

COMMITTEE ON HOUSING AND BUILDINGS

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CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON HOUSING AND BUILDINGS

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March 19, 2024  
Start: 11:02 a.m.  
Recess: 11:06 a.m.

HELD AT: COMMITTEE ROOM - CITY HALL

B E F O R E: Pierina Ana Sanchez, Chairperson

COUNCIL MEMBERS:

Shaun Abreu  
Alexa Avilés  
Eric Dinowitz  
Oswald Feliz  
Crystal Hudson  
Lincoln Restler

2 SERGEANT-AT-ARMS: Mic check, mic check.

3 This is a mic check on Housing. Today's date is March  
4 19, 2024, in the Committee Room, recorded by Walter  
5 Louis.

6 SERGEANT-AT-ARMS: Good morning and  
7 welcome to today's New York City Council hearing for  
8 the Committee on Housing and Buildings.

9 Just a reminder, no one may approach the  
10 dais.

11 At this time, please silence all  
12 electronic devices.

13 Chair Sanchez, we are ready to begin.

14 CHAIRPERSON SANCHEZ: [GAVEL] Good  
15 morning. I am Council Member Pierina Sanchez, Chair  
16 of the Committee on Housing and Buildings.

17 Today, we are voting on Proposed  
18 Introduction number 653-A in relation to continuation  
19 of the New York City Rent Stabilization Law and  
20 Resolution number 256, a resolution determining that  
21 a public emergency requiring rent control in the City  
22 of New York continues to exist and will continue to  
23 exist on and after April 1, 2024, both sponsored by  
24 me.

2           The laws establishing rent regulation in  
3 the city are subject to renewal every three years and  
4 are currently set to expire on April 1, 2024. The  
5 2023 Housing and Vacancy Survey indicated that the  
6 citywide rental vacancy rate is 1.41 percent,  
7 representing the lowest vacancy rate in 56 years.  
8 Even more alarming is the availability of units with  
9 the lowest rents. Units renting for less than 1,100  
10 dollars had an availability of 0.39 percent, and  
11 units renting for 1,100 to 1,649 dollars had an  
12 availability of 0.91 percent. The HVS also found that  
13 citywide 25 percent of households are severely rent-  
14 burdened, paying more than half of their income  
15 toward housing costs. Those with the lowest incomes  
16 were the most impacted. 86 percent of unsupported  
17 households earning less than 25,000 dollars per year  
18 were severely rent-burdened. Together, these findings  
19 are evidence that our City's intersecting crises of  
20 rising eviction, record homelessness, and housing  
21 unaffordability are only worsening as New York is  
22 experiencing a housing shortage and affordability  
23 crisis, the likes of which we haven't seen in  
24 decades. Continuing rent regulation is just the first  
25 step toward addressing this housing crisis and

2 ensuring that 1 million renter households in New York  
3 continue to be protected, guaranteeing them a right  
4 to a lease renewal, regulating their rental increases  
5 from lease to lease as voted on by the Rent  
6 Guidelines Board, and protecting them from frivolous  
7 evictions. The rental protections provided by rent  
8 regulation are a key pillar of three that must move  
9 forward in order for the City to progress against the  
10 housing crisis. We must increase housing supply by  
11 removing red tape and using tax expenditures to solve  
12 for the deepest need, we must strengthen tenant  
13 protections as rent regulations do, and we must  
14 expand income supports to aid New Yorkers in  
15 affording their homes. Proposed Intro. number 653-A  
16 would extend the expiration date of the New York City  
17 Rent Stabilization Law of 1969 from April 1, 2024, to  
18 April 1, 2027. Reso. number 256 would determine that  
19 a public emergency requiring rent control in the City  
20 of New York continues to exist and will continue to  
21 exist on or after April 1, 2024.

22 I am joined today by Council Members  
23 Abreu, Dinowitz, Feliz, Restler, Hudson, and Avilés.

24 I will now ask the Clerk to call the  
25 roll.

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2 COMMITTEE CLERK WILLIAM MARTIN: Thank  
3 you. Good morning. William Martin, Committee Clerk.  
4 Roll call vote Committee on Housing and Buildings on  
5 Proposed Introduction 653-A and Resolution 256. Items  
6 are coupled. Chair Sanchez.

7 CHAIRPERSON SANCHEZ: Aye.

8 COMMITTEE CLERK WILLIAM MARTIN: Dinowitz.

9 COUNCIL MEMBER DINOWITZ: Aye.

10 COMMITTEE CLERK WILLIAM MARTIN: Feliz.

11 COUNCIL MEMBER FELIZ: Aye on all.

12 COMMITTEE CLERK WILLIAM MARTIN: Abreu.

13 COUNCIL MEMBER ABREU: Aye.

14 COMMITTEE CLERK WILLIAM MARTIN: Avilés.

15 COUNCIL MEMBER AVILÉS: Aye.

16 COMMITTEE CLERK WILLIAM MARTIN: Thank

17 you. Hudson.

18 COUNCIL MEMBER HUDSON: Aye.

19 COMMITTEE CLERK WILLIAM MARTIN: Restler.

20 COUNCIL MEMBER RESTLER: Aye.

21 COMMITTEE CLERK WILLIAM MARTIN: By a vote

22 of seven in the affirmative, zero in the negative,  
23 and no abstentions, both items have been adopted by  
24 the Committee and, Madam Chair, that is a full  
25 Committee.

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2 CHAIRPERSON SANCHEZ: Thank you so much,  
3 Clerk.

4 With that, this hearing is adjourned.

5 Thank you. [GAVEL]

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date March 30, 2024