

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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November 15, 2023

Start: 11:48 a.m.

Recess: 12:02 p.m.

HELD AT: COMMITTEE ROOM - CITY HALL

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

COUNCIL MEMBERS: Shaun Abreu
Alexa Avilés
Charles Barron
Tiffany Cabán
David M. Carr
Eric Dinowitz
Crystal Hudson

2 SERGEANT-AT-ARMS: This is a microphone
3 check for the Committee on Housing and Buildings,
4 located in Chambers, recorded on November 15, 2023,
5 by Nazly Paytuvi.

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

9 At this time, please silence all
10 electronic devices.

11 Chair Sanchez, we are ready to begin.

12 CHAIRPERSON SANCHEZ: [GAVEL] Good
13 morning. I am Council Member Pierina Sanchez, Chair
14 of the Committee on Housing and Buildings. We are
15 here today to vote on the Speaker's Fair Housing
16 Plan, Proposed Introduction 1031-A.

17 New York City is in the midst of an
18 ongoing, uneven housing crisis. Half of all New
19 Yorkers are rent-burdened, contributing more than 30
20 percent of their income to housing, but the pain is
21 concentrated in working-class communities,
22 communities of color, and felt most by persons living
23 with disabilities, sexual and gender minorities, and
24 other vulnerable groups. In Districts like mine with
25 a median worker income of 24,000 dollars, a home

2 health aide worker that may have one or two children,
3 she is housing cost burdened, and 90 percent of the
4 people like her are paying more than they can afford
5 in rent. In response, our City is neither building
6 nor preserving enough housing to keep up with the
7 demand nor distributing production fairly across the
8 city. From 2010 to 2020, New York City built only
9 about 200,000 new units of housing while gaining
10 nearly 630,000 new people and nearly 1 million jobs.
11 This rate of production lags far behind most other
12 large growing cities. Furthermore, the housing, and
13 particularly affordable housing that we have
14 produced, has been unevenly distributed. With
15 neighborhoods that are rich in infrastructure and
16 amenities not contributing as much to the City's
17 housing needs while few communities, particularly in
18 the Bronx where I represent, have taken on the lion's
19 share of affordable housing production. Don't get me
20 wrong. I will continue to welcome affordable housing
21 developments in my community, but even with all that
22 is being done, it is not enough, and we need more
23 communities to step up in our city and do more.

24 The housing crisis also exists in the
25 context of ongoing deep segregation. Over 80 percent

2 of white or black New Yorkers would have to move to a
3 new neighborhood to achieve a more equal racial
4 distribution in our city. New York City is one of the
5 most segregated metropolitan areas in America
6 following a history of government and private sector
7 practices that served to exclude low-income and
8 people of color from certain neighborhoods. As such,
9 we are in a unique moment. As a City, we face a once-
10 in-a-lifetime opportunity where the political will
11 and alignment exists to make profound changes to the
12 way that we produce housing. We must approach this
13 opportunity carefully, thoughtfully, and attentive to
14 our housing goals: equity, desegregation,
15 neighborhood stability, and opportunity. That is why
16 today I'm proud that we will be voting on Proposed
17 Intro. 1031-A sponsored by the Speaker in relation to
18 a Fair Housing Plan. 1031-A would require the
19 Department of City Planning to assess and develop
20 five-year housing production targets for every
21 Community District in the city, including for low-
22 income affordable housing, supportive housing, and
23 senior housing. These production targets will be
24 based on clear planning criteria such as the
25 Community District's access to opportunity,

2 displacement risk, infrastructure capacity, and
3 vulnerability to climate change. The framework also
4 requires the development of equity goals and
5 strategies to overcome the obstacles to the housing
6 production targets set. It will also expand
7 preservation and anti-displacement resources and
8 deepen neighborhood investments in underserved
9 communities. We know that our housing policies are
10 far from meeting the needs of our lowest-income New
11 Yorkers, but requiring targets for income-restricted
12 and supportive housing at the Community District
13 level can get us closer to the goal.

14 I'm joined today by my Colleagues,
15 Council Member Abreu, Council Member Carr, Council
16 Member Avilés, Council Member Barron, Council Member
17 Cabán, Council Member Dinowitz, and those are my
18 Council Members. Thank you for joining today.

19 I would like to thank my Staff, Sam
20 Cardenas, Kadeem Robinson, Adrian Cacho, (INAUDIBLE)
21 Gerard Fernandez, (INAUDIBLE) as well as Housing and
22 Buildings Committee Staff, Taylor Zelony, Jose
23 Conde, Andrew Bourne, Dan Kroop, Brooke Frye, and,
24 of course, the Planning and Land Use Division
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2 Staff, William Vidal, Bryan Paul, and (INAUDIBLE) for
3 their work on this legislation.

4 Do any of my Colleagues have questions or
5 comments?

6 Thank you. With that, I will ask the
7 Clerk to call the roll.

8 COMMITTEE CLERK WILLIAM MARTIN: Good
9 morning. William Martin, Committee Clerk. Roll call
10 vote Committee on Housing and Buildings, Proposed
11 Introduction 1031-A. Chair Sanchez.

12 CHAIRPERSON SANCHEZ: Aye.

13 COMMITTEE CLERK WILLIAM MARTIN: Dinowitz.

14 COUNCIL MEMBER DINOWITZ: Aye.

15 COMMITTEE CLERK WILLIAM MARTIN: Feliz.

16 Abreu.

17 COUNCIL MEMBER ABREU: Aye.

18 COMMITTEE CLERK WILLIAM MARTIN: Avilés.

19 COUNCIL MEMBER AVILÉS: Aye.

20 COMMITTEE CLERK WILLIAM MARTIN: Barron.

21 COUNCIL MEMBER BARRON: Aye.

22 COMMITTEE CLERK WILLIAM MARTIN: Cabán.

23 COUNCIL MEMBER CABÁN: Aye.

24 COMMITTEE CLERK WILLIAM MARTIN: Hudson.

25 Carr.

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2 COUNCIL MEMBER CARR: Aye.

3 COMMITTEE CLERK WILLIAM MARTIN: With a
4 vote of seven in the affirmative, zero in the
5 negative, and no abstentions, item has been adopted
6 by the Committee.

7 The roll will be held open at request of
8 the Chair.

9 CHAIRPERSON SANCHEZ: Thank you.

10 COMMITTEE CLERK WILLIAM MARTIN: Members,
11 if you could remain for a minute, please?

12 Continuation roll call, Committee on
13 Housing and Buildings on Proposed Introduction 1031-
14 A. Council Member Hudson.

15 COUNCIL MEMBER HUDSON: Aye. Thank you.

16 COMMITTEE CLERK WILLIAM MARTIN: Thank
17 you. Vote is now eight in the affirmative, zero in
18 the negative, and no abstentions.

19 CHAIRPERSON SANCHEZ: Thank you. With
20 that, I'd like to thank all of my Colleagues for
21 participating in today's vote. [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 November 17, 2023