



KATHY HOCHUL  
Governor

## Homes and Community Renewal

RUTHANNE VISNAUSKAS  
Commissioner/CEO

### NOTICE OF MAXIMUM BASE RENT PUBLIC HEARING

Public Notice is Hereby Given pursuant to §26-405a(9) of the New York City Rent and Rehabilitation Law that the New York State Division of Housing and Community Renewal (DHCR) will conduct a public hearing to be held at **250 Broadway, 19th floor, New York State Assembly Hearing Room, New York, NY 10007 on Thursday, November 16, 2023** for the purpose of collecting information relating to all factors which the DHCR may consider in establishing a Maximum Base Rent (MBR) for rent controlled housing accommodations located in the City of New York for the 2024-2025 biennial MBR cycle. It should be noted the 2019 Housing Stability and Tenant Protection Act (HSTPA) impacts the formula for calculating Maximum Collectible Rent (MCR) increases. The 5-year averaging of 1-year rent guidelines results in significantly lower annual increases in the MCR than the prior formula, which allowed up to a 7.5% annual increase in the MCR over 2 years until the MBR is reached. The morning session of the hearing will be held from 10:00 am to 12:30 pm; the afternoon session will run from 2:00 pm to 4:30 pm.

The hearing will also be held virtually on the Office of Rent Administration's (ORA) YouTube Channel once the livestream begins at the designated time of the hearing. All live hearings will be recorded and will remain on the YouTube Channel for viewing and a transcript will be posted to the web, shortly after. Instructions for members of the public to simultaneously view or listen to the hearing will be posted to HCR's website for the ORA under the Regulatory Information – Notice of Public Hearing section prior to the hearing (<https://hcr.ny.gov/office-rent-administration-ora>). The hearings will later be transcribed, and the public will have the ability to view the transcripts on ORA's website.

Pre-registration of speakers is advised. Those who wish to pre-register may contact the office of Christopher Padrón, Executive Assistant, at (718) 262-4822 or email [Christopher.padron@hcr.ny.gov](mailto:Christopher.padron@hcr.ny.gov) and state the time they wish to speak at the hearing and whom they represent. Pre-registered speakers who have reserved a time to speak will be heard at approximately that time. Speakers who register the day of the hearing will be heard in the order of registration at those times not already reserved by pre-registered speakers. Speaking time will be limited to five minutes in order to give as many people as possible the opportunity to be heard. Speakers should be prepared to submit copies of their remarks to the DHCR official presiding over the hearing. The hearing will conclude when all registered speakers in attendance at the hearing have been heard. DHCR will also accept written testimony submitted prior to the end of the hearing. Submissions may also be sent in advance to Christopher Padrón, Executive Assistant, 6th Floor, Division of Housing and Community Renewal, Gertz Plaza, 92-31 Union Hall Street, Jamaica, NY 11433. To obtain a report on the DHCR recommendation for the 2024-2025 MBR cycle, interested parties should call (718) 262-4822 or email [Christopher.padron@hcr.ny.gov](mailto:Christopher.padron@hcr.ny.gov).