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CITY OF KINGSTON  
RENT GUIDELINES BOARD  
PUBLIC HEARING

Tuesday, October 25, 2022  
6:03 p.m. until 8:36 p.m.  
Kingston City Hall  
420 Broadway  
Kingston, New York 12401

BOARD MEMBERS

- NOAH KIPPLEY-OGMAN, Chair
- ANTHONY R. TAMPONE
- CAROL SOTO
- DIANA LOPEZ MARTINEZ
- MICHAEL BROWN
- MICHAEL TIERNEY
- MIE INOUYE
- TARA A. PERRY

1 (The hearing commenced at 6:03 p.m.)

2 CHAIR KIPPLEY-OGMAN: I'm pleased to  
3 have all of us here. I'm pleased to have all of  
4 us, especially the people who are in charge,  
5 sitting down and paying attention.

6 And it is 6:03 and I'm calling this  
7 public meeting of the Kingston Rent Guidelines for  
8 the public hearing.

9 UNIDENTIFIED SPEAKER: It's difficult  
10 for us to hear you.

11 CHAIR KIPPLEY-OGMAN: Is this better?  
12 All right. Good evening, thank you for coming.  
13 It is 6:04 and I'm holding this public hearing on  
14 the Kingston Rent Guidelines we are meeting here  
15 in Kingston City Hall. And I would like to go  
16 around and the members of the Rent Guidelines in  
17 this courtroom say their name and whether you're a  
18 property owner representative, a tenant  
19 representative or a member of the public. Starting  
20 with Tara.

21 MS. PERRY: I'm Tara Perry and I'm a  
22 property owner of ...

23 MR. TAMPONE: I'm Anthony Tampone and I  
24 am a property owner, and community representative.

25 MR. BROWN: My name is Mike Brown.

1 UNIDENTIFIED SPEAKER: We can't hear  
2 you.

3 UNIDENTIFIED SPEAKER: Yeah. There is  
4 --

5 CHAIR KIPPLEY-OGMAN: Yeah, you're ...  
6 real into it.

7 MR. BROWN: My name is Mike Brown.

8 CHAIR KIPPLEY-OGMAN: Okay.

9 MR. BROWN: My name is Mike Brown and  
10 I'm a member of the public.

11 MS. INOUE: My name is Mie Inouye, I'm  
12 a member of the public.

13 MR. KIPPLEY-OGMAN: I'm Noah Kippley-  
14 Ogman. I'm a member of the public and I'm the  
15 chair for the board.

16 MS. MARTINEZ: I am Diana Lopez and I am  
17 member of the public.

18 MS. SOTO: My name is Carol Soto and I  
19 am a tenant -- tenant representative.

20 MR. TIERNEY: My name is Michael Tierney  
21 and I'm a tenant representative.

22 CHAIR KIPPLEY-OGMAN: We will begin hearing from the  
23 members of the public in a moment but I would like to  
24 start by thanking everyone who's come. I so appreciate  
25 the -- the folks who have shown up to assist us

1 to do this job well and responsibly.

2 I'd like to thank also the staff from  
3 New York City DHCR who have made this possible and  
4 who are tasked with enforcing all of the laws and  
5 also the ... at city hall who render the space  
6 available ... and our Court Reporter who is  
7 working very hard to figure out what I'm saying  
8 despite ...

9 UNIDENTIFIED SPEAKER: We can't hear  
10 you.

11 UNIDENTIFIED SPEAKER: We can't  
12 understand a word. ...

13 CHAIR KIPPLEY-OGMAN: Thank you to  
14 everybody who is making this possible. I'm going  
15 to call folks up to provide testimony. Remember  
16 that you have three minutes if you're an  
17 individual and you have five minutes if you're  
18 representing an organization and I have a set of  
19 sign up sheets here. There are more room to sign  
20 up at the front of the door.

21 So please do sign up if you would like  
22 to provide testimony. Let's start with Mike  
23 Caslin.

24 MR. CASLIN: Good evening. This is my  
25 first time speaking to the Rent Control Board or

1 in any public affairs for the City. So I'm  
2 excited and a little nervous.

3 I heard a great quote today. When the  
4 Lord builds the house, no hands can tear it down.  
5 So I ask that DCHR when the Lord builds a house,  
6 no hands come tear it down.

7 So there's many helping hands in this  
8 room. I think there's a whole lot of love in this  
9 room, although everyone may not feel it, because  
10 there's a love of the ideal of -- of Kingston and  
11 how it can thrive and have pride.

12 I am Mike Caslin. I am a small business  
13 owner, family business, we own five properties.  
14 I'm a pride lord. I take great pride in my  
15 properties. I take great pride in my tenants. We  
16 have an opportunity to move forward together with  
17 the right sense of fairness and justice in each --  
18 in each way.

19 Our economics are difficult. We've been  
20 at this four years using our savings that we want  
21 to send our daughter to college with. In four  
22 years, we've had no profit. My wife and I have  
23 not taken a salary. How many of you would work  
24 for four years on a project with no salary?

25 We've rehabbed sixteen out of twenty-

1 five units, since we've got here. And the cost to  
2 rehabbing a unit has gone from five thousand  
3 dollars to twenty thousand.

4 Our heating oil bill, just in case, you  
5 want a data point just came in, it's five dollars  
6 and eighty-nine cents a gallon up from a dollar  
7 eighty-nine three months ago. That's not eight  
8 percent inflation, that's nearly three hundred  
9 percent.

10 So as we are here today, let's not fight  
11 each other, okay. Let's understand that some of  
12 the largest costs that property owners have are  
13 taxes. The City of Kingston wants a seven point  
14 three percent increase on a fifty-million-dollar  
15 budget.

16 The school system, with a hundred and  
17 ninety-six-million-dollar budget, they've got a  
18 four point five percent increase. And Ulster  
19 County has a three hundred and seventy-nine-  
20 million-dollar budget.

21 So I'm here to say that we can gather,  
22 we can cite costs and difficulties as landlords  
23 and as tenants together but we know the house  
24 always wins and the house is who has the money.

25 And so I suggest a third way. And that

1 third way is to create a fund that helps create a  
2 trust fund for tenants and landlords, landlords  
3 for improving capital expenses, especially with  
4 housing over seventy-four years of age.

5 Let us work together to create a third  
6 way, a one percent evolving trust fund for tenants  
7 who need help and landlords who need help. Thank  
8 you.

9 CHAIR KIPPLEY-OGMAN: Thank you, Mike.  
10 Members of the board you're welcome to ask  
11 questions of people who testify.

12 UNIDENTIFIED SPEAKER: Say again.

13 CHAIR KIPPLEY-OGMAN: Members of the  
14 board are welcome to ask questions to follow up if  
15 they have one. Thank you so much.

16 CHAIR KIPPLEY-OGMAN: Thank you so much.  
17 Charles Sanchis.

18 MR. SANCHIS: My name is Charles  
19 Sanchis. Last name spelled S-A-N-C-H-I-S. I'm a  
20 resident and tenant in Dutch village, which is  
21 located here in Kingston, which is one of the  
22 properties covered by the Emergency Tenant  
23 Protection Act. I was previously nominated for  
24 the board, but withdrew.

25 I will keep it brief. Unfortunately, a

1 few bad apples can ruin it for everybody and with  
2 that, often you have to take drastic and radical  
3 measures. People have had the opportunity to  
4 address these issues.

5 Other landlords could have gotten  
6 together to look at options such as creating a  
7 fund, but we are too far down in the issues. Not  
8 only should there be a two year look back, there  
9 should also be a negative rent adjustment.

10 What's occurred, not only with COVID,  
11 but over the past several years here in Kingston  
12 has greatly affected many individuals, many  
13 families, some who have already unfortunately been  
14 removed from their property.

15 There's a number of illegal activities  
16 from backdating leases, increasing rent after  
17 August 1st, which all rents were to be frozen.  
18 There's tons of information that's flying around,  
19 some which is true, some which is not true.

20 I ask the board members to truly take  
21 into consideration both the two-year look back and  
22 a negative rent adjustment. Thank you.

23 CHAIR KIPPLEY-OGMAN: Thank you,  
24 Charles. Any questions from members of the board?  
25 Arlene Puentes.



1 MS. PUENTES: ...

2 CHAIR KIPPLEY-OGMAN: Never mind.  
3 Shanel Marshal. And Ann Marie Curry you will be  
4 next.

5 MS. MARSAL: Hello, my name is Shanel  
6 Marshal. This is my first time ever speaking. I  
7 live in 58 Fair where my landlord just bought my  
8 apartment and he has not like gave me a year lease  
9 but is evicting everyone. Did not give us no time  
10 to look for anything. Just serve us with a  
11 fourteen-day notice.

12 The Judge didn't want to hear none of  
13 our side, so now I have two kids and nowhere to  
14 go. I don't think that is totally fair how people  
15 are coming up here and buying our properties and  
16 just saying get out, when our families don't have  
17 nowhere to go.

18 Nobody is out there being able to help  
19 us because so many families is becoming homeless.  
20 Like nobody else has to deal with this. So we  
21 need help. This is not right. Landlords, they  
22 think that they can run tenants out and it's time  
23 for the tenants to stand together. We have rights  
24 too.

25 CHAIR KIPPLEY-OGMAN: Michael.

1 MR. TIERNEY: If you're comfortable, can  
2 you state the address of your home?

3 MS. MARSHAL: It's 58 Fair Street,  
4 Kingston, New York and we fall underneath the  
5 tenants' rights. We have seven units on our -- in  
6 our apartment. We only seen our landlord probably  
7 several times, so he can show the apartment off to  
8 the people. Every time we have contact him for  
9 rent money and stuff. He doesn't want to collect  
10 it. He just want everybody out.

11 MR. TAMPONE: When -- when were you  
12 served a notice?

13 MS. MARSHAL: He contact us in August --  
14 mid-August --

15 MR. TAMPONE: Of this year.

16 MS. MARSHAL: -- of this year.

17 MR. TAMPONE: Thank you.

18 MS. MARSHAL: You're welcome.

19 CHAIR KIPPLEY-OGMAN: Ann Marie Curry.  
20 And Jessica Myers is next.

21 MS. CURRY: Ann Marie -- Ann Marie  
22 Curry, A-N-N, capital M-A-R-I-E, capital C-U-R-R-  
23 Y. And I am also a tenant of 58 Fair Street and  
24 to back up the tenant that was before us, not only  
25 I had -- not only we have not had connection with

1 our landlord, we have no -- there is people in our  
2 building that are on welfare, RUPCO or et cetera  
3 for the help towards half of the rent and he has  
4 not been around to do his part as a landlord.

5 So we're -- he sending us to Court and  
6 lying to the Courts and saying all seven  
7 apartments owe the same amount of rent, when we  
8 are all in different apartments, one bedrooms, two  
9 bedrooms, and studios, but he is getting us all as  
10 owing one amount.

11 And I agree with -- that was my daughter  
12 who was here. I totally agree that that's not  
13 only wrong for us, that's wrong for everybody.  
14 And I know I only have three minutes to make the  
15 comment on the gentleman that first came up.

16 As a person that you don't own property,  
17 I do understand that when you own properties that  
18 time changes, all because time changes doesn't  
19 mean that tenants should be used for a issue you  
20 choose, you choose to be a landlord.

21 So as a landlord, it's your job to make  
22 sure that your tenants are being taken care of,  
23 not wanting to raise the rent and doing nothing  
24 about it. So if taxes go up, you made that issue  
25 to be a landlord. That's not my issue.

1           It's my issue to be in your apartment  
2 but -- and do the best I can as a tenant to hold  
3 that reliable and, yes, we shouldn't fight against  
4 one another. Yes, we should come together but  
5 play your part. Thank you.

6           CHAIR KIPPLEY-OGMAN: Thank you, Ann  
7 Marie. Jessica Myers. And Eric Jarman you're up  
8 next.

9           MS. MYERS: Hello. My name is Jessica  
10 Myers, it's M-Y-E-R-S. I live at 305 Hurley.  
11 I've been there since September this year. So  
12 about two months. I am obviously a new person to  
13 this area and I'm super excited to vote this year.

14           I was previously in Brooklyn with my  
15 partner. We moved here because I was offered a  
16 dream job just across the river at Bard College.

17           What I want you to know is that I almost  
18 turned down that job despite the incredibly  
19 competitive salary that I was offered and I'm now  
20 making because it was almost impossible to find  
21 anything in the area that my partner and I would  
22 be able afford together.

23           In fact, to make it work, we invited our  
24 good friends to move in with us to help share the  
25 burden. For context, in Brooklyn, New York, ten

1 minutes away from the subway, we paid eight  
2 hundred and thirty-three dollars per bedroom.  
3 Here, we pay one thousand one hundred dollars and  
4 trust me, the Brooklyn apartment was actually a  
5 bit more roomier.

6 Many of my colleagues are actually  
7 living in housing provided by the college as they  
8 are not as fortunate as me in having extra hands  
9 to pay the bills. This is reducing their salary,  
10 which is making it harder for them to find a place  
11 to live.

12 The three of us are young professionals.  
13 We love to spend money on local things,  
14 restaurants, gifts for our family, events.  
15 However, without a reduction, the three of us are  
16 barely able to enjoy movie nights at home without  
17 the weight of our bills weighing down on us. Much  
18 less help stimulate the local economy. Thank you.

19 CHAIR KIPPLEY-OGMAN: Any questions.  
20 Thank you, Jessica.

21 MS. MYERS: Thank you.

22 CHAIR KIPPLEY-OGMAN: Eric and Phil  
23 Erner, you're next.

24 MR. JARMAN: Eric, E-R-I-C, Jarman, J-A-  
25 R-M-A-N. Eric Jarman, I reside at Stony Run

1 Apartments since December of 2019 with my family.  
2 What I'd like to say is that, first of all, I want  
3 to thank the mayor, I want to thank all of the --  
4 the elected officials that took it upon themselves  
5 to commission this study.

6 The free market is abusive. It has been  
7 abusive. The fact is when my family and I moved  
8 into Stony Run in December of 2019, unbeknownst to  
9 us in this free market for our two-bedroom  
10 apartment, we were already paying forty percent  
11 more rent for the same amount of square footage  
12 than my neighbor across the hall.

13 How do I know this? Is this just  
14 conjecture? Well, with everything that's going  
15 on, neighbors meeting neighbors, we're actually  
16 talking to each other and we're actually divulging  
17 private information that most people keep closely  
18 guarded. This is a fight that we're all in  
19 together.

20 And so therefore, people are actually  
21 cooperating. What I'd like to say is also  
22 regarding the actual rent. The neighbor that was  
23 below us also have the same floor plan as us, two  
24 bedroom, resided there previously ten years.  
25 During the pandemic, she had to move out because

1 of the current ownership they started with these -  
2 - these -- with the pattern of raising -- raising  
3 rents, extraordinary measures.

4 I wasn't at the meeting when they first  
5 came to actually encourage this body or the body  
6 here to change the actual property type to  
7 workforce housing. While from what I can remember  
8 reading history in the newspapers, they were  
9 telling -- they were telling the officials that  
10 the average rent increase was five percent.

11 When in fact, the average rent increase  
12 was actually eleven percent. How do I know that?  
13 Because, again, you start talking and meeting  
14 people downstairs, and I have -- and I just  
15 reached my three minutes. Person had moved in and  
16 they actually just left. But they were actually  
17 paying over two thousand dollars. That's an  
18 eighty percent increase.

19 The only way to solve this problem is  
20 regulation. And yes, you do deserve a profit as a  
21 landlord but within reasonable measures. And I  
22 would encourage the board to actually have a  
23 negative increase. And there's nothing in the  
24 statute that says, you have to --

25 CHAIR KIPPLEY-OGMAN: Thank you.

1           MR. JARMAN: -- limit at two years. I  
2 would encourage a five-year look back period.

3           CHAIR KIPPLEY-OGMAN: Thank you very  
4 much. I'm curious, what timeframe were you  
5 learning about those eleven percent rent  
6 increases, when were they -- over what period of  
7 time? How long -- how long did this pattern ...

8           MR. JARMAN: Okay. So I became aware of  
9 an article written, I would want to say, June,  
10 July which actually have been referenced. It  
11 actually referenced an article in 2021, when Acre  
12 Companies came and bought the property, they  
13 actually showed up. And actually, you know,  
14 stating what I did state.

15           And so it was at that time that I  
16 started to ask -- I started to ask neighbors what  
17 -- like, what was your experience because in  
18 passing, you know, people are basically whistling  
19 if you -- if you get my meaning, you know, you see  
20 them walk around with leases and whatnot and you  
21 see the terrorizing that's going on.

22           CHAIR KIPPLEY-OGMAN: Thank you.

23           MS. INOUYE: When did your landlords  
24 start increasing rents so much?

25           MR. JARMAN: Okay. So based upon my



1 discovery of that newspaper article, which went to  
2 the -- the first article, okay, and asking folks  
3 around the complex, there is two hundred sixty-six  
4 units there. I actually discovered that people  
5 who were signing leases or renewing leases, okay,  
6 they were -- these are basically the renewal ones,  
7 okay.

8           They were, you know, eleven percent or  
9 more, okay. So that's a whole six percent --  
10 percentage points more than what they put before  
11 this board. It was not accurate. It was not  
12 honest. It was deceptive.

13           MS. INOUYE: And do you know around when  
14 that started happening, the eleven percent  
15 increases?

16           MR. JARMAN: Well, the owner chose a  
17 leasing agent called Greystar, which is no longer  
18 here. And immediately, they actually after, you  
19 know, the whole -- the whole spiel about not  
20 having access to the leases, from -- for ...  
21 management, et cetera, et cetera, right? So there  
22 was like a -- well, I didn't really hear much from  
23 people like a two, three-month low, okay.

24           So we're -- so we're talking, you know,  
25 end of April or so, right? Then, you start to --

1 then, you start to, you know, hear from -- from  
2 your neighbors, you know, about these eleven  
3 percent increases, right?

4 And so, you know, moving on months, a  
5 year into the pandemic, et cetera, there's more  
6 and more people that are leaving when, in fact,  
7 they're actually renovating these units, it  
8 doesn't make any sense until you realize what's  
9 going on.

10 They're putting these -- these  
11 conditions, okay, on actual renewals, so they can  
12 actually get people to vacate and then actually  
13 increase those units even more.

14 And I would say that until the books are  
15 audited, okay, which they're -- which they're able  
16 to do now under law, couldn't do it in the free  
17 market, you would be able to see this -- cold hard  
18 facts.

19 MR. TAMPONE: How long have you been  
20 living in your unit?

21 MR. JARMAN: December of 2019.

22 MR. TAMPONE: And how many times has  
23 your rent changed since you moved in?

24 MR. JARMAN: Okay. So we came in -- we  
25 were offered a one year lease with ... management.

1 During the pandemic, I, like so many other people  
2 were affected, self-employment, my wife  
3 employment.

4 Our lease actually expired during the  
5 actual emergency, okay. So it got to a point  
6 where we actually applied for emergency rental  
7 assistance, okay.

8 And so when that was actually approved,  
9 the terms are, they're supposed to put that back  
10 in force the one that we had, not charged late  
11 fees, or these month over month fees, et cetera,  
12 et cetera, which they continue to do to this very  
13 day.

14 So we're still under the original one-  
15 year lease and ours -- we actually -- our lease is  
16 in December, okay. It was the end of July that we  
17 got a letter, okay, it was asking us to actually  
18 sign -- and if anybody wants it, you know,  
19 reporter or whatever, you can approach me, okay,  
20 I'll make sure you get it.

21 As Carol had -- had mentioned  
22 downstairs, an eighteen percent increase right now  
23 for signing now, okay, or a forty percent  
24 increase, if you don't and it will be month to  
25 month, okay. So that's -- that's our particular

1 situation.

2 MR. TAMPONE: And so you haven't  
3 actually changed -- so you're still under 2019  
4 other than that --

5 MR. JARMAN: Yes.

6 MR. TAMPONE: -- that very aggressive  
7 letter.

8 MR. JARMAN: Yes, we're -- we're under  
9 the twelve-month period with the ... by the way,  
10 I've been told by the current landlord agent that  
11 they don't renew the ... leases, which I know that  
12 is bunk now because I've been -- I've been  
13 empowering myself by attending all these public  
14 information sessions.

15 MR. TAMPONE: I want to let you know you  
16 can submit written comment and include that letter  
17 if you'd like to the board. Do you want to remind  
18 everyone here, Noah, how they can do that? Do you  
19 have that available?

20 CHAIR KIPPLEY-OGMAN: Yes, everyone is  
21 welcome to submit a written comment by email to  
22 kingstonrgb@hcr.ny.gov. That email address should  
23 be available ... ask me if you need to see a  
24 written comment.

25 MR. JARMAN: All right, Junior, consider

1 that done.

2 CHAIR KIPPLEY-OGMAN: Thank you so much,  
3 Eric.

4 MR. JARMAN: Thank you.

5 CHAIR KIPPLEY-OGMAN: Phil Erner and  
6 then Peter Klein.

7 MR. ERNER: Yes, can you hear me?

8 CHAIR KIPPLEY-OGMAN: Uh-huh.

9 MR. ERNER: Okay. Good evening. My  
10 name is Phil Erner. I live at 109 Washington  
11 Avenue in the city of Kingston. I'm also the  
12 elected county legislator for Wards 3, 5 and 9 in  
13 the City and as I -- as I look around the room I  
14 see many people here who live in those wards whom  
15 I am to represent in the county legislature. Both  
16 landlords, tenants and homeowners here.

17 Since the 1970 in the United States  
18 working people's wages have stagnated, maybe even  
19 decreased slightly, certainly have not kept up  
20 with inflation but the cost of living has risen  
21 dramatically.

22 In Ulster County, the cost of housing  
23 has gone up about forty percent or so. It went up  
24 between 2000 and just before the pandemic and  
25 average income -- average incomes were -- were

1 more or less flat in that time too and then the  
2 pandemic hit.

3 So -- and we know there was a great  
4 influx of folks into -- into our county and into  
5 our city from folks escaping denser urban areas  
6 especially in New York city. But we also know  
7 that the population of our city did not increase  
8 correspondingly.

9 So what happened? People were forced  
10 out and that has continued today and who's forced  
11 out? When the market determines the price of  
12 housing, it is who can afford to pay the least  
13 that has to leave. And so we -- I'm seeing this,  
14 where the -- the State responded to crisis before  
15 the pandemic in 2019 and mandated notice for  
16 rental increases above a certain amount.

17 And then, the City of Kingston passed  
18 Good Cause Eviction, which enabled all tenants to  
19 challenge an increase above five percent if that  
20 was the reason that they were being evicted for  
21 not paying that larger increase.

22 These legal remedies and have not proved  
23 enough to stem the bleeding of our people from our  
24 communities. So we have before us another legal  
25 remedy, which is the first upstate community ever

1 to enact a rent guidelines ... declaring an  
2 emergency.

3 We also -- it seems to me to have a  
4 historic opportunity to right the wrongs of the  
5 outrageous increases in rent that we've seen from  
6 many of the oldest and biggest buildings here in  
7 Kingston.

8 So I support the calls that we've heard  
9 from the public for a decrease and a long look  
10 back period. Thank you.

11 CHAIR KIPPLEY-OGMAN: Thank you, Phil.  
12 Thank you very much. Peter Klein and then  
13 Kathleen Dennis ...

14 MR. KLEIN: Hi. My name is Peter Klein,  
15 K-L-E-I-N, is my last name. I'm an associate  
16 professor of sociology and environmental and urban  
17 studies over at Bard. Thanks for having me and  
18 for this important session.

19 I do research and I teach on civic  
20 participation, environmental justice and  
21 importantly for this, urban studies. I teach a  
22 lot of classes. Actually, I have students that do  
23 work with community members here in Kingston over  
24 the last six years or so I would say, and my  
25 students have been investigating and doing work

1 with people here on Good Cause Eviction, as was  
2 just mentioned, and I've been excited -- I was  
3 excited to hear that Kingston opted into the  
4 Emergency Tenant Protection Act that could  
5 possibly reduce rents.

6 Let me just start -- I just wanted to  
7 give some context of housing security but I just  
8 wanted to start by saying this country, this  
9 region, and specifically the city is facing a  
10 housing crisis, and a housing affordability  
11 crisis. And really, this is about housing  
12 security.

13 And I could speak at great length as a  
14 professor about this and all the causes but I just  
15 want to provide some numbers to back up all these  
16 wonderful tenant voices that we're hearing from.

17 First of all, housing that is affordable  
18 is considered that when -- when folks are not  
19 paying more than thirty percent of their income  
20 and when people are considered cost burdened,  
21 they're paying between thirty and fifty percent.  
22 And when people are paying more than fifty  
23 percent, you are severely burdened.

24 Now, I ran some back-of-the-envelope  
25 numbers today to look at rents in Kingston, what's



1 available and looked at maps of our town. I'd  
2 show you the maps I created and I can send them to  
3 you.

4 And this would mean that a household  
5 income, that's about fifty thousand dollars, you  
6 shouldn't be paying more than twelve hundred and  
7 fifty per month, if you were to fall in that  
8 thirty percent, that affordable housing number.

9 At twenty-five K, which many of the  
10 census blocks here, the median income is between  
11 twenty-five and forty K as median income. So  
12 we're talking about six hundred and twenty-five  
13 per month should be your median -- should be --  
14 what you pay on rent to about a thousand dollars  
15 per month.

16 Now, when I look today, at what's, you  
17 know, available to rent, I don't know if anybody's  
18 looked recently or tried to find a place. I think  
19 the cheapest studio I found was about twelve to  
20 thirteen hundred dollars, right?

21 So this means that I would guess and I  
22 need to actually do more research on it, that many  
23 people here are probably paying seventy plus  
24 percent of their income on housing, which puts  
25 them far above being severely burdened.

1           And so what I wanted to say is, yes,  
2     some people would respond and say, but many of  
3     these folks are eligible for housing, other  
4     federal and state assistance programs. Most  
5     estimates show though that only twenty-five  
6     percent of households or families who are eligible  
7     for these types of benefits actually received  
8     them. So less than a quarter. So thank you very  
9     much.

10    CHAIR KIPPLEY-OGMAN: Thank you Peter. And I do  
11    encourage you to submit written testimony to the email.

12           MR. KLEIN: Great. I will. Plenty more to  
13    say. So thanks for having me.

14           CHAIR KIPPLEY-OGMAN: Any questions.

15           MR. KLEIN: Sure.

16           MS. INOUYE: On your -- on your last  
17    point, what are some of the reasons that only like  
18    not more than twenty-five percent of people who  
19    are eligible for this kind of assistance actually  
20    receive it.

21           MR. KLEIN: Most federal and state  
22    assistance programs, there is such, one, a backlog  
23    of people who are actually requesting assistance.  
24    Two, there just aren't enough resources being put  
25    into state and federal programs. So there's just

1 not enough money, not enough resources there for  
2 the number of people who need them.

3 We're talking, you know, nationally, I  
4 could give you numbers. It doesn't really matter  
5 when we're at the local level, right. So most  
6 people and people go on waiting lists to get this  
7 kind of assistance and be on them for ten,  
8 fifteen, twenty years.

9 So there are a lot of different reasons  
10 not to mention that many people can sort out  
11 bureaucracy and the kind of hurdles to do that for  
12 cultural reasons, language barriers, the fact of  
13 working multiple jobs and kids and whatnot to deal  
14 with those kinds of challenges. So there's lots  
15 of factors. Those are just a few.

16 CHAIR KIPPLEY-OGMAN: Any other  
17 questions?

18 MR. KLEIN: All right. Thank you.

19 CHAIR KIPPLEY-OGMAN: Kathleen Dittus  
20 and then, Andrew Strapolis.

21 MS. DITTUS: Can everybody hear me?

22 CHAIR KIPPLEY-OGMAN: Yes.

23 MS. DITTUS: My name is Kathleen Dennis  
24 and my husband Bob and I own rentals. I know I  
25 should have asked for weapons check at the door.

1 But anyway we are landlords and we have been for  
2 many, many years here in Kingston.

3 And we actually have a good rapport with  
4 all of our tenants. We probably haven't done an  
5 eviction in over ten years. But anyway, what I  
6 would like to see happen is a practical solution  
7 that's fair for everyone involved and I do think  
8 that not all landlords agree.

9 Many landlords are small business owners  
10 and maybe for them their rent is their salary.  
11 They don't have a pension from the City of  
12 Kingston, from the State of New York, from I.B.M.  
13 They have to build a pension from their salary and  
14 they have to pay their medical benefits from that  
15 as well.

16 And right now, life is very expensive  
17 for all of us. We just put in a seven thousand  
18 dollar septic system for our cottage with two  
19 renters. Now, I wonder if they have to pay for  
20 that themselves, how long would it take them to  
21 save seven thousand dollars.

22 Some tenants are temporary, they do want  
23 to buy a house, but many tenants won't get to that  
24 point. And I sometimes feel that people don't  
25 recognize the contribution that landlords make. I

1 mean, there are a lot of people that need rentals.

2 And like I said, we have a good  
3 relationship with all our tenants. And also,  
4 sometimes I feel like things that happened here  
5 are just not practical. We have a unit at 96  
6 Clinton Avenue, it's at the corner of Clinton and  
7 Franklin, and there are six units in there.

8 I think it was the first house we ever  
9 bought. But anyway, they wanted to improve the  
10 sidewalk, we have a beautiful fence all around  
11 their house. I think it was secure for the  
12 tenants, it was safety. Well, that fence has been  
13 ripped off about, ninety percent of it.

14 If you ever wanted to see ... Now, the  
15 -- the house has been significantly devalued and I  
16 don't know if those tenants will get the  
17 opportunity to have a rent reduction but, you  
18 know, here we are.

19 And I also feel that, you know, there  
20 should be some more practicality. I understand  
21 the tenant is the one who has to initiate the  
22 reduction from what I've read so far. I probably  
23 don't have all the facts. I don't find that very  
24 practical.

25 But anyway, my understanding that's what

1 the rule is. Is there anyone here who can tell me  
2 that? Is that true? Okay. Anyway, I'm going to  
3 wrap up and what I really think from my reading,  
4 is we have a New York City Program coming up to  
5 Kingston, New York.

6 If that's what people want, okay. I  
7 personally don't want it to be like New York City.

8 CHAIR KIPPLEY-OGMAN: Thank you, Kathy.

9 MS. DENNIS: But anyway, thank you for  
10 letting me speak tonight.

11 CHAIR KIPPLEY-OGMAN: I encourage you to  
12 reach out to our colleagues at the Division of  
13 Homes and Community Renewal to help navigate.

14 MS. DITTUS: You know, I have to be  
15 honest here. I wear hearing aids and I can't hear  
16 a word you're saying. So if you want a question  
17 someone is going to have to interpret and come up  
18 and tell me what the question is.

19 CHAIR KIPPLEY-OGMAN: Call these guys  
20 who work at the Division of Homes and Community  
21 Renewal they -- they managed the process.  
22 Michael.

23 UNIDENTIFIED SPEAKER: I can't hear you.

24 MS. DITTUS: I'm going to go down to  
25 you.

1           MR. TIERNEY: Okay. So my -- my  
2 question is how many units and how many properties  
3 do you own?

4           MS. DITTUS: Okay.

5           MR. TIERNEY: You can speak into this  
6 one.

7           MS. DITTUS: The question was, how many  
8 units and how many properties do we own, right?

9           MR. TIERNEY: Yes.

10          MS. DITTUS: Okay. At one time, we  
11 owned fifty-one units, spread among six or seven  
12 properties. Now, my husband is here and he can  
13 help me because he has a better handle. He  
14 manages all that jazz.

15          MS. DENNIS'S HUSBAND: I'm the guy  
16 behind the scene here.

17          MS. DITTUS: Today --

18          MR. TIERNEY: I do have just a follow up  
19 question too.

20          MS. DITTUS'S HUSBAND: We had -- we've  
21 been doing rentals longer than I have, you know,  
22 over half of my life, okay. Forty -- forty-two  
23 units or forty-three units.

24          MR. TIERNEY: Thank you. And how many  
25 are covered under the Rent Guidelines Board.

1 MS. DITTUS'S HUSBAND: Say again?

2 MR. TIERNEY: How many are covered under  
3 the purview of this board?

4 MS. DITTUS'S HUSBAND: Right now, I have  
5 two buildings or two units left and we're  
6 subjected to the rental authority.

7 MR. TIERNEY: Thank you.

8 MS. DITTUS: I would like to repeat the  
9 answer so everybody can hear, including me.

10 MR. TIERNEY: He said two building --  
11 two buildings are covered under this program.

12 MS. DITTUS: Under the program, right,  
13 right, right. There are two buildings covered  
14 under this program. Now, my understanding is  
15 you'd have to have six units because we have some  
16 buildings that only have four units.

17 CHAIR KIPPLEY-OGMAN: Yes, thank you,  
18 Kathy.

19 MS. DITTUS: I -- I think the number of  
20 units we have is about ten or twelve.

21 CHAIR KIPPLEY-OGMAN: Are there other  
22 questions for Kathy?

23 MS. DITTUS: But they're not all covered  
24 by the program.

25 CHAIR KIPPLEY-OGMAN: Thank you, Kathy.



1 Andrew Strapolis. And then -- and then Holy  
2 Carmel -- Hailey Carmel after that.

3 MS. DENNIS: Are we done? Okay.

4 CHAIR KIPPLEY-OGMAN: Thank you. Thank  
5 you so much.

6 MR. STRAPOLIS: Good evening. I hope  
7 everybody can hear me okay.

8 MR. STRAPOLIS: Very hands on.  
9 Whatever I can do, I -- I do the cleaning, the  
10 painting, the maintenance as far as, you know, the  
11 cleaning and painting go. We've had tenants that  
12 have been out of work and they -- they've let me  
13 know and I've dialed the rent back. I'm self-  
14 policing. I -- I have a lot of empathy. My  
15 family has empathy.

16 I'm just asking for this rent control  
17 board to be reasonable because the tax bill comes  
18 every year and it's -- it's painful. And we have  
19 insurance costs, very painful in a six-unit  
20 building. Also, I don't have to tell anybody  
21 here, ... the utility bills are very high. Water  
22 bills are high.

23 So I'm just asking for you to be  
24 reasonable. I don't really like how this is  
25 rolled out. I think the main offenders are these

1 large complexes run by L.L.C.s. I don't think it  
2 relates to people like my wife and I, we have a  
3 six-unit building, a three unit building and a  
4 two-unit building.

5 Another example, it won't take up too  
6 much more time, but we had a tenant that came out  
7 of the hospital when we first bought this  
8 building. And I just finished renovating a unit.  
9 And it was ready for when I offered her the  
10 apartment downstairs, which is a one bedroom. She  
11 is on ...

12 At that point, she wasn't willing to  
13 move. She didn't want to move and that was fine  
14 but she's in a very large two bedroom and we  
15 didn't want to displace her during COVID. So now,  
16 eventually, she is in the ... she's going to move  
17 on. But I'm going to be locked into a very low  
18 rent when I chose not to displace her.

19 Again, in the same building, we have a -  
20 - a retired gentleman, he is close to 80 years old  
21 and he is paying extremely low rent when -- when  
22 you ... his rent's lower than that for a nice  
23 studio apartment where I pay the utilities.  
24 Again, I'm not going to displace this gentleman  
25 but I don't think we're the problem.

1 I'm just asking you guys to be  
2 reasonable when you're deciding -- a negative  
3 increase would be disastrous to small landlords.  
4 And you know, I'm just hoping for the best. Thank  
5 you. And any questions I --

6 CHAIR KIPPLEY-OGMAN: Thank you. And  
7 any other questions?

8 MR. ANDREW: I'd love to hear questions  
9 from -- from a landlord's perspective.

10 MS. SOTO: This is not from a landlord's  
11 perspective. I'm sorry. But I -- I was  
12 wondering, with all of these things, do you still  
13 manage to turn a profit on your properties?

14 MR. ANDREW: Currently, I'm trying to  
15 fix up the property. My goal was to buy the  
16 property and fix it up. And now, I can't even  
17 refinance it.

18 So if I were to improve the property and  
19 refinance it, I -- I'm kind of stuck because I  
20 bought it in 2019 at a high level. So this is  
21 very difficult.

22 And now, with the rents being frozen,  
23 figured eventually when the tenant moves on, I  
24 could go closer to market rent and we're not  
25 talking two thousand dollars or three thousand

1 dollars. We're talking twelve hundred dollars  
2 maybe for a two bedroom to help pay the cost.  
3 Something reasonable. Not, you know, not what I'm  
4 hearing being advertised, you know.

5 But no, I -- I didn't mean from a  
6 landlord's perspective. I meant, you know, I'd  
7 love to, as a landlord, answer your questions.  
8 You know, it's -- it's a lot of one sidedness. So  
9 I -- I'd like to entertain as many questions as I  
10 can.

11 MS. SOTO: Thank you.

12 MR. STRAPOLIS: You're welcome.

13 MR. TAMPONE: What - you only have one  
14 building that falls under this act?

15 MR. ANDREW: Yes. Just the one ...  
16 yes.

17 MR. TAMPONE: And would you mind saying  
18 what building it is?

19 MR. ANDREW: Well, it's across from the  
20 post office in Kingston. It's all a matter of  
21 record.

22 MR. TAMPONE: Yeah.

23 MR. ANDREW: We take very good -- a lot  
24 of pride in the building and like I said, when it  
25 comes to cost, everybody who is a homeowner knows

1 when you have to call a licensed electrician or a  
2 plumber. If they show up, if they come to the  
3 house, how expensive it -- how terrifying it is.  
4 And those calls come in all the time. All the  
5 time.

6 So as a small landlord, I have to do  
7 everything else that I can. I have to clean up  
8 the apartments, I have to do the painting, I have  
9 to do the small repairs. Lot of calls in the  
10 middle of the night. I got a call at ten thirty a  
11 few weeks ago that the refrigerator wasn't working  
12 right.

13 Okay. I thought that could have waited  
14 till the morning but they get a refrigerator in a  
15 couple days. It was delivered and that's the  
16 fastest I could get it there. A brand new  
17 refrigerator. Stuff like that happens all the  
18 time to landlords and it's -- it's a real reality.

19 So I'm left with -- again, I've been  
20 doing this for nearly twenty years and I'm almost  
21 fifty. So what I could do when I was thirty is  
22 very different than what I could do now. So as  
23 far -- as far as cleaning and painting and all  
24 that -- that work. I -- I've slowed down. And  
25 I'm -- I'm afraid that this legislation is really

1 going to hurt people like me.

2 CHAIR KIPPLEY-OGMAN: Thank -- thank  
3 you, Andrew.

4 MR. ANDREW: Thank you.

5 CHAIR KIPPLEY-OGMAN: And I do want to  
6 encourage you to -- to identify the provisions of  
7 the law that can have room for making appeals for  
8 -- for particular situations.

9 MR. ANDREWS: Like waivers and stuff?

10 CHAIR KIPPLEY-OGMAN: Yeah.

11 MR. ANDREW: Yeah -- yeah.

12 CHAIR KIPPLEY-OGMAN: Yeah.

13 MR. ANDREWS: That -- that's what we --

14 CHAIR KIPPLEY-OGMAN: Again, talk to the  
15 -- talk to the folks from the State who -- who are  
16 experts in helping ...

17 MR. ANDREWS: It seemed that was one of  
18 the saving graces. One of the things that hurt  
19 the most was, just when we listened into the  
20 sessions that, okay, when we do finally, when  
21 people move out and we improve the building that  
22 we can't go to more reasonable rents because all  
23 the rents are extremely low.

24 And -- and it's hard because -- now,  
25 because interest rates went up. I can't refinance

1 as I improve the property. So I'm stuck with a  
2 high rate and stuff like that.

3 CHAIR KIPPLEY-OGMAN: Thank you. Hailey  
4 Carmel and then, Daniel Carmel.

5 MR. ANDREW: Okay. Thank you.

6 MS. CARMEL: Hi. Is it this mic or this  
7 one? This one? Okay. Hi, my name's Hailey  
8 Carmel. I'll keep my testimony brief. I live  
9 here in Kingston and in addition to my own very  
10 tedious and exhausting --

11 MS. PUENTES: I can't hear you.

12 MS. CARMEL: -- in addition to my own  
13 very tedious and exhausting search for affordable  
14 housing when I first moved here, I am here today  
15 to advocate for the community at large as well.  
16 I'm a local case worker. I work with displaced  
17 youth and youth experiencing homelessness and  
18 families experiencing homelessness, which is a  
19 heartbreakingly large population in Kingston.

20 What's happening in Kingston, I mean, in  
21 regards to housing is -- is nothing short of a  
22 human rights crisis. I mean, people are really --  
23 really hurting, they're really suffering more than  
24 it's -- it's hard to bear witness to truly, I  
25 mean, it's -- it's very -- it's so bad.

1           So again, I just -- I urged the board to  
2    see how much relief you can bring to the community  
3    by granting this reduction. The safety and -- and  
4    livelihood of -- of so many kids and families  
5    depend on the committee to -- to do the right  
6    thing and seeing this rent reduction through.  
7    That's all. Thank you.

8           CHAIR KIPPLEY-OGMAN: Thank you, Hailey.  
9    Any questions?

10           MS. CARMEL: No.

11           MS. INOUYE: Thank you, Hailey. Do you  
12    have as a sense of how -- whether homelessness in  
13    Kingston has increased, you know, over the past  
14    few years since the pandemic and what that looks  
15    like?

16           MS. CARMEL: Yeah. It's gone up,  
17    specifically with youth in Kingston School  
18    District, it's gone up. I mean, I don't have  
19    exact numbers so I don't want to -- I don't feel  
20    comfortable putting any forward but it's a very  
21    noticeable amount to the point where my role was  
22    actually created as a response to the housing  
23    crisis as a response to the ongoing homelessness  
24    crisis.

25           People are, you know, again, it's --



1 it's a significant number. It's very obvious. If  
2 there was a chart, it would be a big spike. Like  
3 it's -- it's bad. So if that gives you a general  
4 sense but, again, I don't have the -- those  
5 numbers in front of me.

6 MR. TIERNEY: When you do have those  
7 numbers, I'd certainly encourage you to provide  
8 that to the committee.

9 MS. CARMEL: Yeah, absolutely. I can do  
10 that as soon as possible if I appreciate that.  
11 Thank you. Does anyone else have any questions?

12 CHAIR KIPPLEY-OGMAN: Thank you.

13 MS. CARMEL: Thank you.

14 CHAIR KIPPLEY-OGMAN: Daniel Carmel and  
15 then, Daniel Atonna.

16 MR. CARMEL: My name is Daniel Carmel.  
17 C-A-R-M-E-L. And yes -- yes, we are related. I'm  
18 up here today not as a tenant but as an educator,  
19 which puts me in position to also see how  
20 particularly devastating the issue of unaffordable  
21 -- unaffordable housing and the homelessness that  
22 directly follows it impacts kids in this  
23 community.

24 MS. PUENTES: I can't hear you.

25 MR. CARMEL: I am up here to represent

1 as best as -- to my best ability, the experiences  
2 of youth as I see it, as my experience as a  
3 teacher. Unaffordable housing and as I said,  
4 homelessness that directly follows it.

5           It's devastating for anyone that  
6 experiences it but particularly kids and  
7 teenagers. I can't do my job as an educator if I  
8 come into school and kids are concerned with their  
9 most basic needs. The kids that do have housing  
10 are often living in ... housing and -- and  
11 conditions I will barely consider humane, you  
12 know, and the kids that are lucky enough to have,  
13 you know, school-provided laptops, it is not  
14 uncommon for kids to not have working or  
15 functioning outlets to charge those laptops.

16           So you know, it's not, you know, it's --  
17 it's a problem that the adults are responsible for  
18 but everyone feels when an -- when an adult, when  
19 a parent is worrying about rent and whether they  
20 can afford it. That kid comes to school with that  
21 and I experience it directly in the classroom.

22           So I'll keep it brief. I want to  
23 reserve space for the tenants that are  
24 experiencing this travesty. But I will encourage  
25 this body to move to reduce rent wherever possible

1 and retroactively and reimburse people because  
2 people are hurting, winter is coming, it's -- it's  
3 a travesty.

4 So I thank you for your time. I -- the  
5 last thing I'd say, I hear a lot about small  
6 business owners, small land owners, that's great.  
7 It really doesn't change things in my perspective.

8 Oftentimes, small business owners are  
9 just as pernicious. Small landlords are just as  
10 damaging, especially because they only have those  
11 very few tenants to depend on and to extract the  
12 most possible profit from.

13 So I respect that everyone has to make a  
14 living but you chose yours. Thank you to this  
15 body for your time.

16 CHAIR KIPPLEY-OGMAN: Thank you, Daniel.  
17 Daniel Atonna and then, Joel Kaminski.

18 MR. ATONNA: Hello. My name is Daniel  
19 Atonna, A-T-O-N-N-A. Name is also Daniel but we  
20 are not related. Hi, everyone, I'm the political  
21 coordinator at For the Many. I work here in the  
22 City of Kingston at 13 Grand Street and I want to  
23 thank the brave tenants who came here tonight and  
24 the Rent Guidelines Board for welcoming us.

25 I spent a lot of time in Kingston,

1 canvassing for E.T.P.A. I've talked to tenants  
2 dealing with noisy construction projects in their  
3 buildings. Broken faucets, leaky roofs, smashed  
4 windows, black mold, malfunctioning outlets,  
5 mysterious fees, threatening letters from  
6 landlords and illegal evictions.

7 E.T.P.A. is not a radical law. It was  
8 passed by the State in 1974. Many -- many  
9 municipalities across the State have opted in  
10 including the Cities of Glen Cove, Long Beach,  
11 Mount Vernon, New Rochelle, White Plains, and  
12 Yonkers. If I tried to read all the  
13 municipalities that have opted in it -- it would  
14 take all my time.

15 There is a proud history of rent control  
16 here but Kingston has a chance to go even further  
17 and it should. According to Point2homes, a  
18 website used by real estate developers, the  
19 average apartment rent in Kingston in August, 2022  
20 was one thousand four hundred thirty-seven  
21 dollars.

22 This was almost twelve percent increase  
23 from last year. Back in 2020, the average rent  
24 was one thousand two hundred. According to  
25 apartments.com, there are only ninety-one

1 available apartments in Kingston.

2 So telling people to just move is not an  
3 acceptable answer. Tenants are getting squeezed  
4 while landlords are making more and more money.

5 A study from JP Morgan Chase, which is  
6 not a leftist institution, says that the median  
7 landlord has over twenty-two thousand dollars in  
8 their checking account. That's the median  
9 landlord and that's a hell of a lot more than most  
10 tenants have.

11 For the Many and our base of working  
12 class people here in Kingston are asking the Rent  
13 Guidelines Board to pass as long a look-back  
14 window as possible and reduce rent.

15 And speaking now to the tenants at  
16 E.T.P.A. buildings. You are currently safe from  
17 eviction and rent increases. If you are being  
18 threatened, contact a lawyer. You need to use  
19 this opportunity right now to organize, reach out  
20 the For the Many, we can help you form tenant's  
21 unions. When you wield your power collectively,  
22 there is no landlord who can stop you. I'd be  
23 happy to take questions. Audience?

24 UNIDENTIFIED SPEAKER: Why do you  
25 suppose there are --

1 CHAIR KIPPLEY-OGMAN: I'm sorry --  
2 sorry.

3 UNIDENTIFIED SPEAKER: Oh, I'm sorry.

4 CHAIR KIPPLEY-OGMAN: It's only the  
5 board that can -- it's only the board that can ask  
6 the questions. Yeah, those are the rules.  
7 Questions from the board.

8 MR. ATONNA: I -- I'd be happy to take  
9 your question afterwards if it's not allowed right  
10 now.

11 UNIDENTIFIED SPEAKER: Will you ask my  
12 questions for me?

13 CHAIR KIPPLEY-OGMAN: I -- we'll take it  
14 afterwards if you would like.

15 MS.: Okay. Well, he won't be here to  
16 answer it.

17 MR. ATONNA: I'll -- I will be here.  
18 I'm going to be here all night.

19 UNIDENTIFIED SPEAKER: ...

20 MR. ATONNA: Yeah. I'm camping out  
21 until the next hearing.

22 UNIDENTIFIED SPEAKER: It's not here.

23 CHAIR KIPPLEY-OGMAN: Yeah. You know,  
24 we're moving to the library. Any questions?  
25 Thank you so much, Daniel.

1 MR. ATONNA: Thank you so much.

2 CHAIR KIPPLEY-OGMAN: Joel Kaminski and  
3 then, Rich Lanzarone.

4 UNIDENTIFIED SPEAKER: Joel? There you  
5 go.

6 MR. KAMINSKI: Hello, my name is Joel  
7 Kaminski, K-A-M-I-N-S-K-I. I've been a landlord  
8 since 1984 here in Kingston and when we bought the  
9 one property that's affected by this law, back in  
10 1985, it was owned by a slum lord and it had --  
11 did not have a working heating system.

12 He would -- he would kick out all the  
13 tenants when the weather got cold and then he  
14 would re-rent in the spring. So I've been working  
15 on this building with my wife for over thirty  
16 years. We do not rent any apartment that we  
17 wouldn't live in ourselves.

18 All of our rents are below market value  
19 because we're -- we're friends with our tenants.  
20 And so we don't -- we don't gouge like some of  
21 these landlords do.

22 I -- I feel like this law is kind of a -  
23 - a broad brush, which, you know, it -- it  
24 includes everybody and unfairly affects the -- the  
25 smaller landlords. If there's a problem with a --

1 with a leaky faucet or something, the -- the  
2 tenant will call and I -- I'm the one who fixes  
3 it.

4 I don't know what else to say. I  
5 realize that everyone wants lower rents. I mean,  
6 that's -- that's great. I mean, everyone want --  
7 wants lower food prices, lower gas prices as well.  
8 I mean -- but it -- it's got to come from  
9 somewhere.

10 And we have, you know, the taxes are  
11 going up, the utility bills are going up,  
12 insurance is going up and I don't know what to  
13 say. It's just -- it's not really fair. And  
14 since most of our rents are below market value --  
15 since the rents are below market value, I feel  
16 like we're -- we're being penalized by being a  
17 good guy, by keeping the rents low for our  
18 tenants.

19 You can understand that, you know, there  
20 is certain bad apples that have -- have raised the  
21 rents like crazy. Part of the problem is, there  
22 are not enough apartments in Kingston and there  
23 has been a big influx from Brooklyn and other  
24 places. And it's -- it's a bad problem but I  
25 don't know how I can fix that.



1 I only have a certain number of  
2 apartments that are rented and they're all full.  
3 So I guess that's about it. Thank you.

4 CHAIR KIPPLEY-OGMAN: Thank you so much,  
5 Joel. Any questions? Thank you, Joel.

6 MR. KAMINSKI: Okay. Thank you.

7 CHAIR KIPPLEY-OGMAN: Rich and then,  
8 Nora Jean Fitzgerald will be next.

9 MR. LANZARONE: Good evening. Good  
10 evening, board. My name is Richard Lanzarone and  
11 I'm the executive director.

12 CHAIR KIPPLEY-OGMAN: Move the mic  
13 closer to your mouth.

14 MR. LANZARONE: Sorry. Hi, good  
15 evening, board. My name is Rich Lanzarone and I'm  
16 the Executive Director of the Hudson Valley  
17 Property Owners Association.

18 I represent the sixty-nine property  
19 owners affected by E.T.P.A. in Kingston. Seventy-  
20 five percent of the property owners I represent  
21 are small landlords like the ones you heard here  
22 tonight, including myself.

23 You will decide whether this will be a  
24 political process or a data driven process. Your  
25 job is not to provide affordable housing. Your

1 job was to keep rents aligned with changes in  
2 cost.

3 If someone can stand up here tonight and  
4 say the cost of owning, operating, heating,  
5 powering, maintaining, insuring, and financing  
6 rental properties in Kingston has stayed the same  
7 or gone down. Those statements are not credible.

8 Actually, costs have risen dramatically.  
9 Central Hudson just announced five days ago that  
10 electricity costs have jumped four hundred  
11 percent. Heating fuel has risen one hundred  
12 percent. Building materials needed to maintain  
13 buildings have risen seventy five percent. Labor  
14 costs in Ulster County and by the way, contrary to  
15 what we heard tonight, this is from the Department  
16 of Labor website today.

17 Labor costs in Ulster County. That's  
18 for painting, cleaning, maintaining, landscaping,  
19 snow removal, electricians, plumbers, et cetera,  
20 have risen from 2019 to 2021, fourteen percent and  
21 that doesn't include 2022 and projecting into  
22 2022, labor costs will have increased eighteen to  
23 twenty percent.

24 Financing costs have increased a hundred  
25 and thirty percent from three percent to seven

1 percent. School taxes, water and sewer fees have  
2 risen. Now, we have the added cost of compliance.  
3 I just bought a nine-hundred-page manual that has  
4 the rules for landlords to comply with E.T.P.A..  
5 Imagine foisting that on small landlords.

6           If anyone can stand up here tonight and  
7 say the cost of owning, operating, heating,  
8 powering, maintaining, insuring, and financing  
9 rental properties in Kingston has stayed the same  
10 or gone down, those statements are not credible.

11           Your job is not to provide affordable  
12 housing. Your job is to keep rents in line with  
13 changes in cost. Your job is, however, to ensure  
14 that housing stock remains financially viable.  
15 Housing providers are not responsible to subsidize  
16 renters and take on the responsibility of  
17 government and its lack of funding for rent  
18 subsidies.

19           I lived in New York City in the '70s and  
20 saw what E.T.P.A. did to the City. Tens of  
21 thousands of tenants filed fair market rent  
22 appeals. Hundreds of thousands of housing units  
23 were destroyed as our owners went bankrupt and had  
24 to walk away.

25           Heat and electricity was turned off.

1 Squatters moved in and set fires to keep warm,  
2 buildings burned. The scavengers moved in and  
3 stripped the copper pipes and wires. Urban blight  
4 was the product of E.T.P.A.

5 It -- it took thirty years for the City  
6 to recover. The same can happen here. It's  
7 happening again in New York City. According to  
8 D.H.C.R., a study they just published since 2019,  
9 H.T.P.S.A was enacted. Sixty thousand apartments  
10 have vanished from the City because H.T.P.S.A.,  
11 which we're under, makes reinvesting in apartments  
12 impossible. The same will definitely happen here.

13 Remember, these buildings are very old  
14 and in desperate need of a very high level of  
15 reinvestment and maintenance. Your job is also to  
16 ensure that the housing stock remains financially  
17 viable.

18 Our guests from D.H.C.R. recognize the  
19 impact and the statistic. They will explain this  
20 to you, that immediately one hundred percent of  
21 these buildings are immediately considered highly  
22 regulated and what that means for the economic  
23 viability of these buildings. Remember, your job  
24 is to ensure that the housing stock remains  
25 financially viable. Thank you.

1           CHAIR KIPPLEY-OGMAN: Thank you, Rich.  
2 I have one question. I'm curious how you define  
3 small landlord.

4           MR. LANZARONE: Well, I'm consider -- I  
5 consider myself a small landlord. I have three  
6 buildings in Kingston. A two-family, a four-  
7 family and a six-family. I consider myself a  
8 small landlord.

9           CHAIR KIPPLEY-OGMAN: Okay.

10          MS. INOUYE: I have a question. So you  
11 said you represent like sixty-nine properties that  
12 are affected? I --

13          MR. LANZARONE: Sixty-nine property  
14 owners in the City of Kingston.

15          MS. INOUYE: Okay.

16          MR. LANZARONE: That's every single  
17 property that I've identified as -- as affected by  
18 E.T.P.A.

19          MS. INOUYE: And do you know since --  
20 since like 2019 by how much rents have increased  
21 in the properties? Those properties that you  
22 represent?

23          MR. LANZARONE: I -- I don't know,  
24 actually. I -- I just know my own personal  
25 experience. I mean, in my last round of rent

1 increases, I -- my increases were, zero percent,  
2 two percent, four-and-a-half percent. Maybe, one  
3 was at five percent. I could just talk for  
4 myself.

5 MR. TIERNEY: I have a question. What  
6 is the annual turnover percentage of covered  
7 units. And if -- if you don't know the answer.

8 MR. LANZARONE: I -- I'm sorry. I don't  
9 know that.

10 MR. TIERNEY: Personally, for the one  
11 building that you have, what is the annual  
12 turnover rate?

13 MR. LANZARONE: It's very low. I  
14 consider myself a good landlord, like you've heard  
15 some others. I do most of the work myself. My  
16 tenants have myself have my cell phone number,  
17 they text me and they usually get a response  
18 within a half an hour.

19 MR. TIERNEY: Thank you.

20 CHAIR KIPPLEY-OGMAN: Carol, did you  
21 have a question?

22 MS. SOTO: No.

23 CHAIR KIPPLEY-OGMAN: Thank you, Rich.

24 MR. LANZARONE: Thank you.

25 CHAIR KIPPLEY-OGMAN: And I would

1 appreciate it, if you would send that testimony by  
2 email also, so that I can read the numbers.

3 MR. LANZARONE: Yeah, absolutely. And -  
4 - and I will provide more data. I know you're  
5 having another public hearing.

6 CHAIR KIPPLEY-OGMAN: Thank you.

7 MR. LANZARONE: I'll provide more data  
8 on -- on what -- actual cost increases.

9 CHAIR KIPPLEY-OGMAN: Thank you. Nora  
10 Jane Fitzgerald and then, Michael McKee. Is Nora  
11 Jane Fitzgerald? Nora Jane Fitzgerald?

12 UNIDENTIFIED SPEAKER: Nora Jane  
13 Fitzgerald?

14 CHAIR KIPPLEY-OGMAN: Great. Moving on  
15 to Michael McKee and then, after Michael, Jen  
16 Betsy.

17 MR. MCKEE: Good evening, Mr. Chairman  
18 and members of the board. My name is Michael  
19 McKee. I represent the Tenants Political Action  
20 Committee. I'm also a member of --

21 UNIDENTIFIED SPEAKER: I can't hear you.

22 MR. MCKEE: I represent the Tenants  
23 Political Action Committee. I also am a member of  
24 the Statewide Housing Justice for All Campaign and  
25 I'm not going to read my statement obviously but I

1 urge you to read it later.

2           What I do want to talk about is, the  
3 kind of behavior we've been not hearing about  
4 tonight because the kind of behavior that we've  
5 known is happening in Kingston and has been  
6 happening in Kingston for several years.

7           Egregious illegal behavior by landlords.  
8 You won't hear that. They won't be here to  
9 testify. I want to point two things out to you  
10 before -- which is that, number one, inflation  
11 affects everyone, it affects landlords and it  
12 affects tenants and I ask you to consider who is  
13 better equipped to survive the impact of  
14 inflation, landlords or tenants. And I also want  
15 to remind you that there are many benefits to  
16 ownership of real property, quite independent of  
17 the rent roll.

18           For one thing, you own an asset, which  
19 even though our tax code pretends that it  
20 depreciates over time, in fact, it actually grows  
21 more valuable year by year. I was downstairs  
22 earlier this evening for a news conference  
23 sponsored by For the Many. Heard a series of  
24 horror stories of landlords demanding -- when  
25 rents were frozen -- meaning, after July 29th,



1 when the Common Council voted to declare an  
2 emergency and the mayor signed it into Law. And  
3 rents were frozen and it was illegal for landlords  
4 to raise rents. Landlords hitting tenants with  
5 written demands for eighteen percent, thirty  
6 percent, forty percent and telling them that if  
7 they didn't agree to this, they would be evicted.

8 Also illegal under E.T.P.A. because  
9 under E.T.P.A., you can't just arbitrarily evict a  
10 tenant. You have to have a -- what's called a  
11 just cause or a good cause. I'm here to urge you  
12 to enact a significant rent rollback. This is a  
13 one-time occurrence and it is a necessary  
14 occurrence to correct for what's been going on in  
15 this city for the last several years.

16 I have never taken the position in the  
17 fifty years that I have been doing this -- fifty-  
18 two years I've been doing this work. That there  
19 should never ever be a rent increase. Obviously,  
20 once in a while, a rent increase is necessary but  
21 this is the time when you as the board, need to  
22 grapple with the reality of what is happening in  
23 the rental market in the City of Kingston and what  
24 has been happening for at least the last three  
25 years. And from what I've been able to determine,

1 longer than that.

2 So I think a rent rollback is very much  
3 in order. This would not be something you would  
4 be doing every single year, obviously. And next  
5 year, you will be -- be given some income and  
6 expense data by the Office of Rent Administration,  
7 which will help you at that point decide what  
8 would be an appropriate rent adjustment, if any.

9 Let me talk about the fair market rent  
10 appeal because this is, I think, the most  
11 confusing part of your responsibility and  
12 something that is very poorly understand --  
13 understood. The first thing you should understand  
14 that this is a very rare occurrence. It only  
15 happens outside of the city of New York. It only  
16 happens when a municipality first opts into the  
17 Emergency Tenant Protection Act.

18 So for most municipalities, this  
19 happened back in 1974. And then it happened in  
20 1981, in the Village of Hempstead in Nassau County  
21 because it wasn't until 1981 that Hempstead opted  
22 into E.T.P.A. It happened again in 2006, when the  
23 City of Rye and Westchester County opted into  
24 E.T.P.A. And it happened again in 2018, when the  
25 Village of Ossining in Westchester County opted

1 into E.T.P.A. And now it's happening here.

2 So it won't happen again until the next  
3 municipality, whether that be Ithaca, or Beacon,  
4 or Poughkeepsie, or wherever opts into E.T.P.A.  
5 So it's a one-time occurrence and you need to get  
6 it right. I would strongly urge you, do not limit  
7 the look back period to an unreasonable frame --  
8 frame of time. You need to figure out and you --  
9 you can do this by looking at newspaper articles,  
10 by testimony and by the -- the data have to be out  
11 there.

12 You need to look and see when did  
13 landlords start jacking up rents in Kingston. And  
14 from what I've been able to determine, this  
15 happened before 2019, when the City of Kingston  
16 first began talking about opting into a E.T.P.A.  
17 but it certainly started happening three years  
18 ago.

19 CHAIR KIPPLEY-OGMAN: Thank you.

20 MR. MCKEE: When the city council --  
21 when the council opted in.

22 MR. TIERNEY: I have a question for Mr.  
23 McKee

24 UNIDENTIFIED SPEAKER: Yeah.

25 MR. TIERNEY: What are some of the concerns and the

1 effects of a shorter fair market rent appeal  
2 window being able to?

3 MR. MCKEE: The basic point is that if  
4 you limit the look back period to one year, anyone  
5 who got a rent increase before that would not be  
6 able to file a fair market rent appeal.

7 If you limited it to two years, anyone  
8 who got a rent increase three years ago would be  
9 out of luck. This is what happened in the Village  
10 of Ossining, when the Westchester County Board at  
11 the behest of the Agency, limited the look back  
12 period to six months. So in fairness, you need to  
13 allow all tenants in all of these buildings, the  
14 opportunity to file a fair market rent appeal and  
15 in some might choose not to do it.

16 If I were Catherine's tenant or Mr.  
17 Kaplan's(ph.) tenant, I probably wouldn't file a  
18 fair market rent appeal because it sounds like  
19 they were not gouging. But we know there were  
20 many -- many landlords in Kingston who were rent  
21 gouging and have been rent gouging. They were not  
22 raising rents based on operating costs. They were  
23 profiteering. You can't tell me that an eighteen  
24 percent, thirty percent, forty percent rent  
25 increase is necessary for any landlord. Just not

1 -- it's not real.

2           If I could just make one more point. I  
3 want to point out to you that the young woman who  
4 testified very early, Shanel Marshal from 58 Fair  
5 Street, that is an E.T.P.A. building. That is a  
6 building where rents are frozen and where  
7 arbitrary and -- and unjust evictions are not  
8 allowed any longer. She just told me that the  
9 judge ordered her eviction as of November 18th  
10 because the judge didn't want to hear that the  
11 building was now rent regulated.

12           So somehow, someone in the city --  
13 someone in the City of Kingston, legal services,  
14 the common council, the mayor's office needs to  
15 get those tenants some help because they're going  
16 to be evicted on November 18th because the judge  
17 didn't know that E.T.P.A. was in effect and that  
18 she had protections and she could not get a  
19 lawyer.

20           And I want to remind you that Legal  
21 Services of Hudson Valley has two lawyers for the  
22 entire County of Ulster. That's -- this is a big  
23 -- big problem.

24           MR. TIERNEY: I have actually some more  
25 follow up questions. So just to be clear, the

1 fair market rent appeal is a completely voluntary,  
2 option that tenants can take?

3 MR. MCKEE: It's -- it's an option that  
4 a tenant should have.

5 MR. TIERNEY: And -- I just forgot my  
6 follow up question.

7 MR. MCKEE: That's alright. I -- I  
8 forget all the time. When you get to my age,  
9 then, you'll really forget.

10 MS. INOUYE: I wanted to ask you, if you  
11 -- because you have been involved in housing  
12 organizing for a long time. Have you seen any --  
13 what are the -- how does opting into E.T.P.A.  
14 affect the broader housing market in other  
15 municipalities that have done this? We've heard  
16 one -- we heard one, you know, story about what  
17 that looked like in New York. So I wanted to hear  
18 from you, you know, what's your perspective on  
19 that question?

20 MR. MCKEE: It's a very good question.  
21 Actually, what you do here, even though  
22 technically it will only affect a limited number  
23 of apartments, it will have an impact on the  
24 overall rental market. So if you keep rents low  
25 over the next several years and your job is not to

1 keep rents consistent with operating costs.

2 Your job is to keep rents affordable.

3 Not just for the tenants living in these  
4 apartments now but for future tenants who need an  
5 affordable place to live ten years, twenty years,  
6 thirty years down the road. So if you keep rents  
7 affordable and modest over the next few years.

8 This will have an impact on the entire market.

9 Obviously, one of the legislative  
10 reforms we're hoping eventually to be able to  
11 enact would be to lower the six or more threshold  
12 to a lower number, so that more -- more buildings  
13 in upstate. This would reflect the realities of  
14 the upstate rental market.

15 MS. INOUYE: Thank you.

16 CHAIR KIPPLEY-OGMAN: Any questions?

17 MR. MCKEE: Thank you very much.

18 MR. TIERNEY : I do have one more  
19 question.

20 MR. MCKEE: You remembered.

21 MR. TIERNEY: Are there any specific-to-  
22 Kingston elements that H.C.R. should keep it in  
23 mind in creating the fair market rent appeal?

24 MR. MCKEE: Well, it's not their job.  
25 It's your job to -- it is your job entirely to

1 vote for and adopt a fair market rent guideline.  
2 The statute, assigns the responsibility to you and  
3 you alone. The -- well, I guess, I should say the  
4 eight members of this board since we seem to be  
5 missing a ninth member.

6 UNIDENTIFIED SPEAKER: Got it.

7 MR. MCKEE: But ... So -- but it is  
8 your job. Not the Agency's job, to establish a  
9 fair market guideline. And you should -- I would  
10 urge you to try to use some common sense and to --  
11 to the extent that you can, base the fair market  
12 guideline on what would have been a -- a  
13 reasonable rent, you know, if someone were not  
14 rent gouging. And that's, you know, it -- it's  
15 almost common sense that you have to -- you're  
16 going to have to do a number and you're going to  
17 have to do a look back period.

18 This is complicated and it's -- and it's  
19 going to take some discussion among the boards. I  
20 have to tell you, when I was here on September  
21 21st, I found the questions that the board members  
22 asked to be complete very refreshing and  
23 interesting because most of the Rent Guidelines  
24 Boards, to be quite blunt, are kind of jaded. You  
25 know, they've been doing this for years and years



1 and years.

2           This is a new experience for you guys.  
3 And it was very interesting to hear some of the  
4 questions that you were asking. But you're going  
5 to need to grapple with this and come to some kind  
6 of decision that five or more of you can feel  
7 comfortable with. And you don't want to just pull  
8 things out of the air -- pull numbers out of the  
9 air.

10           CHAIR KIPPLEY-OGMAN: Thank you,  
11 Michael.

12           MR. MCKEE: Thank you.

13           CHAIR KIPPLEY-OGMAN: Jen Benson and  
14 then, Patty Prez.

15           MS. BENSON: Hello, my name is Jen  
16 Benson. I live and work in Kingston. I'm a  
17 tenant. I do not live in an E.T.P.A. affected  
18 building but I have been -- I have spent the last  
19 ten months spending a lot of time knocking on  
20 doors in the City of Kingston, along with other  
21 volunteers.

22           First Sarah Hana, who is running for New  
23 York State Assembly and within those conversations  
24 at doors what emerged as the most predominant  
25 theme, no matter what neighborhood we were

1 canvassing in, is the people in this community are  
2 being affected by incredibly high rents.

3           And they're having to make decisions  
4 about whether or not they pay their rent or their  
5 electricity bill or their -- they buy the  
6 groceries that their families need or the school  
7 supplies that their kids need and these are not  
8 decisions that they are taking lightly.

9           And they're wondering what else they can  
10 do and why it's happening. And it goes so far as  
11 to -- I was speaking to a family, I live in  
12 Midtown. And this man and his partner both got  
13 second jobs because their rent was raised so much.

14           And that isn't just causing them to work  
15 a second -- second jobs. That takes time away  
16 from their kids and that also causes them to incur  
17 the additional burden of not only securing child  
18 care but also paying for it.

19           And on top of it, that work is taking  
20 them out of their home that they're having to seek  
21 additional work to pay for. And in addition to  
22 that, they were concerned about yet another rent  
23 increase, which if their rent increased anymore,  
24 they weren't going to be able to afford to live in  
25 Kingston, where their jobs were, and where their

1 families were, and where their network of friends  
2 are, and their support system.

3           And were even looking to move outside of  
4 Ulster County because the lack of affordable  
5 housing. Not only within our city but also within  
6 our county, displacing them fully. And that was  
7 the resounding issue that people are facing and  
8 I've been in the Hudson Valley for seven years,  
9 and I've been in Kingston for over three and  
10 watching people that I know who are my age but are  
11 also older friends, watching people try to look  
12 for housing in this community is incredibly  
13 difficult.

14           I'm a young professional. I've been in  
15 the non-profit sector for seven years and I can't  
16 afford -- I can't afford an apartment on my own.  
17 I have a variety of roommates. I've had more  
18 roommates than I can count in the last three years  
19 because people can't even afford apartment shares  
20 at this point.

21           And that doesn't seem to be getting any  
22 better. And that's why we need a substantial look  
23 back period but we also need a negative rent  
24 increase because the way that things are going,  
25 the working people of this community can't afford

1 to stay working in this community. And the  
2 working class are the foundation of Kingston and  
3 of communities across the county.

4 CHAIR KIPPLEY-OGMAN: Thank you, Jen. And Patty. And  
5 after Patty, Eli King. And just -- sorry. Before you  
6 begin, it would be great if we could silence our phones  
7 and Chair Kippley-Ogman and The City of Kingston Rent  
8 Guidelines Board, thank you for the opportunity to  
9 participate in this public hearing. My name is Patty  
10 Perez. I am one of the housing attorneys  
11 for Legal Services of the Hudson Valley for Ulster  
12 County. Legal Services of the Hudson Valley is the sole  
13 provider in the Hudson Valley of free, comprehensive  
14 legal services in civil matters.

15 (Off the record; 07:30 p.m.)

16 (On the record; 7:32 p.m.)

17 MS. PEREZ: -- for individuals and  
18 families who cannot afford an attorney when their  
19 basic human needs are at stake. This includes  
20 urgent legal needs, such as eviction prevention.  
21 LSHV has present -- represented tenants facing  
22 eviction in Kingston City Court for decades.

23 Through our offices in Westchester and  
24 Rockland Counties, we have represented thousands  
25 of tenants living in apartments governed by

1     Emergency Tenant Protection Act, E.T.P.A.

2             We welcome the opportunity to share our  
3     knowledge of applicable law and procedure.

4     Tenants in Kingston and throughout the Hudson  
5     Valley have been in housing crisis for years. The  
6     E.T.P.A. has the potential to improve housing  
7     instability for covered tenants.

8             How the E.T.P.A. affects a household or  
9     community depends on application and an  
10    enforcement of its provisions. The decisions the  
11    Rent Guidelines Board makes after these hearings  
12    will affect E.T.P.A. in Kingston for generations.

13            E.T.P.A. one, requires a landlord or a  
14    tenant a lease renewal on the same terms and  
15    conditions and with the same services absent good  
16    cause and, two, limits rent changes. Tenants  
17    throughout our service area regularly face  
18    eviction after termination of month to month  
19    tenancies or non renewals of written leases, or in  
20    non payment proceedings where the rent is  
21    increased to unaffordable levels.

22            When we represent tenants in apartments  
23    subject to E.T.P.A., we have many more legal tools  
24    to prevent eviction. However, E.T.P.A. does not  
25    guarantee affordable housing, and if the rent is

1 unaffordable, the family's housing is unstable.

2           The board is essentially deciding how  
3 much rent E.T.P.A. tenants will pay next month,  
4 which determines how much they will pay in the  
5 future. First, the board is deciding what  
6 percentage rent change can be applied to rents,  
7 people paying -- people are paying today.

8           Second, the board is deciding what  
9 guidelines to give to D.H.C.R. to determine  
10 whether the actual rents people are paying today  
11 are too high. In future years, the board will  
12 determine maximum percentage rent changes to the  
13 rents that are set based upon the decisions made  
14 after these hearings.

15           In other words, in future years, a  
16 tenant will only be able to challenge the rent if  
17 the landlord increases it beyond the percentage  
18 allowed by the board or if the landlord reduces  
19 services. The legality of the rent charged to an  
20 E.T.P.A. becomes a multiplication problem.

21           The initial legal rent times maximum  
22 percentage increases allowed by the board. LSHV  
23 has seen our clients struggle to afford their  
24 rents and struggled to find alternative housing  
25 when faced with a lease nonrenewal.

1           The pandemic has driven up already high  
2 rents and reduced availability. The Ulster County  
3 2020 Housing Survey outlined the many ways the  
4 influx of New York City residents to the county  
5 have impacted local housing. Vacancy rates are  
6 decreasing, home prices and rents are increasing  
7 and over half of renters are cost burdened.

8           In a typical year, hundreds of eviction  
9 cases are filed in Kingston City Court. The  
10 majority are for non payment of rent meaning  
11 tenants have been notified they have fourteen days  
12 to pay their rent or be evicted.

13           Some tenants have seen rent increases of  
14 two hundred to four hundred a month in order to  
15 stay where they are. Due to housing stock  
16 shortages and an increased demand for housing,  
17 there literally is not enough alternative housing  
18 for these tenants to move to.

19           Our holdover tenants are in dire  
20 straits, rushing to leave their homes because  
21 their landlord is selling the property but have  
22 absolutely nowhere to go. E.T.P.A. relies on  
23 public participation. Landlords are required to  
24 register initial rents and services, and then file  
25 annual registration of rents, which do not exceed

1 the local -- the local guidelines for maximum  
2 increases.

3 If the rent is not registered, services  
4 are not provided or the actual rent charge exceeds  
5 the maximum allowable increase, the remedy is for  
6 the tenant to file a complaint with D.H.C.R.

7 In our -- in our Westchester County  
8 offices, we have seen buildings with years of  
9 missing registrations, questionable claims in  
10 renovations or improvements and courses of conduct  
11 intended to get E.T.P.A. tenants to move and  
12 therefore lose E.T.P.A.'s protections.

13 CHAIR KIPPLEY-OGMAN: Thank you, Patty,  
14 sorry, we're out of time.

15 MS. PREZ: I'm sorry.

16 CHAIR KIPPLEY-OGMAN: I have -- I have  
17 one question before I pass it on to colleagues.  
18 How -- over what period of time have you seen  
19 significant rent increases? When -- when would  
20 you say that there is sort of escalation of --

21 MS. PREZ: Right. We talked about this  
22 a little bit today amongst ourselves. And it, you  
23 know, it's something that started pre-COVID, so  
24 2017.

25 CHAIR KIPPLEY-OGMAN: Questions?



1           MR. TIERNEY: Yes. How many eviction cases has  
2 Legal Services of the Hudson Valley represented since  
3 the expiration of the eviction moratorium?

4           MS. PEREZ: I didn't have that number.

5           MR. TIERNEY: Okay. So would you know  
6 how many cases that you've had to turn away due to  
7 over capacity?

8           MS. PREZ: Again, I don't have that  
9 number but, you know, we -- we do have more cases  
10 then we can handle is my answer.

11           MR. TIERNEY: Can you give the estimated  
12 percentage?

13           MS. PREZ: We do have more cases then we  
14 can handle.

15           MR. TIERNEY: Can you give an estimated  
16 percentage?

17           MS. PREZ: Oh, an estimate, I can't.  
18 I'm sorry.

19           MR. TIERNEY: All right. Thank you.

20           CHAIR KIPPLEY-OGMAN: Do you have a  
21 sense of how much the rate of eviction proceedings  
22 in Kingston has changed over recent years?

23           MS. PREZ: How much what? I'm sorry.

24           CHAIR KIPPLEY-OGMAN: How much -- how  
25 much change have you seen in eviction proceedings

1 like the number of them in Kingston City Courts.

2 MS. PREZ: I think that was -- okay. I  
3 can actually refer to that. One second, let me  
4 just see. No, I don't have that but it's  
5 something that I could probably follow up with.

6 CHAIR KIPPLEY-OGMAN: And I do encourage  
7 you to send your written testimony to the email  
8 address that will reach the board.

9 MS. PREZ: Yes.

10 CHAIR KIPPLEY-OGMAN: Other questions?

11 MR. TAMPONE: Yeah, I'd like to encourage you to -- to  
12 any effect that your organization can come up  
13 with specific data regarding changes or rates of  
14 eviction or whatnot, just whatever and send that to the  
15 Board. Thank you.

16 CHAIR KIPPLEY-OGMAN: Eli King and then,  
17 Maggie Smith.

18 MR. KING: My name is Eli King. Can you  
19 all hear me?

20 UNIDENTIFIED SPEAKER: Yes.

21 MR. KING: All right. I'm from the mid  
22 Hudson Valley chapter of the Democratic Socialists  
23 of America. The Hudson Valley has a housing  
24 crisis, rent was not affordable for a large  
25 section of working people before COVID and we all

1 know it's gotten worse.

2 In Kingston, you know, due to the  
3 idiosyncrasies of the law, you all have the  
4 opportunity to help effective tenants who happen  
5 to live in buildings built 1974 or earlier. So  
6 this isn't -- we're not even talking about all  
7 tenants here. This is still very good.

8 We have the -- we have landlords coming  
9 up here talking about how this is going to sink  
10 them. I think that you all have been asking how  
11 many of their buildings are covered by E.T.P.A.  
12 it's not all of them, it's not even most of them.

13 Of course -- of course, they are going  
14 to come up here and talk about how it is going to  
15 be the end of the world if they faced the prospect  
16 at the loss of any profit. Anyone who will stand  
17 up here and with a straight face, put human beings  
18 access to housing on the same level as a property  
19 owner seeing a return on their investment is  
20 either a liar or a sociopath. Thank you.

21 CHAIR KIPPLEY-OGMAN: Thank you, Eli.  
22 Maggie Smith and then Lewis, I can't read your  
23 last name, starts with a B. Maggie Smith, are you  
24 here?

25 UNIDENTIFIED SPEAKER: No, she had to

1 leave.

2 CHAIR KIPPLEY-OGMAN: Lewis, last name I  
3 think starts with a B. Thank you.

4 THE REPORTER: Please spell your last  
5 name.

6 MR. BURGH: Burgh, B-U-R-G-H. Hi  
7 everyone, my name is Lewis Burgh. I'm a tenant  
8 and I live in Kingston in Ward 5. I've lived here  
9 for many years. The building I live in is not  
10 covered by E.T.P.A. and is not subject to the Rent  
11 Guidelines Board.

12 But I have family, friends and neighbors  
13 who do live in such buildings. In the years I've  
14 lived here, I've seen Kingston rents increased  
15 dramatically. For many of us, it has become  
16 almost impossible to live and work in Kingston.

17 The Rent Guidelines Board has a huge  
18 historic opportunity to right the wrong of high  
19 predatory rents and use a long look back period to  
20 enact a negative rent increase and retroactively  
21 reduce rents for our friends, neighbors and family  
22 members who are being exploited.

23 Landlords do not have the right to be  
24 free from regulation. For all the landlords who  
25 are complaining that they already charge below

1 market rents and are always fair and generous to  
2 their tenants. If that's true, then these rules  
3 will not affect you. These are not New York City  
4 laws, these are laws for everyone to protect the  
5 people we care about.

6 If being a landlord is a business then  
7 when people choose to become landlords, they  
8 assume risks. One of those risks is that people  
9 will have protection from their local government  
10 and then the landlords will not be able to raise  
11 rent whenever they want without oversight.

12 Housing is a human right and people who  
13 live here have a right to remain here. Take this  
14 opportunity to use a long look back period to  
15 enact a negative rent increase for renters who  
16 fall into the guidelines board. I am asking for  
17 this because I want my neighbors, friends and  
18 family to be able to stay and enjoy Kingston, a  
19 more equitable and fair Kingston forever. Thank  
20 you.

21 CHAIR KIPPLEY-OGMAN: Thank you, Lewis.  
22 Steven Panpinella and then Rosalia Arriaga.

23 THE REPORTER: Spell your last name.

24 MR. PANPINELLA: Sure. Steve  
25 Panpinella, last name P-A-N-P-I-N-E-L-L-A. Hello,

1 good evening. I'm here calling on the Rent  
2 Guidelines Board to lower rents for Kingston  
3 residents and activate that two-year look back.

4 It's important to ensure that the city  
5 is affordable for working and middle class people.  
6 I lived in Kingston from 2015 to 2018 in a one-  
7 bedroom basement apartment on the corner of Wall  
8 Street and ... I currently live in New Paltz where  
9 I work as a professor.

10 At the time, I paid seven hundred and fifty dollars a  
11 month for a one-bedroom apartment. Certainly wasn't  
12 glamorous but it was a fine place to live on my full-  
13 time salary and it enabled me to visit local  
14 restaurants and support the local economy. I'm  
15 currently looking to move again but I will not be  
16 moving to Kingston. The rent prices here making it  
17 impossible for me to rent an apartment.

18 To be clear, I make a good salary. I  
19 cannot imagine what it's like for working class  
20 people to try to rent an apartment and find  
21 housing here. As the costs have risen, not just  
22 housing but everything else from fuel to all the  
23 cost that have been mentioned tonight, it makes it  
24 simply impossible to rent here and pay the rest of  
25 our bills.

1           So instead of looking in Kingston, I'm  
2 going to look elsewhere. I'm going to look at  
3 other towns, probably not even in Ulster County  
4 because of the crisis in housing is countywide.  
5 And this is incredibly frustrating because I have  
6 a lot to give back to this community. I have  
7 friends here, I've colleagues here in the local  
8 government.

9           And there is just no way that I can  
10 still afford here, not when I have other  
11 colleagues who make the same salary as me who were  
12 paying exorbitant rents upward of about sixteen  
13 hundred dollars.

14           If you look on Zillow for example, it  
15 will tell you that about the thirty-three percent  
16 income threshold should be something like fourteen  
17 hundred dollars, right, we're way above that  
18 already.

19           The alternative here is leave Kingston and  
20 abandon the city as the city is trying to bounce  
21 back from COVID, from the economic crisis more  
22 broadly that were -- we've been going through,  
23 losing people who are fortunate enough to have  
24 good salaries like me is going to hurt the local  
25 economy. You will not have businesses that are

1 patronized by people who can spend money on those.

2 What effectively will happen is Kingston  
3 will decline. It will continue to go down hill  
4 and all that will be left are very lonely people  
5 and the landlords making money off of all the  
6 renters.

7 So again, I encourage Rent Guidelines  
8 Board to -- to reduce rents and add that two-year  
9 look back period. Thank you.

10 CHAIR KIPPLEY-OGMAN: Thank you, Steven.

11 MR. PANPINELLA: Thank you.

12 CHAIR KIPPLEY-OGMAN: Rosalia? And  
13 Theresa Green afterwards.

14 THE INTERPRETER: Hi, I'm Priscilla, I'm  
15 her interpreter.

16 MS. ARRIAGA: Rosalia Arriaga, so R-O-S-  
17 A-L-I-A, Rosalia is her first name and Arriaga is  
18 A-R-R-I-A-G-A. The landlord sent me a paper  
19 through mail.

20 CHAIR KIPPLEY-OGMAN: Can you speak  
21 closer to the mic?

22 THE REPORTER: We can't hear you.

23 MS. ARRIAGA: The landlord sent me a  
24 letter through mail that I have to leave my  
25 apartment by the 1st of December and the apartment



1 isn't in a good state and I don't have enough  
2 money to leave. I have two small daughters. I  
3 have two jobs and I still don't have enough.

4 I have to buy food and everything  
5 necessary -- necessary that we need at home, and  
6 I'm embarrassed to say what I'm about to say about  
7 my house. There's a lot of roaches, the landlord  
8 hasn't fumigated. He lives in Poughkeepsie, I  
9 call him and he doesn't answer.

10 And he is telling me that I have to  
11 leave and I don't have much time, and I don't know  
12 what to do. I don't have enough money. I don't  
13 know. That's all.

14 CHAIR KIPPLEY-OGMAN: Thank you so much  
15 for the comment.

16 MR. TAMPONE: Do you know if the  
17 building you are in is covered by E.T.P.A.?

18 MS. ARRIAGA: I don't know. I live in -  
19 -

20 MR. TIERNEY: Can you state your  
21 address?

22 MS. ARRIAGA: -- 47 Elmendorf. I have  
23 the name of my landlord.

24 MR. TIERNEY: If you are covered under  
25 this I will ask that you submit any of these

1 communications ... with your landlord to the  
2 board.

3 MS. ARRIAGA: Where can I go? What can  
4 I do because I have to leave as soon as possible?

5 MR. TIERNEY: I can write down our e-  
6 mail.

7 MS. ARRIAGA: Okay.

8 MR. TAMPONE: I just checked that 47  
9 Elmendorf is not on the list but ... I hope that  
10 you can find somewhere to live ...

11 CHAIR KIPPLEY-OGMAN: The --

12 MS. ARRIAGA: Okay.

13 CHAIR KIPPLEY-OGMAN: -- Director of  
14 City Housing Initiatives who has a title that is  
15 slightly different than that, is sitting right  
16 here. I would encourage you to pigeon-hole him  
17 and -- and see what support is available.

18 MS. ARRIAGA: Okay.

19 MS. INOUYE: Thank you very much for  
20 your testimony.

21 MS. ARRIAGA: Thank you.

22 CHAIR KIPPLEY-OGMAN: Theresa Green and  
23 then Stefanie Sickler.

24 MS. GREEN: Good evening everyone, my  
25 name is Theresa Green. I live at 305 Hurley

1 Avenue. I have been there for about fifteen  
2 years. I'm here tonight regarding the rent  
3 increase.

4 I am one of the tenants that has been  
5 affected by the high cost of the increase. So I'm  
6 going to put my business in the street right now  
7 so you all can understand what is actually  
8 happening.

9 CHAIR KIPPLEY-OGMAN: Yes, please.

10 MS. GREEN: All right. So if we're only  
11 going to deal with 2019, I just wrote some numbers  
12 down. Back in 2019, my rent was twelve hundred  
13 and fifteen dollars, and it increased to thirteen  
14 twenty-five. And at that time I was offered a  
15 two-year lease. All right.

16 It then increased to thirteen -- and  
17 that increase is a nine percent, and then, it  
18 increased to -- from thirteen twenty-five to  
19 thirteen seventy-eight in 2020, which is only a  
20 four percent increase. So I'm not sure whether  
21 all the tenants where we live are getting the same  
22 percentage but I'm just telling you my story, all  
23 right.

24 And then, 2021 -- well, here we are.  
25 We're at -- we're at 2022. I'm sorry. The -- the

1 increase from thirteen seventy-eight to fifteen  
2 thirty-seven, that's the base rent, all right.

3 We have a trash cost that's in the air.  
4 All right. So when we're talking about these  
5 rents, when we pay our rent, we pay all of the fee  
6 and everything together and we consider that our  
7 rent.

8 So we have a trash fee that was an  
9 increase, which is twenty-five dollars now. They  
10 also added the sixty-five dollars for the  
11 amenities, all right, which -- as they offered me  
12 this increase at sixteen twenty-seven, all right,  
13 with the increase of amenities.

14 But we also pay water and sewer. So  
15 I'll give you a rounded amount. My water/sewer  
16 comes out to about fifty-five to sixty dollars a  
17 month and that brings me to -- just dealing with  
18 that sixty-five -- fifty-five, sixteen eighty-two.

19 This increase is an eleven point six  
20 percent increase in the base rent, all right. But  
21 with the amenities and everything included,  
22 basically, it's an increase of two hundred and  
23 twenty-four dollars. If we don't get some sort of  
24 rent stabilization, I am sixty-two years old, I  
25 will be sixty-five in three years, which will make

1 me a senior citizen and we don't even have enough  
2 senior housing.

3           There's people in my building that are  
4 older than me that have been there a long time and  
5 they're being pushed out because of these high  
6 rents. But if there's no rent stabilization, just  
7 -- just look at what I'm looking at in the next  
8 three years.

9           If I'm going to look at an increase of  
10 about two hundred and twenty-four dollars a month,  
11 that would be in three years an increase of about  
12 seven hundred and seventy-two dollars which would  
13 bring my rent to two thousand three hundred and  
14 ninety-four dollars.

15           CHAIR KIPPLEY-OGMAN: Thank you,  
16 Theresa. Sorry, you're out of time but I have a  
17 question for you.

18           MS. GREEN: Yeah.

19           CHAIR KIPPLEY-OGMAN: What would you  
20 recommend this board do?

21           MS. GREEN: I'm recommending that the  
22 board stable -- finds a percentage that will -- a  
23 percentage of increase that will allow people like  
24 me and all the other tenants who are dealing with  
25 these high increases some -- we'll have an idea of

1 what to expect each year when it renews. We don't  
2 know now.

3 I -- I told you nine percent and four  
4 percent, now, eleven point six percent, we need to  
5 know where we stand with increases and that needs  
6 to be stable. So if it's going to be four percent  
7 -- four percent, five percent it gives us an idea  
8 of where we're going, going forward.

9 But with everything all willy-nilly like  
10 it is we don't know what our future is going to  
11 look like and most of us don't have savings. I am  
12 self-employed, I work from home. My business  
13 bottomed out because I'm in a beauty business and  
14 --

15 CHAIR KIPPLEY-OGMAN: Uh-huh.

16 MS. GREEN: -- the pandemic didn't allow  
17 me to touch to be in contact. Some of the  
18 business is coming back but still, it's a  
19 struggle. It's -- it's a real struggle -- and I'm  
20 frightened for what our future looks like, my  
21 husband and I, right now. He is sixty-five and he  
22 is retiring.

23 It's frightening right now. So I'm  
24 asking this board to please consider stabilizing  
25 this rent a percentage that we can afford, we can

1 look forward to and, you know, you can decide at  
2 that point, whether or not you need to look for  
3 somewhere else to live, another state, another  
4 place, because you know your rent's going to  
5 increase five percent, four percent, hopefully.  
6 So that's my spew. Anybody have any other  
7 questions?

8 MR. TIERNEY: Yes. You -- you said that  
9 you're charged an amenities fee. What is covered  
10 under that amenities fee?

11 MS. GREEN: All right. So I'm -- I'm --  
12 I'm -- I'm going to speak honestly what is  
13 supposed to be there. So if you're -- if that --  
14 if -- if what we're getting now or what it's  
15 supposed to be. So what we're getting now is  
16 nothing.

17 So what -- what we're to look forward to  
18 in the future is, our swimming pool would be open  
19 and we could go to the pool, which hasn't opened  
20 in a year-and-a-half because last summer, this  
21 past summer we didn't have a lifeguard.

22 And the summer before that, we had a  
23 lifeguard that was there for maybe two or three  
24 weeks, and then that was it, the pool closed and  
25 it hasn't reopened. The other thing is they're

1 working on a gym that -- from what I understand  
2 has the construction of that is -- is frozen.

3 And also there's a dog park that they  
4 just put in, which is a stony piece of area where  
5 you can take your dog and throw, you know, toy or  
6 something with the dog. And you know, dogs like  
7 to go on grass. So it's -- I don't -- I don't  
8 understand it.

9 But and then there's -- and then there's  
10 the children's tot lot where they get to play on  
11 there. So the dogs are covered and the kids are  
12 covered. They don't pay rent. We're the adults  
13 that are paying the rent, we have nothing. All  
14 right. So I hope that answers that question.

15 MR. TIERNEY: And -- and just to be  
16 clear, you said those -- that which you were  
17 paying the amenities fee for is not delivered to  
18 you?

19 MS. GREEN: Absolutely not. Absolutely  
20 not.

21 MR. TIERNEY: Thank you.

22 MS. GREEN: You're welcome. Any other  
23 questions?

24 MS. SOTO: Theresa, is -- are any of the  
25 amenities that you're talking about specified in



1 your lease?

2 MS. GREEN: So my lease is here in front  
3 of me. It's due to be signed the 1st of November.  
4 So of course, I've opted not to do such until the  
5 board makes a decision because if there's a -- so  
6 to answer your question, I think the dog park is  
7 in there. I think the dog park is in there. It's  
8 not -- it's not in yours?

9 UNIDENTIFIED SPEAKER: No.

10 MS. GREEN: Well, I just printed mine  
11 out tonight because I wasn't going to look at it  
12 at all because I knew the numbers, so.

13 MR. TIERNEY: And is this amenities fee  
14 optional and what would be -- if not, what would  
15 be the consequences of you not paying it?

16 MS. GREEN: I can't honestly answer that  
17 question because I haven't addressed the  
18 management regarding it. I really wanted to be  
19 here tonight so that I would speak intelligently  
20 with the management when I went there.

21 So I'm not sure whether we can opt out  
22 of it, if anybody knows that. I'd like to know  
23 that right now.

24 UNIDENTIFIED SPEAKER: I asked and I was  
25 told no.

1 MS. GREEN: Okay. So yeah, I now  
2 remember that with the trash butler, they said,  
3 regardless of whether you put your trash outside  
4 your door and use the trash butler, you still had  
5 to pay the fee. So it would make sense that they  
6 don't want us to opt out of the amenities.

7 MR. TIERNEY: Thank you.

8 MS. GREEN: You're welcome.

9 MR. TAMPONE: I would recommend that you document your  
10 -- your rent changes over the last couple of years and  
11 send that in specifically to the Board and also in New  
12 York State there can be no eviction for non payment of  
13 fees but I'm sure Legal Services could talk to you more  
14 about that.

15 MS. GREEN: Yeah, they cut off our  
16 services. I'm right where I am right now, none.  
17 They cut off the services, yeah, right.

18 CHAIR KIPPLEY-OGMAN: Thank you so much,  
19 Theresa. Stefanie Sickler and then I don't have  
20 another sign in sheet. So other people who want  
21 to sign in to testify, I would love if you could  
22 sign in and bring me the piece of paper.

23 MS. SICKLER: S-T-E-F-A-N-I-E and my  
24 last name is Sickler, S-I-C-K-L-E-R. Okay. Good  
25 evening, everyone, microphones make me very

1 nervous. I'll start there.

2 MR. TAMPONE: Okay. Speak a little bit  
3 closer.

4 MS. SICKLER: Can you hear me?

5 CHAIR KIPPLEY-OGMAN: Almost.

6 MS. SICKLER: Yeah?

7 CHAIR KIPPLEY-OGMAN: A little bit  
8 closer, just move it closer to your mouth.

9 MS. SICKLER: Okay. Can you hear me  
10 now? Okay. I'm a local property manager. I  
11 don't own any buildings and I've consistently  
12 positioned myself in between landlords and tenants  
13 to try to mediate any issues that they had.

14 I can't do it for the whole community  
15 but I do do it for anyone I'm involved with. And  
16 many things have been pointed out today so I won't  
17 reiterate any of those, what you've already heard  
18 from landlords or tenants.

19 I do -- I would like to bring up to the  
20 Rent Guidelines Board, I think it's imperative  
21 that there is some sort of liaison or agency or  
22 some office that tenants can go to if they need to  
23 file these reports, violations on the buildings,  
24 maintenance not being taken care of.

25 I think usually that's the main point

1 that a lot of tenants when they're unhappy or they  
2 do see any kind of rent increase, that's usually  
3 why they're not willingly easily signing a  
4 renewal. So I think something of that sort is  
5 very -- very important.

6 I know we talked a lot about the past  
7 but I do know that there are a thousand new units  
8 being proposed and I do think that there's a  
9 bigger solution to this problem, this housing  
10 problem in Kingston. So hopefully, things will  
11 change on a much larger scale in the next several  
12 years.

13 And as for the rollback period, I would  
14 suggest that it is only one year and the reason of  
15 that being that anyone -- that could cause  
16 eviction that came in February, by the time all  
17 was decided and even someone could serve a new  
18 renewal of any increase, it'll be spring of 2024.

19 So that being said, I think it should  
20 only roll back to the beginning of this year or  
21 about a twelve-month period. And the point is  
22 that loans were written for landlords to purchase  
23 these properties based on numbers in '17, '18,  
24 '19, '20 whatever year it was.

25 So that would have a tremendous impact

1 on that part of the real estate investment part of  
2 this, and also CapEx budget which is building  
3 improvements or apartment improvements or also  
4 budgeted based on rents that were increased or --  
5 that were increased as of now.

6 And that no one has really brought up  
7 any point of landlords putting in hundreds of  
8 thousands of dollars into the building and I've  
9 personally seen it. Maybe not all of the  
10 buildings, I -- I don't work with everyone in the  
11 community, but I can speak to seeing fifteen to  
12 forty thousand dollars going into vacant  
13 apartments when they're renovated.

14 So these increases are to compensate and  
15 to pay back some of that. And that's why I think  
16 that the roll back period should be just one year  
17 and the -- the rent increase should be in line  
18 with what New York City is doing now, or something  
19 similar ... three-and-a-half percent and five  
20 percent on the two year, just because just six  
21 months ago or prior -- about eight months ago,  
22 before ... people -- landlords were well into any  
23 work that they were doing.

24 We can't return our twenty-thousand-  
25 dollar boiler that we put in and we can't un paint

1 the building that we just painted. And I say this  
2 as a property manager, you know, we can't rip off  
3 the new roof and give it back, you know, we still  
4 have to pay for that, so.

5 CHAIR KIPPLEY-OGMAN: Thank you,  
6 Stefanie.

7 MS. SICKLER: Sure.

8 CHAIR KIPPLEY-OGMAN: Any questions?

9 MR. TIERNEY: How many E.T.P.A. units do  
10 you manage?

11 MS. SICKLER: Just recently it got moved  
12 up to sixty.

13 CHAIR KIPPLEY-OGMAN: Other questions?

14 MS. SICKLER: Yeah.

15 MR. TAMPONE: ... E.T.P.A., you --  
16 you're managing sixty E.T.P.A. units?

17 MS. SICKLER: Correct.

18 MR. TAMPONE: Okay.

19 MS. SICKLER: Yeah, that's it. Thank  
20 you.

21 CHAIR KIPPLEY-OGMAN: Thank you so much.  
22 Chelsea Villalba and Ray Soto after her.

23 MS. VILLALBA: Chelsea Villalba, C-H-E-  
24 L-S-E-A V as in Victor I-L-L-A-L-B as in boy, A.  
25 I was going to stick this on but I'm having

1 trouble with the stickers so I'm just going to  
2 hold it on here for you.

3 Good evening. My name is Chelsea  
4 Villalba, and there's a reckoning happening right  
5 now. All across this continental landmass,  
6 including in so called Ulster County and  
7 especially in the so called City of Kingston,  
8 seeds of economic and social greed have been sown  
9 for decades, disguised as economic development,  
10 revitalization and an overall boom to the  
11 communities that live here.

12 I don't know who benefits from  
13 gentrification, let's call it what it is, but it  
14 is not the people making fifteen to twenty dollars  
15 an hour or less. And it is certainly not the  
16 people who are living in abject poverty.

17 And as much as our society is used to  
18 turning a blind eye to poverty, it is clear that  
19 it is not going anywhere. Poverty in Kingston  
20 continues to grow and as it does one cannot help  
21 but think, man, do the City Hall folk not give a  
22 damn about the human sleeping on concrete and  
23 abandoned buildings, and in homes facing eviction.

24 I have had conversations with people who  
25 work full time jobs, desperate for legal

1 assistance because their landlord is raising their  
2 shabby apartment rent to an unaffordable rate. I  
3 am twenty-four years old. I am employed by the  
4 county and I can barely afford my rent every  
5 month, let alone a rising electric bill.

6 Rent is over a third of my monthly  
7 income. Right now, I do not own a car and I own  
8 tens of thousands in student debt despite post  
9 forgiveness. Yesterday, I had to take items out  
10 of my shopping cart and wait until payday this  
11 Friday because the cost of food has risen so much.

12 I am privileged enough to have earned a  
13 master's degree and yet I had to negotiate my rent  
14 down this past summer due to the inappropriate  
15 conditions of the apartment I currently inhabit  
16 because I cannot afford to pick up and move  
17 elsewhere.

18 The building in Midtown that I live in  
19 is possessed by businessmen who own more than one  
20 housing corporation, one of which is based in  
21 Arizona.

22 The building I live in is the ugliest  
23 house on the block and though it is my home it is  
24 by no means a pleasant living experience. And I  
25 have seven drafty windows that require high heat



1 on at all times less we freeze these winter  
2 months.

3 It doesn't take four hundred dollars a  
4 month to heat less than five hundred square feet  
5 yet that's what I paid on more than one occasion  
6 in Central Hudson last winter. Not to mention how  
7 unsustainable and terrible for the environment  
8 these older buildings are as they are.

9 There's trash all over the backyard.  
10 The people who say they own the buildings of the  
11 poor and working poor of this Kingston area live  
12 in are slum lords. What you decide here will not  
13 help me now but it will help others who are less  
14 fortunate than myself.

15 If you do not put in guidelines that  
16 make living here affordable you are enabling the  
17 inequity and destruction of the community that  
18 makes Kingston Kingston. If you do, know that  
19 this is only the beginning and I hope you are  
20 qualified to sit where you are to bring the  
21 massive change needed.

22 When I speak about gentrification, I  
23 speak from experience. I was born and raised on  
24 Long Island yet for years I couldn't find an  
25 affordable place to live. There a single room and

1 a family home was awkward kitchen access, no  
2 private bathroom and no private entrance can cost  
3 seven hundred dollars a month.

4 I know because I've paid it and the next  
5 month I was unhoused. Despite the fact that I  
6 have been working and holding a job since age  
7 fourteen. I see the same thing happening in  
8 Ulster from exorbitant Airbnbs that no one in this  
9 room can afford to stay in for a week.

10 To shoebox units uptown and downtown  
11 that go for almost two thousand dollars a month.  
12 The lack of respect for human life is appalling  
13 and unforgivable.

14 CHAIR KIPPLEY-OGMAN: Thank -- thank  
15 you, Chelsea.

16 MS. CILLALBA: Let me be clear, housing  
17 ownership is not Social Security. It is not a  
18 retirement fund. It is not a stock nor is it a  
19 savings account. Housing is essential to all  
20 persons in order to live a life of dignity.

21 CHAIR KIPPLEY-OGMAN: Thank you so much,  
22 Chelsea.

23 MS. VILLALBA: We have been brainwashed  
24 by the real estate lobbyist who believe that a  
25 single person or corporation or L.L.C. has the

1 right to dictate who lives where and for how much.

2 I'll leave you with this, as public  
3 servants do your job and support people, not  
4 profit, because in a future where you sold out  
5 communities for street credit slumlords, they  
6 won't protect you from the wrath of the people you  
7 blighted.

8 CHAIR KIPPLEY-OGMAN: Thank you,  
9 Chelsea.

10 MS. VILLALBA: They will remember your  
11 actions and behaviors clearly and I and others in  
12 this room will make sure of that. By the way,  
13 this public forum is data, every person speaking  
14 here now represents their neighbors, but thousands  
15 of people who cannot be here tonight because they  
16 are working their butts off to keep a roof over  
17 their kids heads. And just a reminder, (speaking  
18 in Spanish) thank you.

19 CHAIR KIPPLEY-OGMAN: Any questions --  
20 questions?

21 MS. SOTO: No questions.

22 CHAIR KIPPLEY-OGMAN: Thank you,  
23 Chelsea. Ray Soto?

24 MR. SOTO: Ray Soto, S-O-T-O. I speak  
25 for the many at 305 Hurley Avenue. In 2020, I was

1 looking to downsize from my apartment in New York  
2 City, my rent was close to sixty percent of my  
3 income and I love the City because there was, like  
4 we say, you know, the entertainment part of it,  
5 sport restaurants, you have public transportation.

6 And my -- my wife who would come to the  
7 Catskill many years said, well, why don't we try  
8 Kingston, so we did. And when I was looking -- I  
9 had heard time looking for apartments. I started  
10 coming to Kingston in the city area and some of  
11 the real estate people would say, we need to bring  
12 Kingston up to market like New York City and I  
13 said, really, and I said, some of the housing  
14 stock here is really low.

15 And I looked at some of the apartments  
16 and they were already done renovating. So I said  
17 okay. So we kept looking and we found 305 Hurley  
18 and we ended up taking the apartment even though  
19 the landlords at the time, which we call data they  
20 really didn't take -- they said they were going to  
21 clean the rust, paint and do things and they  
22 really didn't do anything by the time we ended up  
23 moving in.

24 So we said, okay, well, low rent, we'll  
25 save here. My rent was then due the next year and

1 now, it was Gray Star and I went to the -- the  
2 office to negotiate because as a -- as a tenants  
3 that's what we typically do, right. We talk to  
4 the landlord. We communicate just like many of  
5 the small landlord businesses.

6 And I said, hey, look, this rent is --  
7 it's more than what I paid in -- in New York City.  
8 New York City we have rent stabilized apartments.  
9 We paid -- we paid two percent for one year and  
10 two-and-a-half percent for two years.

11 And I -- and I said, well, why can't you  
12 offer me a two-year lease. He says we're not  
13 offering two-year lease and I said, well, here I  
14 see that it's ten percent increase and I've never  
15 paid ten percent in any place I've rented.

16 And he says, well, this is Kingston, we,  
17 you know, it's privatized. So it's -- so I said,  
18 okay, well, why don't we negotiate. So he says,  
19 well -- they asked me like how much did I want to  
20 pay, I say five percent.

21 And he goes, well, why don't we choose  
22 seven-and-a-half percent and I said, okay, I'll  
23 take it, fine. So that was my rent for 2021. So  
24 in -- in August, we have ... comes in to play,  
25 some of the fixed costs that we have for the

1 apartments remain, like the garbage. I was paying  
2 ten dollars a month for garbage and then they  
3 increase -- they add another garbage can to the --  
4 to -- to the process and they -- they jacked it up  
5 to twenty-five dollars.

6 So like some of the tenants said, we pay  
7 for -- we pay for sewage, we pay for water, we pay  
8 for garbage -- that's apart from rent, from base  
9 rent. So I go -- I will see this beautiful awful  
10 letter that comes to me and they say, well, my  
11 lease doesn't expire until December but in August  
12 I get this letter that says, if you sign now,  
13 between -- before August 20th, you -- you'll pay  
14 this amount.

15 And I said -- I went to the -- to the  
16 real estate person, to the office and I said, you  
17 know, this is almost like twenty percent and she  
18 said, no -- no, it's eighteen point five. I said,  
19 okay, so -- I said, well, I'm not going to pay  
20 that rent and he goes, well, listen if you pass by  
21 -- so -- so the letter said if you go beyond the  
22 20th, then it will be thirty percent when we  
23 calculated it.

24 UNIDENTIFIED SPEAKER: Yeah.

25 MR. SOTO: And if you miss that -- if

1 you -- if you -- because my lease begins December  
2 1st and they -- I need to have the lease by  
3 November 1st, they said if you miss that 10/31 and  
4 you don't sign this, any of it, you're going to go  
5 into month to month which will be twenty-two  
6 hundred dollars a month. That's almost more than  
7 what I would pay in New York City.

8 So I said -- so I wasn't the only one,  
9 you know, we live on --

10 CHAIR KIPPLEY-OGMAN: It's time.

11 MR. SOTO: -- in an entrance -- I mean,  
12 I'll cut it short. And all the tenants were  
13 coming to me for some reason and they were saying,  
14 ... are you getting these communications, we got  
15 to find out that it was -- that everything is  
16 inconsistent. Some people didn't even get raises,  
17 other people get ten percent, some people get  
18 seven, some people get fourteen.

19 So what I'm trying to say is that the  
20 board really needs to look back, I think, a  
21 minimum of three years. Especially within 305  
22 Hurley because there has been three landlords in  
23 the past three years. ... maybe to other places  
24 but I think they need to roll back and there needs  
25 to be a rent reduction. Thank you.

1           CHAIR KIPPLEY-OGMAN: Thank you. Wait -  
2     - wait, stick around.

3           MR. TIERNEY: So under that eighteen  
4     point five percent increase, were there any  
5     changes in that lease that were borne -- that  
6     jumped, did they offer to repaint your apartment  
7     or anything or --

8           MR. SOTO: No --

9           MR. TIERNEY: -- did you see an eighteen  
10    point five percent increase in service from that?

11          MR. SOTO: Right. There -- there was  
12    nothing -- nothing said. What the new lease had,  
13    which I looked at, is again, an amenities which  
14    they added that wasn't in the prior's year lease  
15    and that was -- I think it was some sixty-five  
16    dollars and there was no actual definition of what  
17    that amenities is. They didn't say it's for a  
18    pool, for the dog run, for, you know, that wasn't  
19    nothing -- none of that.

20          MR. TIERNEY: So you would say that you  
21    got an eighteen point five percent increase with  
22    no recognizable increase in service?

23          MR. SOTO: Exactly. It was -- it -- you  
24    -- you have the apartment as you see it and as you  
25    have it. One of the things that I have had



1 problems which we -- I've -- since day one I said  
2 to them about -- because many of the apartments in  
3 305 Hurley you feel like you were in Fort  
4 Lauderdale, Florida. They're all rugged, they  
5 have sliding doors and central cooling and  
6 heating.

7           So -- so I said, look this -- this  
8 carpet is like really old. I said, are you guys  
9 going to do something about it. He said, yeah,  
10 we'll clean it. So they didn't really do much  
11 that the -- the next year they said, no, we're ...  
12 when they were renovating the apartments we said,  
13 you know, I said look, what does it take for --  
14 for you to put in the floor to replace it.

15           And he says, well, you know, we can move  
16 you into another apartment and you can have that  
17 for like eighteen hundred a month -- and I said,  
18 no, I don't want that, I'll keep my rug for now.  
19 But there were -- there were no -- nothing, the  
20 increases were just on paper and I -- and I think  
21 what happens is that when housing is privatized,  
22 it really cuts out the low income people, it  
23 really does.

24           The -- and -- and to answer the  
25 gentleman when he talks about New York, I've been

1 living in New York City for fifty-nine years. So  
2 when you -- when you tell me that the -- that the  
3 city got worst and landlords were no longer making  
4 money, that's -- that's a big lie because the --  
5 the -- the reason why New York City thrives is  
6 because of the stock of housing that is available.

7 I mean, people can actually live once --  
8 once housing became privatized and people -- and  
9 landlords were able to get -- reach that two-  
10 thousand-dollar limit that Bloomberg set years  
11 back and took -- took people out of rent  
12 stabilization and put them in the -- at a market  
13 rate, that's when the city started to decline. So  
14 I would disagree with that.

15 CHAIR KIPPLEY-OGMAN: Thank you so much,  
16 Ray.

17 MR. SOTO: You're welcome.

18 MR. TAMPONE: I'll ask if you could  
19 submit that in writing to the board ... and also I  
20 encourage your neighbors to do the same.

21 MR. SOTO: Got it. Definitely. The  
22 other thing I wanted to add is that Stony Run is  
23 very good at automating things. I mean, I'm --  
24 I'm a technology person, so I -- I work, I do a  
25 lot of online work. ... website, you can do your

1 payments online, you can submit maintenance  
2 requests.

3 Some of the categories are not in -- are  
4 not that clear because you can't say anything --  
5 you can't really, like, define specific areas  
6 where you want the improvement to go. So one of  
7 the things is that I've done is -- is I've  
8 submitted maintenance request ... and apparently  
9 those requests never rolled over to Stony Run. So  
10 the -- the tracking and the record keeping is very  
11 poor --

12 UNIDENTIFIED SPEAKER: Yeah.

13 MR. SOTO: -- and I -- and I think once  
14 we -- we reach the point where we're rent  
15 stabilized, we will be able to have records of  
16 past rent history which we don't have at the  
17 moment. We'll be able to -- be able to track  
18 services that we can actually -- we can actually  
19 hold the landlord accountable or the rental  
20 management agency accountable for the repairs.

21 So yes, I will -- I will provide  
22 documentation and I'm glad that we're having these  
23 discussions here in Kingston. Power to the  
24 people.

25 CHAIR KIPPLEY-OGMAN: Thank you. There

1 is nobody else signed up to speak, so if we -- if  
2 we're done, unless someone wants to --

3 MR. GUIDO: ...

4 CHAIR KIPPLEY-OGMAN: I haven't called  
5 your name. So yeah, go ahead.

6 MR. GUIDO: Yeah, sure. All right. My  
7 name is Mark Guido, G-U-I-D-O. Born and raised in  
8 Kingston, moved to Albany in '74, bought my house  
9 on Maiden Lane in '79 and owned it since then.

10 I have -- I done a brand new appliances  
11 when my tenants have problems. I've long term  
12 tenants and I wish -- I only want to say to the  
13 board that please take into consideration the fact  
14 that, like, a lot of people made references to  
15 taxes, water and insurance going up and along with  
16 utilities.

17 You -- one things I want to say is my  
18 taxes when I bought the building were close to  
19 three thousand dollars a month and now they're  
20 over eighteen thousand dollars -- three thousand  
21 dollars a year, excuse me, now we're over eighteen  
22 thousand dollars a year.

23 So based on just that percentage alone,  
24 my rent should be four or five thousand dollars a  
25 month. And as far as the rollback goes, I wish

1 you could call Central Hudson up and say roll back  
2 Central Hudson's rates to what they were three  
3 years ago. We don't have that option.

4 I supply heat to three of my apartments.  
5 I never had any complaints about heat, my -- my  
6 furnace works fine but the -- the -- obviously, as  
7 you guys all know, with everything that goes up,  
8 so does the water bill. My water bill is next to  
9 nothing -- yeah, no problem. My water bill was  
10 next to nothing like what the building, it was no  
11 problem.

12 All my -- all my purchases and all my  
13 improvements were based on certain things that  
14 were all -- all went crazy. We've all experienced  
15 I.B.M. here and gone, and now it's coming back  
16 again. And I've lived through the bad times and  
17 the good times.

18 When you look at your -- these -- the  
19 board -- when the board looks at the increases and  
20 the different things, you have to take that into  
21 consideration. I -- I make money on my building,  
22 I got to admit, but I also just put a nine-  
23 thousand-dollar roof on the nine square, that's  
24 thousand dollars a square. It used to be three  
25 hundred dollars a square to put a roof on, you

1 know.

2           These things need to be considered when  
3 you look at your overall expenses on the building,  
4 you know, maintenance on the building, parking lot  
5 plowing, insurance is crazy, you know, that you  
6 don't have a choice. You have to keep insurance,  
7 liability insurance, tenants get, you know,  
8 problems, thankfully I haven't had any but you  
9 have to have insurance.

10           And these things keep going up and you  
11 can't roll the insurance back, you can't roll the  
12 taxes back and you cannot roll the water back. So  
13 I wish you board when you look at these things  
14 please take that into consideration, you know, I'd  
15 love if we could but we can't. Thanks for your  
16 time, appreciate it. Sorry I didn't sign up.

17           CHAIR KIPPLEY-OGMAN: Thank you so much,  
18 Mark.

19           MR. GUIDO: Any questions?

20           CHAIR KIPPLEY-OGMAN: Any questions?

21           MR. TIERNEY: Can you state your address  
22 again?

23           MR. GUIDO: Pardon me?

24           MR. TIERNEY: Your address -- your  
25 address.

1 MR. GUIDO: My address is 18 Maiden  
2 Lane.

3 MR. TIERNEY: What about the -- the  
4 apartment?

5 MR. GUIDO: Pardon me?

6 MR. TIERNEY: The -- the building you  
7 own.

8 MR. GUIDO: Yeah, 18 Maiden Lane.

9 MR. TIERNEY: Okay. Thank you.

10 MR. GUIDO: I -- I live in Albany, it's  
11 160 Quail Street. I don't even fall under this --  
12 this preview here. I only have five units, you  
13 know, but I -- I'd like to -- I'd love to see  
14 things improve in Kingston. My rents are real  
15 cheap. My tenants even tell me that and I have no  
16 intentions of raising them.

17 You know, I just -- I have two vacant  
18 apartments. I can't find people to do work on  
19 these apartments. I have to do it myself. So I'm  
20 forced to leave them vacant until I get time to do  
21 it and I'm still not going to raise the rent that  
22 much and my apartments are nice.

23 So please, I know you got a lot of  
24 people in here who have bad landlords and things  
25 like that, but not all of us are bad landlords,

1 you know, my neighbor, Mike, was the first guy to  
2 speak. He -- he tries his best, you know, I have  
3 trees knocked down, come out of my pocket, five  
4 thousand dollars with that last windstorm, you  
5 know, nobody, you know, I didn't have a choice, I  
6 have to clean them up because they're in the -- in  
7 the driveway, you know.

8           These are expenses that we have that  
9 unfortunately unless you're a real landlord you  
10 don't see them all, so please take that into  
11 consideration. Any other questions?

12           CHAIR KIPPLEY-OGMAN: No, thank you so  
13 much, Mark.

14           MR. GUIDO: Thank you for the extra  
15 time, I appreciate it.

16           CHAIR KIPPLEY-OGMAN: And -- and thank  
17 you -- all right, one more. No, go ahead.

18           MR. PESCIOTTA: My name is Don  
19 Pesciotta. I'm from Stony Run. I just want to  
20 add a couple of things on to one of my co tenants  
21 about --

22           THE REPORTER: I can't hear you.

23           CHAIR KIPPLEY-OGMAN: Sorry, can you --  
24 can you speak closer to the microphone?

25           MS. SOTO: Maybe bring it to your mouth.



1 MR. PESCIOTTA: Hello. Anyhow, I want  
2 to know if this --

3 CHAIR KIPPLEY-OGMAN: Sorry. Can you --  
4 can you spell your last name, please?

5 MR. PESCIOTTA: P-E-S-C-I-O-T-T-A.

6 CHAIR KIPPLEY-OGMAN: Thank you.

7 MR. PESCIOTTA: Okay. My question is to  
8 the board, could you guys take on these amenities  
9 things that we got going on in Stony Run because  
10 that's the big problem. The rent should be rolled  
11 back, it should be cheaper but these amenities,  
12 these guys are going to keep checking it off each  
13 year, we can't raise the rent that much but let's  
14 pat them up, a hundred dollars on the amenities.  
15 Is that legal?

16 The amenities are, like the lady said, a pool, a lot of  
17 people don't use it. The gym that's got a Kingston  
18 stop work order because they're probably doing...  
19 construction in there, I don't know. A dog run, I  
20 don't have a dog. A little park that isn't worth a  
21 crap, cutting the grass, I was told. Another tack on  
22 she didn't mention it. Fifty dollars for a car to park.  
23 So I'd like to ask, is that a legal thing that they can  
24 get away with each year.

25 Can you investigate that, the amenities

1 and that takes place and took place as far as I  
2 know October, ... If any new tenant and anybody  
3 that renews their lease, you're going to pay  
4 amenities, it's bullshit. That's all.

5 UNIDENTIFIED SPEAKER: Yeah.

6 CHAIR KIPPLEY-OGMAN: Thank you so much,  
7 Don. This -- this board is empowered to ask  
8 questions so we -- we may take a -- we may take  
9 your question to our colleagues at D.H.C.R. and  
10 see if we can get an answer.

11 One more -- one more speaker. And so I  
12 would love -- if you could spell your name for us.

13 MR. COOPER: Yeah. My name is Wayne, W-  
14 A-Y-N-E, last name is Cooper, C-O-O-P-E-R, Jr. So  
15 -- so I'm pretty much going to echo a lot of what  
16 was said regarding Stony Run and the rent  
17 increases, okay.

18 I do agree that the rent increases do  
19 not appear to come with any additional benefits or  
20 services. We, in my home, have actually been in a  
21 situation last year where we had no air  
22 conditioning from May to October. No compensation  
23 for it, they did give us two standing air  
24 conditioners which doesn't really help in an  
25 apartment, okay, and our baby was just born so

1 that was a little bit stressful.

2 Also, it seems like they're  
3 intentionally waiting people out. For instance, I  
4 have a neighbor downstairs, okay. I know what her  
5 apartment looks like because I went in her home to  
6 service her home, that's what I do, I go into  
7 people's homes.

8 Unfortunately, she passed away. They  
9 renovate the place, family members of mine move in  
10 right below us into this lady's apartment. We go  
11 in and it looks like a brand new apartment. So it  
12 looks like they're waiting people out to fix  
13 things that they should have fixed before and that  
14 seems a little shady to me, okay.

15 I don't know if this matters but it's a  
16 point of contention for me, they've removed the  
17 playground for this dog park. So now, you know,  
18 we have to put our two-year-old in the car and  
19 take her somewhere so people's dog can poop, which  
20 is nonsense to me.

21 There's no playground on the facility at  
22 all, there were two. Now, there's none. The  
23 pool, we haven't been able to use it for damn near  
24 two years, excuse my language, but we haven't,  
25 okay. There's a lot that we don't get and

1 respectfully, and I really do mean it  
2 respectfully, I'm happy that, you know, some of  
3 you were good landlords and you should be but, you  
4 know, we don't generally get credit for doing the  
5 right thing.

6 I don't get credit for not killing  
7 somebody when they tick me off. The right thing  
8 is the right thing. So I do appreciate you all  
9 but you have people -- the young lady said she had  
10 more roommates than she ever had, well, again,  
11 respectfully, I'm sure you didn't jump in to the  
12 landlord game on a whim, you did research, you  
13 knew that there were going to be expenses.

14 You're not just there to collect. You  
15 have to put up, right, so you know, maybe this  
16 sounds snarky but I still mean it respectfully.  
17 Maybe you guys can go in with each other like we  
18 have to go in with roommates split those costs  
19 because it's tough for us.

20 My rent went up every year since I've  
21 been there and I've been there almost five years,  
22 okay. My pay doesn't go up like that so it's not  
23 fair.

24 CHAIR KIPPLEY-OGMAN: Thank you -- thank  
25 you so much, Wayne, I really appreciate that. Any

1 questions? All right. It is eight thirty-four,  
2 do I need a motion to conclude, or can I -- can I  
3 just say that we're done?

4 MS. SOTO: Yeah, I move to conclude.

5 CHAIR KIPPLEY-OGMAN: I'll entertain a  
6 motion to close the proceedings. What's the word?

7 UNIDENTIFIED SPEAKER: Adjourn.

8 CHAIR KIPPLEY-OGMAN: Adjourn, thank  
9 you.

10 UNIDENTIFIED SPEAKER: We're just going  
11 to adjourn, we're not closing the public hearing,  
12 which is open so we're ...

13 CHAIR KIPPLEY-OGMAN: Great. To adjourn  
14 this meeting, I'll entertain a motion to adjourn  
15 this meeting. All right. Junior has motioned,  
16 Carol has seconded.

17 MS. SOTO: Seconded.

18 CHAIR KIPPLEY-OGMAN: And let's call  
19 roll, I guess, Michael?

20 MICHAEL: Aye.

21 CHAIR KIPPLEY-OGMAN: Carol?

22 MS. SOTO: Aye.

23 CHAIR KIPPLEY-OGMAN: Diana?

24 MS. MARTINEZ: Aye.

25 CHAIR KIPPLEY-OGMAN: Noah, aye.

1 MS. INOUYE: Aye.

2 CHAIR KIPPLEY-OGMAN: Mie says aye.

3 MR. BROWN: Aye.

4 CHAIR KIPPLEY-OGMAN: Mike says aye.

5 MR. TAMPONE: Aye.

6 CHAIR KIPPLEY-OGMAN: Junior and Carol  
7 say aye. All right. It passes and we're done.  
8 Thank you so much, everybody. I really appreciate  
9 your coming out and staying for this long length  
10 of time.

11 Thank you so much to our colleagues at  
12 the City of Kingston, our colleagues at D.H.C.R.  
13 and we -- we could not -- this is -- this is a  
14 herculean feat and I'm so glad to have your  
15 company in it. And also, of course, to my  
16 colleagues on the board, thank you.

17 THE REPORTER: Thank you.

18 (The hearing concluded at 8:36 p.m.)

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1 STATE OF NEW YORK

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3 I, DANIELLE CHRISTIAN, do hereby certify that the  
4 foregoing was reported by me, in the cause, at the  
5 time and place, as stated in the caption hereto,  
6 at Page 1 hereof; that the foregoing typewritten  
7 transcription consisting of pages 1 through 118,  
8 is a true record of all proceedings had at the  
9 hearing.

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IN WITNESS WHEREOF, I have hereunto  
subscribed my name, this the 9th day of November,  
2022.

*Danielle Christian*

DANIELLE CHRISTIAN, Reporter

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