2;12:6,7;15:1, 2,5,7;17:1,7;18:3;20:1; 25:1	usually (1)	within (3) 2:1;28:3;29:1	1	150 (1) 31:1
totality (1) 18:1		without (2) 16:1;27:8	1	16.3 (1) 15:1
		work (2) 5:2;23:1	1 (64) 2:1,2;3:1,2;4:1,2;5:1, 2:6;1,2;7:1,2;8:1,2;9:1, 2:10;1,2;11:1,2;12:1,2; 13:1,2;14:1,2;15:1,2;	165 (1) 25:1

17:1,2;18:1,1,7,8; 19:1;20:1;30:2 19.5 (1) 15:1 1st (9) 2:1,3;8;9:2,2,2,2; 10:1,3,6	239,000 (1) 19:3 25 (2) 25:5;29:2 25,000 (2) 19:1,3 25,639 (1) 7:1 26.75 (1) 20:1 27.17 (1) 20:1 27.92 (1) 20:1 2nd (1) 14:1	8:1	2:1;3:1;4:1;5:1;6:1; 7:1;8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1; 16:1;17:1;18:1;19:1; 20:1;21:1;22:1;23:1; 24:1;25:1;26:1;27:1; 28:1;29:1;30:1;31:1; 32:1;33:1
2	26.75 (1) 20:1 27.17 (1) 20:1 27.92 (1) 20:1 2nd (1) 14:1	5	85 (1) 11:6 867,000 (2) 19:1,3
2 (65) 2:1,2;3:1,2;4:1,2;5:1, 2;6:1,2;7:1,2;8:1,2;9:1, 2;10:1,2;11:1,2;12:1,2; 13:1,2;14:1,2;15:1,2; 16:1,2,3;17:1,2;18:1,2; 19:1,2;20:1,2;21:1,2; 22:1,2;23:1,2;24:1,2; 25:1,2;26:1,2;27:1,2; 28:1,2;29:1,2;30:1,2; 31:1,2;32:1,2;33:1,2	3	5 (64) 2:1,2;3:1,2;4:1,2;5:1, 2;6:1,2;7:1,2;8:1,2;9:1, 2;10:1,2;11:1,2;12:1,2; 13:1,2;14:1,2;15:1,2; 16:1,2;17:1,2;18:1,2; 19:1,2;20:1,2;21:1,2; 22:1,2;23:1,2;24:1,2; 25:1,2;26:1,2;27:1,2; 28:1,2;29:1,2;30:1,2; 31:1,2;32:1,2;33:1,2	9
2,000 (1) 25:4 2,499-dollar (1) 25:5 2.5 (1) 17:2 2.6 (1) 18:1 2.8 (1) 17:1 20 (6) 17:2;18:1,8;25:2; 29:2;30:2 200 (1) 31:1 2000-dollar (2) 24:2;25:4 2018 (3) 18:7;19:1,2 2019 (3) 19:1,3;26:5 2020 (12) 7:1,2,2;9:1;10:3; 15:1;19:1,4;20:1,2; 22:1,5 2021 (7) 2:1,5;3:8;4:1;6:2; 10:1;30:1 202-1 (1) 2:1 2022 (2) 2:1;3:9 20th (1) 4:1 21 (3) 13:1,1;21:1 21st (1) 4:1 22 (3) 11:1;12:5;28:1 239 (1) 19:1	3 (67) 2:1,2;3:1,2;4:1,2;5:1, 2;6:1,2;7:1,2;8:1,2;9:1, 2;10:1,2;11:1,2;12:1,2; 13:1,2;14:1,2;15:1,2; 16:1,2;17:1,1,2;18:1,2; 19:1,2;20:1,1,2;21:1,2; 22:1,2;23:1,2;24:1,2; 25:1,2,2;26:1,2;27:1,2; 28:1,2;29:1,2;30:1,2; 31:1,2;32:1,2;33:1,2 3,000 (2) 18:2;19:1 30 (1) 17:8 300,000 (1) 29:2 30th (2) 2:1;3:9 31st (4) 9:1,1,1,1 366 (2) 7:2,2 38 (1) 21:9	500- (1) 24:1 500,000 (1) 18:5 507 (1) 25:9	9 (32) 2:1;3:1;4:1;5:1;6:1; 7:1;8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1; 16:1;17:1;18:1;19:1; 20:1;21:1;22:1;23:1; 24:1;25:1;26:1;27:1; 28:1;29:1;30:1;31:1; 32:1;33:1
	4	6	9.3 (2) 18:1,1 98 (1) 11:1 99 (1) 24:2 9th (1) 2:3
	4 (68) 2:1,2;3:1,2;4:1,2;5:1, 2;6:1,2;7:1,2;8:1,2;9:1, 2;10:1,2;11:1,2;12:1,2; 13:1,2;14:1,2;15:1,2; 16:1,2;17:1,2,2;18:1,2; 19:1,2;20:1,1,1,2;21:1, 2;22:1,2;23:1,2;24:1,2, 9;25:1,2;26:1,2;27:1,2; 28:1,2;29:1,2;30:1,2; 31:1,2;32:1,2;33:1,2	6 (32) 2:1;3:1;4:1;5:1;6:1; 7:1;8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1; 16:1;17:1;18:1;19:1; 20:1;21:1;22:1;23:1; 24:1;25:1;26:1;27:1; 28:1;29:1;30:1;31:1; 32:1;33:1	
	403 (3) 7:8;14:2;15:2 43 (1) 11:1 44 (1)	7	
		7 (32) 2:1;3:1;4:1;5:1;6:1; 7:1;8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1; 16:1;17:1;18:1;19:1; 20:1;21:1;22:1;23:1; 24:1;25:1;26:1;27:1; 28:1;29:1;30:1;31:1; 32:1;33:1	
		7:01 (1) 2:3 70 (1) 24:1 72 (1) 18:2 759 (1) 10:3 79.13 (1) 21:3	
		8	
		8 (32)	