



May 9th, 2025

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 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 José 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