



NEW YORK STATE SENATOR

Cordell Cleare

Letter sent to Rent Guidelines Board regarding the Unacceptable Proposed Hikes to Rent Citywide

CORDELL CLEARE May 9, 2025

| ISSUE: **RENT STABILIZATION, AFFORDABLE HOUSING, RENT FREEZE**



22 Manhattan Elected Officials from the Senate, Assembly, NYC Council, and Manhattan Borough President, sign on to letter demanding a 0% rent increase

TO: Doug Apple

Rent Guidelines Board, Chair 1 Centre St # 2210,

New York, NY 10013

CC: All Rent Guidelines Board Members

Andrew McLaughlin, Rent Guidelines Board, Executive Director

Re: Unacceptable Proposed Hikes to Rent Citywide

Dear Chairman Apple,

We, the elected officials of Manhattan, are greatly concerned by the actions of the Rent Guidelines Board (RGB) taken on Apr. 30th to propose egregious windows of rent raises. Their preliminary vote proposed raises for rent stabilized tenants between 1.75 to 4.25% on new one-year leases and 4.75 to 7.75% on two-year leases.

This is completely unacceptable to the tenants in our districts across this city. With costs of living rising higher and higher every day, this presents an unconscionable additional burden on New York City's tenants and will surely result in further displacement.

Rent stabilization was passed in the New York State Legislature in 1974 with the goal of protecting affordability for tenants living in our State. A great portion of Manhattan tenants can only afford to live in their homes because of these protections. In 2024, the NYS Comptroller's Office found that 52.4% of New York's renters are cost-burdened by their rent. A rent hike will make thousands more tenants in rent-stabilized housing rent burdened, setting a dangerous precedent for New Yorkers.

This vote comes in the backdrop of the displacement of long-time NYC residents, particularly Black and brown residents, who have been facing accelerating gentrification and displacement for decades. Rent stabilization has been one of the few ways that working and low-income families can stay in New York, and even now it is being attacked.

The Rent Guidelines Board must stand to protect the rights of tenants and vote on a 0% rent increase. This will fight displacement and ensure New Yorkers can stay in their homes.

Best Regards,

Senator Cordell Cleare NYS Senate | 30th District

Senator Robert Jackson NYS Senate | 31st District

Councilmember Yusef Salaam NYC Council | 9th District

Assemblymember Al Taylor NYS Assembly | 71st District

Councilmember Carmen de la Rosa NYC Council | 10th District

Councilmember Shaun Abreu NYC Council | 7th District

Councilmember Christopher Marte NYC Council | 1st District

Senator Kristen Gonzalez NYS Senate | 59th District

Councilmember Carlina Rivera NYC Council | 2nd District

Councilmember Keith Powers NYC Council | 4th District

Senator Brad Hoylman-Sigal NYS Senate | 47th District

Councilmember Erik Bottcher NYC Council | 3rd District

Senator Joseì Serrano NYS Senate | 29th District

Assemblymember Edward Gibbs NYS Assembly | 68th District

Assemblymember Rebecca Seawright NYS Assembly | 76th District

Councilmember Diana Ayala NYC Council | District 8

Assemblymember Deborah J. Glick NYS Assembly | 66th District

Councilmember Gale Brewer NYC Council | 6th District

AM Manny De Los Santos NYS Assembly | 72nd District

Assemblymember Tony Simone NYS Assembly | 75th District

Councilmember Julie Menin NYC Council | 5th District

Borough President Mark Levine Manhattan Borough President