

NASSAU COUNTY RENT GUIDELINES BOARD
92-31 Union Hall Street
Jamaica, NY 11433
(718) 262- 4505

Michael Miller, *Acting Chairperson*

Board Members:
Jeannetta Alexander, Esq.
Andrew M. Cohen
Cathryn Harris-Marchesi, Esq.
Adam Mahoney
Martin Melkonian
Robert Rychlowski
Barry Stein

May 18, 2011

COMBINED NOTICE OF PUBLIC HEARING AND MEETING

PRESENTATION HEARING

DATE: Wednesday, June 20, 2012
TIME: 7:30 P.M.
PLACE: Nassau County Legislative Chambers
1550 Franklin Avenue
Mineola, NY

DELIBERATIONS MEETING

DATE: Monday, June 25, 2012
TIME: 7:30 P.M.
PLACE: Nathan L. H. Bennett Pavilion
Town Hall Plaza
One Washington Street
Hempstead, NY 11550

AGENDA AND PURPOSE OF THE PRESENTATION HEARING

1. Regular Order of Business.
2. Approval of minutes of previous public meeting.
3. To receive testimony in the form of formal presentations by tenants and landlords and their representatives concerning:
 - a. The economic conditions of the residential real estate industry in the cities, towns, and villages of Nassau County with apartments subject to the Emergency Tenant Protection Act of 1974 (ETPA), including the prevailing and projected rates of the following:
 1. Real estate taxes and sewer water rates.
 2. Gross operating and maintenance costs, including insurance rates, governmental fees, cost of fuel, and labor costs.

3. Costs and availability of financing, including effective rates of interest.
 4. Overall supply of housing accommodations and over-all vacancy rates.
- b. Relevant data from the cost of living indices for the affected areas.
 - c. Such other relevant data as may be made available to the board.
4. Such other business as may come before the Board.

The information received will be used with other data to establish the guidelines for rate adjustments, if any, for housing accommodations subject to the Emergency Tenant Protection Act of 1974 in Nassau County for leases of one and two years which commence on or between October 1, 2012 and September 30, 2013.

AGENDA AND PURPOSE OF THE DELIBERATION MEETING

1. Regular Order of Business
2. Approval of Minutes of previous public hearing.
3. Establishment of guidelines for rent adjustments, if any, for housing accommodations subject to the Emergency Tenant Protection Act of 1974 in Nassau County for leases of one or two years which Commence on or between October 1, 2012 and September 30, 2013. **Please note there is no public speaking at this meeting.**
4. Such other business as may come before the Board.

Persons and groups desiring to be heard are requested to submit their names and addresses and whether tenants, landlords, or representatives of either, in advance of the hearing, by notifying the Guidelines Board representative: **Mr. Christopher Ducie, DHCR, 92-31 Union Hall St., Jamaica, NY 11433, (718) 262-4505**, at least one day prior to the date of such hearing, or by appearing one-quarter hour prior to the commencement of such hearing, to submit the request to the Board representative.

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

Yours Truly,
Christopher Ducie
Christopher Ducie.
Rent Administrator
Secretary to the Board