

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

June 4, 2025

TO: All Shareholders
FROM: Big Six Towers - Management
Re: 3% Maintenance Increase Effective July 2025 – Approved by HPD

Dear Shareholders,

This memo serves as a formal notice and reminder that a **3% maintenance increase** has been officially approved by the **New York City Department of Housing Preservation and Development (HPD)**. A copy of HPD's approval letter is enclosed for your records.

The increase will take effect **July 1, 2025**, and will be reflected in your **July 2025 maintenance bill**. To help you calculate your new monthly maintenance, please use the following formula:

$$\text{Current Monthly Base Maintenance} \times 1.03$$

Example:

If your current monthly maintenance is **\$1,000**, your new monthly maintenance will be:
 $\$1,000 \times 1.03 = \$1,030$

Note:

This calculation applies solely to your **base maintenance charge**. Do not include any additional fees such as parking, air conditioning, or storage when calculating the increase.

If you are unsure of your current maintenance amount or have any questions regarding this change, please contact the Management Office for assistance.

If you are a senior citizen or a person with a disability and have a fixed or limited income, you may be eligible for a rent subsidy under the **Senior Citizen Rent Increase Exemption (SCRIE)** or **Disability Rent Increase Exemption (DRIE)** programs.

We strongly encourage eligible shareholders to explore and apply for these programs. For more information or assistance with the application process, please contact the Management Office or NORC.

Sincerely,

Big Six Towers
Management

Approved by Big Six Towers, Inc.

Signature: 

Approved by Big Six Towers, Inc.

Signature: 

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