

NASSAU COUNTY RENT GUIDELINES BOARD
92-31 Union Hall Street
Jamaica, NY 11433
(718) 262- 4758
Email: NassauCountyRGB@hcr.ny.gov

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 3, 2022

COMBINED NOTICE OF PUBLIC HEARINGS

PUBLIC HEARING 1

DATE: Tuesday, May 17, 2022
TIME: 7:30 PM
PLACE: Town of North Hempstead Town Hall
220 Plandome Road
Manhasset, New York 11030

PUBLIC HEARING 2

DATE: Monday, June 6, 2022
TIME: 7:30 PM
PLACE: Long Beach City Hall
1 West Chester Street
Long Beach, New York 11561

AGENDA AND PURPOSE OF THE PUBLIC HEARINGS

1. Regular order of business.
2. Approval of minutes from previous meeting.
3. To hear testimony from tenants and owners concerning how the Board should determine the rent adjustments, if any, for one and two-year leases of apartments subject to the Emergency Tenant Protection Act of 1974, as amended, and which commence on or between October 1, 2022 and September 30, 2023.
4. Such other business that may come before the Board.

The Board reserves the right to limit the time the speaker may address the Board.

COMBINED NOTICE OF PUBLIC HEARINGS

PRESENTATION HEARING

DATE: Tuesday, June 21, 2022
TIME: 7:30 PM
PLACE: Nathan L.H. Bennett Pavilion
One Washington Street
Hempstead, NY 11550

AGENDA AND PURPOSE OF THE PRESENTATION MEETING

1. Regular order of business.
2. Approval of minutes from previous meeting.
3. To receive testimony in the form of formal presentations 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 rate adjustments, if any, for housing accommodations subject to the Emergency Tenant Protection Act of 1974 in Nassau County for leases of one and two years which commence on or between October 1, 2022 and September 30, 2023.

Please Note: Due to time constraints, the Board reserves the right to prescribe a time limit for each speaker. It is requested that each speaker submit thirteen (13) copies of his or her written presentation, if any, to the Board so that there may be enough copies for each member of the Board and its staff.

COMBINED NOTICE OF PUBLIC HEARINGS

DELIBERATION AND VOTE MEETING

DATE: Thursday, June 23, 2022
TIME: 7:30 PM
PLACE: Nassau County Legislative Building
1550 Franklin Avenue
Mineola, NY 11501

AGENDA AND PURPOSE OF THE DELIBERATION AND VOTE MEETING

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 of one or two years which commence on or between October 1, 2022 and September 30, 2023.
4. Such other business that may come before the Board.

Please note: There is no public speaking at this meeting.

Yours Truly,
James Ferrara
Counsel to the Board