



# **EMERGENCY TENANT PROTECTION ACT (ETPA) INFORMATION SESSION**

Learn more about the the **Emergency Tenant Protection Act (ETPA)**, the rights of eligible tenants, and the next steps for implementing the expansion of ETPA in Croton-on-Hudson from a representative from the **New York State Office of Homes & Community Renewal**.

**Wednesday, June 7, 2023**

**6:00 PM - 7:00 PM**

**Georgianna Grant Meeting Room  
Stanley H. Kellerhouse Municipal Building  
1 Van Wyck Street, Croton-on-Hudson, NY**

**WESTCHESTER COUNTY RENT GUIDELINES BOARD**  
**c/o NYS Homes and Community Renewal**  
**75 South Broadway, 3<sup>rd</sup> floor**  
**White Plains, New York 10601**

Members

Elsa Rubin, *Chair*

Velene Acquah

Eddie Mae Barnes

Evelyn Alicea Santiago

Eliot J. Cherson, Esq.

Kenneth J. Finger, Esq.

Tamara Stewart

Sylvia Hamer

**FOR INFORMATION:**

Call (914) 461-9047 or E-Mail [WestchesterCountyRGB@hcr.ny.gov](mailto:WestchesterCountyRGB@hcr.ny.gov)

**FOR IMMEDIATE RELEASE:**

**WESTCHESTER COUNTY RENT GUIDELINES BOARD TO HOLD**  
**PUBLIC HEARINGS AND MEETINGS**

The Westchester County Rent Guidelines Board (“WRGB”) will hold public hearings and meetings to take testimony, gather evidence and set (i) guideline rates of rent adjustment for housing accommodations within its jurisdiction, subject to the Emergency Tenant Protection Act of 1974 (“ETPA”), for leases commencing between October 1, 2023 and September 30, 2024 and (ii) for housing accommodations within its jurisdiction affected by the Village of Croton-on-Hudson, New York’s expansion of rent stabilization on March 27, 2023, (a) guideline rates of rent adjustment for leases commencing between March 27, 2023 and September 30, 2023, and (b) guidelines for the determination of fair market rent appeals (“FMRA”), as follows:

**RESEARCH & ANALYSIS PRESENTATION MEETING**

**DATE:** Thursday, June 8, 2023  
**TIME:** 7:00 PM  
**PLACE:** Westchester District Rent Office  
75 South Broadway, Suite 350  
White Plains, New York 10601

For the WRGB to receive a presentation of the DHCR Research & Analysis Unit of the tabulations of data based upon responses of ETPA owners to the annual survey.

## **PUBLIC HEARING #1**

**DATE:** Monday, June 12, 2023  
**TIME:** 7:00 PM  
**PLACE:** Yonkers Riverfront Library  
1 Larkin Center, Yonkers Room  
Yonkers, New York 10701

To hear testimony from tenants, owners and other members of the public concerning how the WRGB should determine the rent adjustments, if any, for leases of apartments subject to the ETPA, and the guidelines applicable to housing accommodations affected by the Village of Croton-on-Hudson, New York's expansion of rent stabilization on March 27, 2023, and for such other business that may come before the board.

Members of the public may sign up to speak prior to the hearing by sending an e-mail to [WestchesterRGB@hcr.ny.gov](mailto:WestchesterRGB@hcr.ny.gov). Alternatively, members of the public may sign up to speak on the day of the hearing. The speakers addressing the WRGB during the hearing will be limited to three minutes for individuals and five minutes for persons on behalf of entities or organizations. The WRGB will also accept written statements in lieu of testimony, which may be sent to the following email address: [WestchesterRGB@hcr.ny.gov](mailto:WestchesterRGB@hcr.ny.gov).

## **PUBLIC HEARING #2**

**DATE:** Wednesday, June 14, 2023  
**TIME:** 7:00 PM  
**PLACE:** New Rochelle City Hall, City Council Chambers  
90 Beaufort Place  
New Rochelle, New York 10801

To hear testimony from tenants, owners and other members of the public concerning how the WRGB should determine the rent adjustments, if any, for leases of apartments subject to the ETPA, and the guidelines applicable to housing accommodations affected by the Village of Croton-on-Hudson, New York's expansion of rent stabilization on March 27, 2023, and for such other business that may come before the board.

Members of the public may sign up to speak prior to the hearing by sending an e-mail to [WestchesterRGB@hcr.ny.gov](mailto:WestchesterRGB@hcr.ny.gov). Alternatively, members of the public may sign up to speak on the day of the hearing. The speakers addressing the WRGB during the hearing will be limited to three minutes for individuals and five minutes for persons on behalf of entities or organizations. The WRGB will also accept written statements in lieu of testimony, which may be sent to the following email address: [WestchesterRGB@hcr.ny.gov](mailto:WestchesterRGB@hcr.ny.gov).

### **PRESENTATION MEETING**

**DATE:** Tuesday, June 20, 2023  
**TIME:** 7:00 PM  
**PLACE:** Mount Vernon Public Library, Green Baker Community Room  
28 South First Avenue  
Mount Vernon, New York 10550

For the presentations of the Tenant and Owner representatives regarding the rent guidelines for leases commencing between October 1, 2023 and September 30, 2024 and the guidelines applicable to housing accommodations affected by the Village of Croton-on-Hudson, New York's expansion of rent stabilization on March 27, 2023.

### **REBUTTAL AND VOTE MEETING**

**DATE:** Thursday, June 29, 2023  
**TIME:** 7:00PM  
**PLACE:** White Plains City Hall, City Council Chambers  
255 Main Street  
White Plains, New York 10601

For the rebuttal presentations of the Tenant and Owner representatives and to vote on rent guidelines for leases commencing between October 1, 2023 and September 30, 2024 and the guidelines applicable to housing accommodations affected by the Village of Croton-on-Hudson, New York's expansion of rent stabilization on March 27, 2023.

### **CERTIFICATION MEETING**

The WRGB anticipates scheduling a further public meeting to be held in September 2023 (specific date to be determined) to certify the rent guidelines for ETPA leases commencing between October 1, 2023 and September 30, 2024 as well as the guidelines applicable to housing accommodations affected by the Village of Croton-on-Hudson, New York's expansion of rent stabilization on March 27, 2023. A further public notice will be issued when the date and time for this meeting is determined.

Elsa Rubin, Chair  
Westchester County Rent Guidelines Board

Dated: May 10, 2023