

**Testimony of the NYC Department of Housing Preservation and Development  
and the NYC Department of Finance to the NYC City Council Committee on  
Finance on Int. 1051**

Int. 1051 would provide the City with the ability to expand the Senior Citizen Rent Increase Exemption (SCRIE) and Disability Rent Increase Exemption (DRIE) to include dwelling units that were formerly part of the Mitchell-Lama Program and are subject to a regulatory agreement and in which the qualifying tenant has a signed agreement with the landlord to limit maximum rent increases for the lifetime of the tenancy, and is otherwise eligible for SCRIE or DRIE. The bill also extends SCRIE and DRIE to certain Battery Park City properties that are subject to a lease or sublease with the Battery Park City Authority and one or more residential units which are subject to limitations on rent increases pursuant to either a contractual agreement with the Battery Park City Authority or a regulatory agreement with DHCR or HPD.

In light of the rent burdens on tenants who reside in developments that have exited the Mitchell-Lama program, some former Mitchell-Lama developments have agreed to assist their tenants by restricting increases in their rents for the remainder of their tenancies. The bill would thus enable the City to protect qualifying senior citizens and individuals with disabilities by freezing their rents at current levels and exempting them from future rent increases. This would further the City's efforts to address the impact of increasing rent obligations on low-income seniors and individuals with disabilities, and it would protect the affordability of the City's housing stock. HPD supports Int. 1051 and appreciates the Council's partnership in preserving affordability for seniors and New Yorkers with disabilities.

The Department of Finance as well as Housing Preservation and Development are committed to working together as well as with our partners in the City Council and the State Legislature on outreach, so we can maximize the amount of applications received from these constituents.