

BIG SIX TOWERS, INC.

A HOUSING COOPERATIVE SPONSORED BY
NEW YORK TYPOGRAPHICAL UNION NO. 6

60-10 Queens Blvd Woodside, NY 11377 | (718) 8987022 Management@bigsixtowers.nyc

May 21, 2024

TO: All Shareholders

FROM: Management

Re: 10% Maintenance Increase – Approved by HPD

The purpose of this memo is to inform all Shareholders that a 10% Maintenance Increase has been approved by the New York City Department of Housing Preservation and Development (HPD). A copy of the HPD approval letter is attached for your reference.

The 10% Maintenance Increase will begin **July 1, 2024**.

The easiest way to calculate your new Maintenance will be to take your base charge only x 1.10 = your new base Maintenance.

Approved by Big Six Towers, Inc.

Signature: 



Department of
Housing Preservation
& Development

nyc.gov/hpd

Office of Asset & Property
Management
Division of Housing
Supervision
100 Gold Street
New York, N.Y. 10038

ADOLFO CARRION, JR.
Commissioner

JULIE WALPERT
Assistant Commissioner

May 13, 2024

Michael T. Reilly, Esq.
Norris McLaughlin P.A.
7 Times Square, 21st Floor
New York, NY 10036

Re: Big Six Towers, Inc.
Commissioner's Carrying Charge Increase
Order No. ML-717

Dear Mr. Reilly:

Enclosed please find a copy of the above Commissioner's Carrying Charge Increase Order which is effective on July 1, 2024. Please ensure that the managing agent serves every shareholder with a copy of the order prior to its implementation as provided for in the order.

Please note that with the approval of this carrying charge increase, there may be elderly shareholders at the development who may be eligible for a Senior Citizen Rent Increase Exemption subsidy. Please ensure that the senior citizens are advised of this program and if eligible, receive the necessary documents. If you need additional information regarding the SCRIE program, please contact Marla Collymore-Scipio at (212) 863-8494. Please note that the income eligibility standard for SCRIE is now \$50,000.

Please forward an amended July 1, 2024 rent roll to my attention, which reflects the increase for all shareholders. The amended rent roll should be provided as soon as the increase is implemented.

Sincerely,



Julie C. Walpert

JCW/bfs

Encl.

cc: D. Keehan-Smith N. Kaufman M. Platis P. Donohue
V. Leon C. Hicks I. DeJesus A. Mate
M. Collymore-Scipio S. O'Neill



DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
OF THE CITY OF NEW YORK

IN THE MATTER OF

BIG SIX TOWERS

For an increase in the maximum average carrying charge increase, pursuant to the provisions of Article II of the Private Housing Finance Law

COMMISSIONER'S ORDER

No. ML-717

I, Adolfo Carrión Jr., Commissioner of the Department of Housing Preservation and Development, having reviewed the findings and recommendations of the Division of Housing Supervision in the above matter, hereby find that an increase in carrying charge, including utilities, is necessary for the continued operation of this development.

FIRST, I direct that an increase in carrying charge, including utilities, be implemented at this development as follows:

- a) an increase in carrying charge, including utilities, of 10% per room per month, effective July 1, 2024;
- b) an increase in carrying charge, including utilities, of 3% per room per month, effective July 1, 2025.

SECOND, pursuant to HPD's rules and regulations, a copy of this order must be posted in the public halls and served on all shareholders by ordinary mail or by delivery under each apartment door no less than fifteen (15) days prior to the effective date of the increase.



Adolfo Carrión Jr.
Commissioner
Department of Housing Preservation and Development

Issued this

13th day of May, 2024