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NEW YORK CITY DEPARTMENT OF BUILDINGS**

**HEARING BEFORE THE NEW YORK CITY COUNCIL  
COMMITTEE ON HOUSING & BUILDINGS  
SEPTEMBER 15, 2016**

Good morning Chair Williams and members of the Housing and Buildings Committee and City Council. I am Patrick Wehle, Assistant Commissioner of External Affairs of the New York City Department of Buildings (“Department”). I am joined by Gina Bocra, the Department’s Chief Sustainability Officer. We are pleased to be here this morning to offer testimony in support of Introductory Number 1277, sponsored at the request of the Administration, which makes technical adjustments to the recently enacted updates to New York City Energy Conservation Code.

As this Council is aware, Local Law 91 of 2016 was signed into law on August 3, 2016 and established the 2016 version of the New York City Energy Conservation Code (“City Energy Code”). The City Energy Code is part of our New York City Construction Codes and provides performance standards for building energy usage. The City Energy Code is based on the New York State Energy Code (“State Energy Code”) and in accordance with the State Energy Law, an energy code adopted by a local jurisdiction must be more stringent than the State Energy Code.

On March 9, 2016, the New York State Fire Prevention and Building Code Council (“State Code Council”) voted to update the State Energy Code, with technical changes to the residential and commercial provisions that align it with the 2015 edition of the International Energy

Conservation Code. This update is more stringent than the 2014 State Energy Code, as well as our City Energy Code, and as such, it prompted Local Law 91.

On August 25, 2016 a few weeks after enactment of Local Law 91, the State Code Council voted to amend their recently approved 2016 State Energy Code, making non-substantive changes, which had been adopted by reference as part of the City Energy Code. As such, despite the inconsequential nature of the State's changes, we must amend the Administrative Code to adopt the State's amendments.

In addition to officially adopting the State's amendments, this bill also proposes minor technical corrections to errors in Local Law 91 and within the State's amendments. These corrections are not substantive. While they are editorial in nature, we believe that correction of these errors will prevent confusion to users of the code and will maintain alignment between the City Energy Code and the State Energy Code.

With the State Energy Code becoming effective on October 3, 2016, it is necessary that this alignment with the State Energy Code amendments be rectified. The Department greatly appreciates this Committee hearing this bill promptly and respectfully requests swift and careful consideration and approval of this legislation, which will enable our Department and stakeholders to smoothly transition to the requirements of the new City Energy Code.

Thank you for your attention and the opportunity to testify before you today. Ms. Bocra and I welcome any questions you may have.

**TESTIMONY OF THE NEW YORK CITY DEPARTMENT OF  
HOUSING PRESERVATION AND DEVELOPMENT  
TO THE NEW YORK CITY COUNCIL  
COMMITTEE ON HOUSING AND BUILDINGS  
ON INTRODUCTIONS NOS. 307, 1034, 1036 AND 1039  
THURSDAY, SEPTEMBER 15, 2016 – 10AM**

Good Morning, Chair Williams, and members of the Housing and Buildings Committee. My name is Daniel Hernandez, and I am the Deputy Commissioner for Neighborhood Strategies for the New York City Department of Housing Preservation & Development (“HPD”), and with me today is Rassoul Azarnejad, Assistant Commissioner for Maintenance in HPD’s Division of Enforcement and Neighborhood Services.

We thank you for the opportunity to testify today on Intros. 307, 1034, 1036, and 1039, which seek to find mechanisms to collect information on vacant lots and buildings in New York, and in the case of Intro 307, would require the use of certain building materials when sealing a vacant building.

As you know, HPD’s mission is to incentivize the development of affordable housing through attractive financing and tax incentives as well as to enforce safe and habitable residential buildings through its enforcement of the Housing Maintenance Code. Recently HPD has focused its energies on fulfilling the de Blasio administration’s *Housing New York* plan, which has tasked the Agency with constructing 80,000 units and preserving 120,000 units as affordable housing in the next ten years. To date, HPD has financed the development or preservation of more than 50,000 affordable homes for low, moderate, and middle-income New York families. This includes the highest annual production of affordable homes in 25 years of over 23,000 units and the most new construction in HPD’s history totaling approximately 6,000 in FY16. HPD believes that its recent efforts represent real progress towards the 200,000-unit goal of the Mayor’s housing plan and ensuring that more New Yorkers than ever have access to safe and affordable housing.

In over two years, we have established aggressive and realistic time frames for development of the majority of viable City-owned land, and we are coordinating actively with other City agencies and the Mayor’s office to identify City-owned properties owned by other agencies that are suitable for affordable housing. In fact, HPD has issued 16 RFPs over the past two fiscal years, which is an increase over previous years.

In considering the information we have available through various city agencies, it’s important to distinguish between vacant land – publically-owned or privately-owned sites without development – and vacant buildings, which are built but underutilized. We collect information about each in different ways. I will focus first on vacant land.

The Department of Finance (“DOF”) tracks vacant land through its annual assessment of over 1 million properties across the City. During this process, DOF classifies every parcel in New York City into four tax classes based on whether it is residential or some other use, and how many units the property contains. Most vacant land in New York City is included within Class 1 or Class 4 properties. According to DOF records, out of the 1,060,814 private and public

lots in the city, 26,229 of them are vacant. DOF determines a lot is vacant through assessor inspections, sales files, and building records of demolitions.

This number, however, does not give the full picture, because lots can be vacant for a myriad of reasons: many owners, including the City, may be in the process of planning for development on a vacant site, and these predevelopment activities can take quite some time before construction can begin and is apparent at the site. Just because a lot is vacant now doesn't mean it will be in the future. Also some lots are used for community or critical civic uses such as parking for faith-based communities, public emergency units, utility or infrastructure uses, or even green markets and weekend flea markets. These lots are providing services and uses to the city and community, but they could be considered vacant depending on when they are observed.

According to DOF records and IPIS data, of the 26,229 vacant sites in the city, approximately 7,400 of them are city-owned. Approximately 1,700 of these fall under Department of Citywide Administrative Services' ("DCAS") jurisdiction. DCAS tracks and disposes of these surplus vacant lots via a public auction. Many of these properties are sliver properties, access ways, and other property that cannot be developed or are no longer necessary for City use. The number of surplus properties has dwindled over time since the City no longer takes title of properties through *in rem* tax foreclosure and the fact that most of the developable lots have been transferred to other agencies for use or have been sold. If agencies consolidate or downsize, certain properties will come under DCAS' jurisdiction until DCAS can identify another use or prepares the property for disposition.

Separately, HPD controls approximately 1,131 vacant properties. We take the reuse and redevelopment of these properties very seriously. Based on our review of these sites, approximately 670 are suitable for residential development. 400 of these sites already are in HPD's development pipeline for affordable housing. The remaining 270 will be designated for development at some point during the duration of the *Housing New York* plan. The rest of sites under HPD's control pose significant development challenges, are not suitable for residential use, or are being evaluated for other imperative uses, including open space for green infrastructure and storm water management systems in environmentally vulnerable areas, police and fire department uses, and other critical civic and emergency uses.

Since the beginning of the de Blasio administration, HPD has looked at ways to develop vacant properties under its jurisdiction, many of which provide development challenges. HPD introduced new financing programs to make development of those challenging sites possible. These programs were specifically created to cluster small City-owned sites, and thus spur the development of low- and moderate-income homeownership and rental opportunities on infill sites.

Many of the remaining vacant properties in HPD's jurisdiction face major development challenges. Some are in flood or hurricane zones. Others lack basic infrastructure. Some may be developable, but would require overcoming significant hurdles to make them viable for development. To make them viable are tasks HPD staff in the Planning & Predevelopment Division work on everyday. HPD is also working with our partner agencies to use as many City resources as possible to most effectively provide the roads, water and sewer connections, and other infrastructure, as well as relocation solutions of critical civic services, necessary to get

public land ready for development and to ensure that the development will bring affordable housing, schools, open space, and other critical needs to the neighborhood.

Finally, another 150 lots in our jurisdiction are better suited for non-residential uses, and HPD is coordinating with other city agencies to find the most productive use for those properties.

I will now turn to vacant buildings. As a part of its annual assessment process, DOF assessors inspect approximately 300,000 buildings per year. Based on available data, DOFs assessors go out to the buildings and visually inspect them to determine whether these buildings are still in use and may classify them as vacant. As of August 2015, DOF determined that 764 buildings in the City were vacant.

The Department of Buildings (“DOB”) inspects vacant buildings on a complaint-based system. DOB receives approximately 1,800 vacant building related complaints each year with DOB issuing a violation for approximately 30% of these complaints. Usually these buildings are open to the elements, vacant, or structurally unsound. DOB will often seek to address issues with these buildings in State court, and the court may issue an order resulting in the sealing of the building. Other agencies such as the Fire Department (“FDNY”) report vacant buildings as they are observed during response calls and complaint-driven inspections.

New York City residents have the ability to access publicly available information about lots and buildings through various online tools the City provides. The NYC Department of City Planning (“DCP”) uses DOF data to map vacant lots through ZOLA. The NYC Department of Information Technology and Telecommunications has an online searchable map of the City called NYCMAP, which includes zoning and tax information. The NYC Open Data information portal also includes the Integrated Property Information System or IPIS. This tool is a database of City-owned property or private properties that the City leases for City agency use. This is a helpful tool for the public and City agencies to know which parcels are under which agency’s jurisdiction.

I would caution again that despite all of these efforts, it is difficult to accurately determine building vacancy. A visual inspection, such as the one DOF performs, can be imperfect. While some buildings may be more obviously sealed, other buildings may be properly maintained, and, through observation, look as if it houses residents or is used for its intended purpose when it may actually be vacant. Particularly with mixed-use buildings, a portion may be vacant or underutilized while other parts of the building are in use.

We understand the Council’s desire to assess the number, condition and future possible development plans for vacant lots and buildings in New York City. This is a subject we are constantly studying with our agency partners. However, we want to emphasize that simply knowing the number of vacant properties will not pinpoint the more important number – that is, underutilized properties that could be feasibly put to a better use – given that properties can be vacant by design or for a myriad of reasons.

I will now examine the bills before this Committee today.

**Intro 1034**

This bill requires that owners of real property vacant for a year or more annually register with HPD. Currently, HPD has a registration system for multiple dwelling buildings and non-owner occupied 1 and 2 family homes only. In FY 16, HPD registered 115,000 buildings across the City. This registration process supports the Agency's enforcement of the Housing Maintenance Code by providing necessary contact information of owners and building managers if a violation needs to be issued, for emergencies, and for conducting public outreach.

We are concerned this bill would require HPD to obtain information for buildings over which it has no enforcement power and may not even be fall within the category of housing, since the bill does not distinguish among types of vacant buildings, including commercial or manufacturing uses, education and religious institutional buildings, or parking structures. It is also unclear if this would only cover buildings that are completely empty, underutilized or how to account for structures that have multiple uses.

It should also be noted that the penalty structure of \$100-\$500 per week for failure to register is quite severe and may place a significant financial burden on some owners simply because they do not register their vacant property. This is far and above the penalty for HPD's current registration process, which has a \$500 maximum penalty.

While we acknowledge that there are issues with the bill, we would be open to discussing this issue with the Council further.

### **Intro 1036**

This bill would require that the Mayor designate a City agency to conduct an annual census of vacant land and buildings and track if these buildings are eventually transferred between parties or come into use.

As we have discussed, some of this data could be very challenging to obtain. There are countless privately owned lots and buildings throughout New York City. Many of these sites are the subject of private transactions that are not publicly recorded until some time in the future making it difficult to track changes in ownership and use. Also in many cases, it would be hard to determine when a building became vacant, as required under the bill, without considerable time devoted to this investigation. In some instances, owners have properly maintained the lots but may choose to hold them and not improve them for a variety of reasons as is their right, and this bill would capture this group of lots.

Additionally, we are concerned that there are cases where disclosure of every public lot or building might not be in the best interest of the City and the general public. For example, there may be security reasons Department of Environmental Protection may not wish to disclose specifics around a critical infrastructure use that prevents an apparently vacant site of land vacant from being developable.

We understand the Council's desire to understand the universe of vacant lots and buildings but the monitoring and collection required by this census would require extensive staff time and a commitment of financial resources without providing the data we believe is really



desired – that is, a list of viable sites that may feasibly be developed into affordable housing or another use. Therefore, we do not support this bill.

### **Intro 1039**

Intro. 1039 calls for the city to report annually on publicly-owned vacant property along with recommendations about developing such property for affordable housing purposes. As we noted earlier, we strenuously work with our agency partners to aggressively evaluate all opportunities for affordable housing. We believe this bill could have significant unintended consequences on the work we do.

Development of public sites for affordable housing is a long, intensive process, which under Housing New York, now includes significant community engagement. These processes are iterative and not conducive to a citywide annual report. Publishing – possibly prematurely – our recommendations for particular lots, and thus our plans for the development of each property, would significantly impede the City’s ability to finance the preservation and creation of affordable housing, as well as potentially obstruct the City to procure the most competitive proposal to meet affordable housing and other community objectives. For example, such a list might encourage developers to demand exorbitant prices for properties near our parcels, thereby inhibiting our ability to assemble land for a project.

Our development pipeline is continually evolving. The Agency needs to have flexibility and discretion to address changing housing dynamics. An annual report would and potentially constrain the City’s ability to pursue all affordable housing opportunities and simply not be as accurate as the engagement we already do: we make our plans known to the public through our community workshops in connection with each RFP as well opportunities for community input during various land use review processes, and we work hard to ensure that Council members are informed about these projects.

We want to make clear that as a housing planning and finance agency, a significant part of HPD’s mission and daily work focuses on identifying both public and private parcels in all New York City neighborhoods for the development of affordable housing. Our Borough Planners work with, and continually respond to, community based organizations, City Council members, and the general public, as well as partner agencies, regarding potential sites for the development of affordable housing.

For these reasons, though we appreciate the Council’s enthusiasm for affordable housing, which we whole-heartedly share, we do not support Intro. 1039.

### **Intro. 307**

This bill requires vacant properties to be sealed with commercial-quality 14-gauge rust-proof steel security panels or doors once a building has been vacant for more than six months.

Properties become vacant for many reasons. Most property owners who have vacant buildings, in the interest of protecting their property interest, secure their properties as required

under the current code. Currently, rules promulgated by DOB allow the use of concrete block or plywood to seal and secure doors and windows in vacant buildings. However, there are instances where properties are inadequately secured, or where properly secured vacant properties are accessed illegally by trespassers. In these cases, the properties can be the cause of numerous public safety hazards. DOB and HPD work together to ensure that complaints regarding vacant properties are inspected, that violations are appropriately issued, and that should owners not respond to the violations appropriately, the City takes appropriate steps to secure the property.

DOB receives approximately 1,800 complaints about vacant property annually. DOB may issue an Unsafe Building violation, and generally issues violations in response to 30% of complaints. Should an owner fail to comply, DOB initiates court action. As a result of that action, the Court may issue an order compelling the owner to comply, and should the owner fail to comply, order HPD to address the condition. In FY 16, HPD received 156 referrals to secure property. Of those, HPD completed the seal in 79 buildings at a cost of \$198,000.

An owner can choose to undertake the work as directed by the court order and secure the building in accordance with the DOB's rules and procedures. Under current law, vacant buildings may be sealed using plywood and stucco for wood frame structures or cinderblock on masonry buildings. These materials generally provide enough security to keep trespassers out of the structures and to allow safe ingress and egress to the FDNY in cases of fire or other hazardous event.

In cases that the City must undertake the sealing process, DOB forwards the order to HPD. HPD scopes the work and contracts with a private vendor to secure the building. After the work is performed, the cost of the actual seal, plus HPD administrative fees, is billed through the Department of Finance to the property.

There are several concerns from City agencies regarding this requirement. The proposed materials could impede the ability of FDNY and other emergency responders to have safe building ingress and egress. The violation structure in this bill would practically be challenging to enforce, because DOB may not know when a building has been vacant for six or more months at the time that a violation is issued. In addition, the cost of these materials will be significantly greater than current materials.

While recognizing that there is a concern around the issue of vacant accessible properties, we do not believe that this bill provides the best solution for addressing the issue. DOB and HPD would be happy to discuss with the Council other options for addressing the concerns around vacant buildings in the interest of stabilizing neighborhoods and protecting residents from the dangers of illegal trespassing and dangerous conditions at buildings, which remain vacant for extended periods of time.

We thank you for the opportunity to testify on these bills today, and we look forward to working with you in our efforts to promote the use of one of the most precious City assets: its land.

I would be happy to answer any questions you may have.





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Gale A. Brewer, Borough President

**Testimony of Gale A. Brewer, Manhattan Borough President  
New York City Council Committee on Housing and Buildings  
Intros 1034-2015, 1036-2015, and 1039-2015 on Vacant Properties  
Thursday, September 15, 2016**

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My name is Gale A. Brewer and I am the Manhattan Borough President. Thank you Chair Williams and the members of the Committee for the opportunity to testify today regarding this package of legislative introductions to address the city's need for identifying vacant properties and directing those suitable for development to become affordable housing.

Intros 1034, 1036, and 1039 use the term "vacant property" for owners to report vacancy, for the proposed vacant property annual census, and for identifying parcels suitable to be developed into affordable housing. Specifically, Intro 1036 defines "vacant building" as "a building which is not being used for any purpose for which it may lawfully be used."

I urge the committee to broaden the scope of these three bills to incorporate partially vacant properties as a third category in addition to vacant lots and vacant (whole) buildings. My recommendation is based on two observations.

First, my office has identified many vacant storefronts throughout Manhattan. Often, these storefronts are ground-floor commercial spaces within a mixed-use building with occupied residential units on top. While occasional turnover of commercial tenants with brief gaps in occupancy is common, long-term vacancies on the street level can negatively impact a neighborhood. Under the current definition of a vacant building, vacant storefronts beneath occupied residential units would not be counted because another part of the building fulfills its lawful purpose. Accurately capturing commercial vacancies can establish a baseline to work toward revitalization of under-utilized commercial corridors, and incentivize building owners to seek suitable tenants to fill the vacancy.

Second, my office partnered with the Speaker's office, Community Board 11, and Community Voices Heard to engage the East Harlem community to develop a comprehensive neighborhood plan. At numerous community visioning meetings, East Harlem residents raised

concerns about vacant, warehoused residential units on top of thriving ground-floor businesses. In 2011, Picture the Homeless did a foot count of vacant units — counting both whole-building vacancies and vacant residential units above operating storefronts as “vacant buildings”— and found 96 such vacant buildings within Community District 11. The foot count confirmed what many East Harlem residents already know through anecdotal observation, yet at the time of the report only 17% of vacant properties identified by Picture the Homeless were listed as vacant by the City. Similar under-reporting of vacancies was found across all community districts surveyed in the report. If the committee does not amend the proposed bills to allow for partial vacancy to be counted, then the new registry and new annual counts will continue to capture only a fraction of total vacancies that exist citywide.

Additionally, I have specific recommendations for each of the introductions.

Intro 1034 relies on self-reporting by property owners. As we have all seen from the self-reporting system of rent-regulated units to NYS Homes and Community Renewal, this method will result in an incomplete database. I recommend that the City Council and the Administration allow the inclusion of vacant properties identified by the community through calls to 311 at present and to explore the possibility of app-based reporting in the future.

In September 2012, the City of Philadelphia launched its 311 app for iOS and Android. Among the app’s capabilities is the option for citizens to report vacant properties by snapping a photo and delivering the report directly to the appropriate agency. Utilizing local knowledge in this way, in addition to self-reporting by property owners, would ensure a more complete list of vacant properties.

It is also important to require registration of vacant commercial storefronts. In May 2014, the San Francisco Board of Supervisors introduced amendments to the San Francisco Vacant or Abandoned Buildings Law (VABO) which requires the owners of vacant or abandoned buildings to register their properties. VABO had been passed in 2009, and over the subsequent five years after enactment, the Board of Supervisors saw the need to amend VABO to include registration of vacant commercial storefronts. The May 2014 amendment would close a loophole for building owners with empty storefronts but occupied residential units used to avoid registration, thus allowing their vacant spaces to remain unfilled.<sup>1</sup> The committee has the opportunity today to

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<sup>1</sup> <http://bomasanfrancisco.blogspot.com/2014/05/update-registration-of-vacant-or.html>

ensure that Intro 1034 does not contain such a loophole, and I urge committee members to require registration of vacant commercial space in light of San Francisco's experience.

Finally, regardless of the method and type of reporting mandated under Intro 1034, the registry must be made available to the public via the Open Data portal.

Intro 1036 should allow for the tracking of partially vacant buildings, as described above. I recognize that tracking individual vacant residential units has been a long-term challenge for policymakers and advocates, and that further work will be required to ensure accurate and efficient tracking of vacant residential units above thriving businesses. However, empty storefronts with occupied higher-floor residential units would become much easier to track by adding a simple question to the census form: Does the building have a vacant commercial storefront? If the rest of the building is vacant, then the property would already fall under Intro 1036's definition of "vacant building." If only the storefront is vacant this requirement would identify it, and the added data would bring us closer to capturing the real picture of total vacancies in New York City.

Intro 1039 encourages returning vacant lots and buildings to active use as affordable housing, a goal which I support and commend Chair Williams for spearheading. In identifying suitable properties for affordable housing development, however, I urge HPD and other land-owning agencies to incorporate comprehensive community planning. For example, some vacant properties may benefit a neighborhood more if maintained as publicly accessible open space. As we have seen with HPD's list of "underused" parcels identified for housing development under the New Infill Homeownership Opportunities Program (NIHOP) and Neighborhood Construction Program (NCP), thriving community gardens were placed on the list. Intro 1039 must safeguard against similar over reach.

I believe Intros 1034, 1036, and 1039 — incorporating the recommendations I am submitting — will become effective tools to capture New York City's stock of vacant properties and bring these parcels back into use to benefit communities and the city as a whole.

Thank you for the opportunity to testify today.

**MEMORANDUM OF OPPOSITION**

**BILL:** Intro No. 1034  
**SUBJECT:** Requiring the registration of owners of vacant property.  
**DATE:** September 15, 2016  
**SPONSORS:** James, Chin, Gentile, Koo, Lander, Mendez, Richards, Rodriguez, Rose, Torres, Levine, Johnson, Menchaca, Kallos, Rosenthal, Cornegy, Palma, Levin

The Real Estate Board of New York ("REBNY"), representing over 17,000 owners, developers, managers and brokers of real property in New York City, opposes Introduction No 1034 because as set forth below, the proposed legislation does not provide an adequate definition for what merits a "vacant" building.

This legislation would require owners of real property in New York City to register with the Department of Housing Preservation and Development (HPD) upon their property being vacant for one year. Further, it also requires those owners to register with HPD when those covered vacant properties have been sold. Failure to register these properties would result in civil penalties of between \$100 and \$500 weekly.

While the overarching goal of this legislation to facilitate HPD's ability to identify locations amenable to the creation of housing- particularly affordable housing – this bill does not provide clear enough guidelines for it to be effective. Because "vacant" is undefined, it is unclear as to which buildings would fall into this category. For example, buildings currently under construction during the effective date of this legislation could qualify as vacant due to not yet containing any residents, as could buildings which take over one year to complete and buildings for which there is already a plan. Identifying these properties as vacant would not only not further the purpose of this bill, it would increase the workload on HPD as well as building owners who would be burdened with fill out meaningless paperwork.

REBNY looks forward to working alongside the Council to correct this oversight.

**For the foregoing reasons, we voice our opposition to Introduction No 1034.**

September 15, 2016



**HEARING TESTIMONY FROM  
THE BUILDING OWNERS AND MANAGERS ASSOCIATION OF GREATER NEW  
YORK:**

**Int. No. 1034: A Local Law to amend the administrative code of the city of New York, in relation to requiring the registration of owners of vacant property.**

The Building Owners and Managers Association of Greater New York (BOMA/NY) is a trade association that represents more than 750 owners, property managers, and building professionals who either own or manage 400 million square feet of commercial space. We are responsible for the safety of over 3 million tenants, generate more than \$1.5 billion in tax revenue, and oversee annual budgets of more than \$4 billion. BOMA/NY is the largest Association in the BOMA International Federation.

Int. No. 1034 seeks to develop an ongoing list of "vacant" properties by requiring owners to report to the City lots vacant for over a year. These lots could potentially be used to build affordable housing, schools, or other community amenities. From our perspective, however, using a one year timeframe to establish that a property is vacant is too broad and would result in a registry that includes a lot of properties that are in the planning and development stages, as getting approvals, building, and getting occupants for buildings takes much longer than a year. As a result, the City's data would be far from useful, and owners would have to take time to register properties in the process of being developed or face fines.

In addition, the overall purpose of the registry is a little unclear. It would be helpful to know what process might be followed to convert vacant lots to usable amenities. A better understanding of that process would help in refining what constitutes a "vacant" property.

In our preliminary conversations with the Public Advocates Office, they seemed amenable to work with us and others to clarify and define "vacant" and to make any other changes needed to make certain that any registry of vacant properties is useful to the City and not unfair or burdensome to owners.

Thank you for allowing us to submit this testimony.



**FOR THE RECORD**



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**Testimony to the City Council on Sept. 15<sup>th</sup>**  
**Re: the Housing, Not Warehousing Act**

The Cooper Square Committee is here to express our stronger support for the “Housing, Not Warehousing Act”, which is a package of three bills: Intro 1034, Intro 1036 and Intro 1039.

**Intro 1034** will create a mandatory registry for all landlords that are holding their property completely vacant, and will impose penalties for failure to register. It will include escalating registration fees tied to the length of time a building remains vacant and will require landlords to identify plans to bring buildings to occupancy as well as a timelessness in which this is to happen.

**Intro 1036** will mandate an annual count of all vacant land and buildings in New York City.

**Intro 1039** will compile a list of all city, state, federally, and authority owned vacant property suitable for the development of affordable housing, and recommend paths towards developing affordable housing on these sites.

These bills, if enacted, would send a strong message that the City is serious about addressing the crisis of homelessness and the scarcity of affordable housing.

Vacant properties are pervasive throughout New York City. Picture the Homeless has conducted vacant property counts in 2006 and again in 2011, and found that the City could house 199,981 people from its vacant property. A significant number of vacant parcels are owned by the City. In 2016, Comptroller Scott Stringer conducted an audit that found that the City owns 1,459 vacant properties that can be used for permanently affordable housing for over 53,000 extremely low income households based on the current zoning in each location. Cooper Square Committee’s own review of the City Planning Departments PLUTO database found 295 parcels in Manhattan, administered by various different city agencies, including Dept of Environmental Protection, Small Business Services, Dept. of Transportation and the Dept. of Housing Preservation and Development. The overwhelming majority of these parcels are not being put to any productive use and should be transferred to HPD’s jurisdiction so that HPD can issue RFPs for development. There are many qualified non-profit housing developers, including the Cooper Square Committee, that would welcome the opportunity to develop vacant parcels of land. Several thousand additional housing units could be created, According to Comptroller Stringer’s report, if the City took action against owners of vacant properties who have liens placed on them by the City.

**Cooper Square Community Development Committee**  
*“Here Today...Here to Stay!”*

The failure by the City to develop these vacant properties, the vast majority of which are located in low/moderate income communities not only perpetuates the affordable housing crisis and fails to resolve the crisis of homelessness, but it fosters blight in these communities, and discourages private sector investment and job creation.

With regard to private owners who are keeping their properties vacant, the City should carefully craft legislation that imposes fines on landlords a sliding scale based on a variety of factors. The City should take into account the length of time a property has been vacant, the size of the landlord's portfolio, environmental or geotechnical conditions at the site or other exceptional circumstances that may have prevented development.

The costs this legislation will impose on the City are relatively minor, and can be offset by imposing a small filing fee on the several thousand properties that are required to register annually. The City faces much greater costs in housing homeless people in shelters, providing emergency medical services to homeless people who utilize emergency rooms at a much higher rate than the general public, and are processed through the criminal justice system at a much higher rate, often because they sleep on subways and in doorways, resulting in complaints which initiate interactions with law enforcement.

This legislative package will help to disincentivize warehousing and speculation, and ultimately create opportunities for extremely low income, permanently affordable housing. We urge passage in this legislative session.



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**TESTIMONY BEFORE THE NEW YORK CITY COUNCIL  
COMMITTEE  
ON HOUSING AND BUILDING**

**September 12, 2016**

Thank you Chairperson Williams, and members of the Committee on Housing and Buildings, for the opportunity to provide testimony today.

This testimony is submitted on behalf of The Legal Aid Society. The Society is the oldest and largest program in the nation providing direct legal services to low-income families and individuals. The mission of the Society's Civil Practice is to improve the lives of low-income New Yorkers by providing legal representation to vulnerable families and individuals to assist them in obtaining and maintaining the basic necessities of life — housing, health care, food and subsistence-level income or self-sufficiency. The Society's legal assistance focuses on enhancing individual, family and community stability by resolving a full range of legal problems in the areas of housing and public benefits, foreclosure prevention, immigration, domestic violence and family law, employment, elder law, tax law, community economic development, health law and consumer law.

**Introduction**

New York City is the midst of an ever deepening affordable housing crisis. While the City is attempting to achieve its goal of building affordable housing, much of the

development built or proposed is simply not affordable to our clients who are below 50 percent of area median income. We are told that New York City's land prices will not allow developers to build deeply affordable housing. However, it would seem that where New York City transfers public land to developers for \$1, land costs should not be an impediment to building deeply affordable housing. However, understanding where this land is and whether it is available has been challenging. We thus strongly support Intro 1039-2015 which would require the Department of Housing Preservation and Development ("HPD") to conduct annual surveys of all city-owned properties to identify vacant buildings or lots that may be suitable for affordable housing.

### **Declining Affordability of Housing**

Many New York City renters are facing dire circumstances. In the face of fewer rental opportunities and higher prices, renters are suffering from a growing disparity between what they can afford and their actual rent. Rent collected in stabilized units increased 4.8 percent in 2014 alone.<sup>1</sup> During the most recently reported 12-month period (fourth quarter of 2014 to third quarter of 2015), wages rose by 1.6%, a decrease from the previous 12-month period in which raises rose by 2.1%. New York City's unemployment rate remains high at 5.7% in 2015,<sup>2</sup> exceeding the 5.4% unemployment rate in April 2008.<sup>3</sup>

Tenants struggle to pay rent and obtain the necessities of life. Median gross rents increased 2.6 percent between 2013 and 2014.<sup>4</sup> The poverty rate in New York City has grown during each of the past four years to 20.9 percent in 2014, compared to a nation-wide poverty rate of 15.5 percent.<sup>5</sup> While the number of families receiving cash assistance in New York City decreased 3.9 percent in 2014, this number has increased 5.7% in 2015.<sup>6</sup> And, despite the decrease in the number of food stamps recipients between 2014 and 2015 to 1.7 million, this number is still more than double what it was in the early 2000s.<sup>7</sup> There are increasing numbers of tenants facing the potential loss of their homes. Landlords are suing tenants more often for money that they do not have; increasing rents will only lead to

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<sup>1</sup> NYC Rent Guidelines Board, *2016 Income and Expense Study*, 12.

<sup>2</sup> NYC Rent Guidelines Board, *2016 Income and Affordability Study*, 3.

<sup>3</sup> NYC Rent Guidelines Board, *2010 Income and Affordability Study*, 3.

<sup>4</sup> NYC Rent Guidelines Board, *2016 Income and Affordability Study*, 11.

<sup>5</sup> NYC Rent Guidelines Board, *2016 Income and Affordability Study*, 7.

<sup>6</sup> NYC Rent Guidelines Board, *2016 Income and Affordability Study*, 14.

<sup>7</sup> NYC Rent Guidelines Board, *2016 Income and Affordability Study*, 15.

more evictions and homelessness. An individual would have to work an astonishing 134 hours per week at minimum wage, 52 weeks a year, in order to afford an average two-bedroom apartment in New York City.<sup>8</sup> Alternatively, the individual would need a wage increase to at least \$30.21 per hour, or \$62,840 a year, in order to afford the same apartment.<sup>9</sup> Raising rents in such a situation would be unconscionable. In light of this, the Rent Guidelines Board should freeze rents for one-year and two-year leases.

### **Declining Availability of Housing**

Unfortunately for New York renters, declining affordability is coupled with declining availability. The net vacancy rate of rent-stabilized units was 2.12 percent in 2014 compared to a City-wide vacancy rate of 3.45 percent in 2014, significantly below the 5.0 percent threshold that legally defines a housing emergency.<sup>10</sup> The number of vacant units affordable to low-income New Yorkers is even more meager. In 2014, the vacancy rate for all units with rents less than \$800 was only 1.8 percent, and for apartments with rents less than \$1000, only 3.73 percent were vacant.<sup>11</sup> The vacancy rate for rent-stabilized units was even more troubling, measuring just 2.12 percent in 2014.<sup>12</sup>

The decrease in availability of affordable vacant units is exacerbated by the loss of at least 151,222 rent-stabilized housing units in the last 22 years, primarily due to high-rent vacancy deregulation.<sup>13</sup> Units that remain available are increasingly out of the range of low-income New Yorkers. Raising rents would only accelerate the loss of increasingly scarce housing affordable to low-income New Yorkers.

The scarcity of available rent-stabilized housing is a part of an overall decline in the availability of affordable housing. The steady decrease in Mitchell-Lama units has accelerated over the past several years, with at least 445,000 lost to buyouts since 1985.<sup>14</sup>

Applicants for public housing face similar shortages: 258,880 families are on the waitlist for conventional public housing, with 147,033 applicants on the waiting list for

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<sup>8</sup> NYC Rent Guidelines Board, *2016 Income and Affordability Study*, 13.

<sup>9</sup> NYC Rent Guidelines Board, *2016 Income and Affordability Study*, 13

<sup>10</sup> Elyzabeth Gaumer, Dr. Sheree West, City of New York Department of Housing Preservation and Development, *New York City Housing and Vacancy Survey (HVS)*, 3.

<sup>11</sup> *Id.*

<sup>12</sup> *Id.*

<sup>13</sup> NYC Rent Guidelines Board, *Changes to the Rent Stabilized Housing Stock in New York City in 2015*, 9, 13. (As noted in the report, these numbers are a floor or a minimum count of units loss as registration of deregulated units with DHCR is voluntary).

<sup>14</sup> NYC Rent Guidelines Board, *2016 Housing Supply Report*, 8.



Section 8 housing vouchers in New York City, though no new additions have been made to the wait list since 2007.<sup>15</sup>

This combination of market forces and governmental decisions has worked together to have a devastating effect on low and moderate income New Yorkers. The declining number of vacant units available for rent, the fact that housing expansion has not kept pace with population growth,<sup>16</sup> and the ongoing public housing crisis have all contributed to the scarcity of available affordable housing.

### **Effect of Stagnant Low-Income Wages and Increasing Prices on Residents**

Wages have not kept up with living costs, creating enormous pressure on households to somehow meet the cost of necessities other than rent. While the Fair Market Rent rose by \$90, the minimum wage was only increased by \$0.25 an hour in 2015, increasing the amount of annual wages necessary to afford a two-bedroom apartment at the City's FMR by 6.1%.<sup>17</sup> Transportation costs are also rising. The Metropolitan Transportation Authority (MTA) has increased transit rates 38 percent since 2008,<sup>18</sup> with another hike of 4% between 2015 and 2017.<sup>19</sup> These price hikes signal continued economic difficulty for the residents of New York City, especially low-income New Yorkers who are already struggling to survive.

### **Growing Problem of Homeless Families**

The scarcity of affordable housing, rising rents, and the increasing cost of living have contributed to record use of the City's shelters over the past two years. The number of people sleeping in shelters each night has increased by 91 percent over the past 10 years.<sup>20</sup> An average of 57, 158 individuals, including 25, 459 children<sup>21</sup>, slept in DHS shelters each

<sup>15</sup> New York City Housing Authority, "Facts about NYCHA," available at <https://www1.nyc.gov/assets/nycha/downloads/pdf/factsheet.pdf>. Data accessed June 2016.

<sup>16</sup> Margery Austin Turner, *Current Rental Housing Market Challenges and the Need for a New Federal Policy Response: Statement before the Committee on Appropriations, Subcommittee on Transportation, HUD, and Related Agencies, US House of Representatives*, 2.

<sup>17</sup> NYC Rent Guidelines Board, *2016 Income and Affordability Study*, 13.

<sup>18</sup> "Derail the Fare Hike," *The NY Daily News*, Sept. 28, 2013.

<sup>19</sup> MTA Press Releases, <http://www.mta.info/press-release/mta-headquarters/mta-announces-limited-fare-and-toll-proposals>. Accessed on June 9, 2016.

<sup>20</sup> Coalition for the Homeless, *Basic Facts About Homelessness: New York City*. <http://www.coalitionforthehomeless.org/basic-facts-about-homelessness-new-york-city/> Accessed on June 10, 2016.

<sup>21</sup> Coalition for the Homeless, *New York City Homelessness, State of the Homeless 2015, Turning the Tide: New York City Takes Steps to Combat Record Homelessness, but Albany Must Step Up*, 19.

night in 2015, a 5.6 percent increase from 2014.<sup>22</sup> The average number of homeless families in shelters increased by 14 percent in 2014, while the average number of homeless single adults in shelters increased by 12 percent.<sup>23</sup> Even more distressing is the 12 percent increase in the number of homeless children sleeping in shelters in 2014.<sup>24</sup> This increase has been caused by an upsurge in the number of new homeless families entering the shelters. The number of individuals entering the shelter system increased for the seventh consecutive year, rising 5.6 percent from 2014.<sup>25</sup> Furthermore, the average shelter stay for homeless families with children was 432 days in January 2015, while the average stay for homeless families without children rose by 30 days in to 542 days in 2014, the longest ever recorded.<sup>26</sup>

Rent increases will only push more families from their homes onto the streets. In addition to the human cost, increased human costs will result in increased financial costs for the City in sheltering homeless families at a time of decreasing revenue in the City budget.

#### **Intro 1039-2015**

It is essential that New York City develop deeply affordable housing for its residents. It would seem that New York City's public land would be a good place to begin developing truly affordable housing. However, it is often unclear whether public land is available. The Comptroller produced a report calling for NYC's public land to be transferred to a land bank for the creation of affordable housing. The report stated that there was over 1000 city-owned vacant lots that could be developed.<sup>27</sup> The administration has challenged these numbers<sup>28</sup>. However, information about public lands is kept from the public so it is hard to determine what land is actually available. Intro 1039-2015 would remedy this problem by requiring HPD to conduct of survey of public land.

Once this survey is done, we would urge this administration to stop their process of giving away public land for \$1 and requiring little affordability in return. It should be New

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<sup>22</sup> NYC Rent Guidelines Board, *2016 Income and Affordability Study*, 15.

<sup>23</sup> Coalition for the Homeless, New York City Homelessness, *State of the Homeless 2015, Turning the Tide: New York City Takes Steps to Combat Record Homelessness, but Albany Must Step Up*, 19.

<sup>24</sup> *Id.*

<sup>25</sup> NYC Rent Guidelines Board, *2016 Income and Affordability Study*, 3.

<sup>26</sup> Coalition for the Homeless, New York City Homelessness, *State of the Homeless 2015, Turning the Tide: New York City Takes Steps to Combat Record Homelessness, but Albany Must Step Up*, 19.

<sup>27</sup> Scott Stringer, *Building An Affordable Future: The Promise of a New York City Land Bank*, February 2016.

<sup>28</sup> Mireya Navarro, *Audit Faults New York City for Not Using Vacant Lots for Affordable Housing*, The New York Times, February 17, 2016

York City's policy that any public land transferred to a developer must include a requirement that 10% of new apartments be set aside for homeless families. Additionally we urge this administration to use public land to build housing. These vacant plots are a perfect opportunity for the City to build deeply affordable housing that meets the needs of our clients.

**Conclusion**

Thank you for the opportunity to testify before this committee on this important bill. We strongly support this bill and believe in its capacity to greatly help our clients.

Respectfully submitted,

Judith Goldiner, Esq.  
Attorney in Charge,  
Law Reform Unit  
Civil Practice  
The Legal Aid Society  
199 Water Street, 3<sup>rd</sup> Floor  
New York, NY 10038  
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**TESTIMONY OF ADRIEN A. WEIBGEN BEFORE THE  
NEW YORK CITY COUNCIL COMMITTEE ON HOUSING AND BUILDINGS  
REGARDING THE HOUSING NOT WAREHOUSING ACT  
(INT. 1034-2015, 1036-2015, 1039-2015)**

*Thursday, September 15, 2016*

Thank you for the opportunity to testify today. My name is Adrien Weibgen, and I am a Staff Attorney at the Community Development Project of the Urban Justice Center, or "CDP." CDP's mission is to strengthen the impact of grassroots organizations in New York City's low-income and other excluded communities. We partner with community organizations to win legal cases, publish community-driven research reports, assist with the formation of new organizations and cooperatives, and provide technical and transactional assistance in support of their work towards social justice. As part of its work around neighborhood change, CDP is a member of the New York City Community Land Initiative, an alliance of social justice and affordable housing advocates committed to addressing the root causes of homelessness and displacement.

We are excited to support the package of bills collectively known as Housing Not Warehousing, and I will focus my testimony today on Intro 1039, which would both compile a list of all publicly-owned vacant property that might be suitable for the development of affordable housing, and recommend paths toward developing these units for affordable housing where possible. This bill is a critical first step toward citywide practices that encourage the consistent, responsible use of public land and buildings for permanently and deeply affordable housing and other community benefits.

As this Committee knows well, publicly-owned land and buildings are a vital piece of the City's strategy to create affordable housing, and land has a value that is hard to overstate. As a client of mine often says, "Land is one of the only things God isn't making more of any time soon." With land costs at zero, it becomes financially possible for the City to create deeply affordable housing for the people who need it most. Using public land for that purpose is especially critical in light of the failure of both the Mandatory Inclusionary Housing policy and the City's current subsidized housing options to reach the income levels in greatest need.

Unfortunately, today, the City lacks a big vision for its public land and buildings. Too often, these assets have been allowed to sit empty for years while people struggle to find and afford decent housing. In other cases, valuable public sites are squandered for uses other than deeply affordable housing when housing is what is needed most. For example, the proposed rezoning of Staten Island's North Shore calls for the disposition of several City-owned sites, two of which are currently slated for development as office space. A third public site is slated for mixed-use development with some housing, but less than a third of that housing will be affordable. This shouldn't happen. But today, it is impossible for community members and their elected officials to have informed discussions about what to do with the assets are available in their communities, because it is hard to know what is there, and what has the potential to be developed

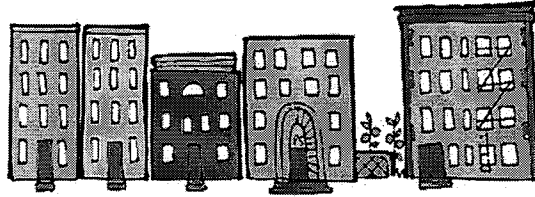
as deeply affordable housing. Too often, community members are able to start a conversation about using public assets for affordable housing only after different plans have been made.

Ultimately, CDP hopes that the City will move toward models that ensure that all housing build on public land is deeply and permanently affordable. The first step is making sure that we have a solid understanding of what land is available for these purposes, and we believe that these bills will give Council Members and City agencies the information they need to start leveraging more public sites to create housing for extremely low income households – the people who need it most.

Thank you for the opportunity to testify. If you have any questions about my testimony, I can be reached at [aweibgen@urbanjustice.org](mailto:aweibgen@urbanjustice.org) or 646-459-3027.



**NYC**  
community land  
initiative



Fighting for vibrant, equitable and sustainable housing and neighborhoods through community ownership of land

Testimony of John Krinsky, Ph.D.  
to the Housing and Buildings Committee  
New York City Council  
September 15, 2016

Good morning and thank you Committee Chair Williams and the other members of the Committee for the opportunity to testify in favor of the Housing Not Warehousing Act.

My name is John Krinsky, and I teach political science at the City College of New York and at the CUNY Graduate Center. I am also a founding board member and secretary of the New York City Community Land Initiative (“NYCCLI”), a coalition that advocates for permanently affordable, community-controlled housing with a priority for extremely low-income New Yorkers through the mechanism of Community Land Trusts.

Community Land Trusts are nonprofit organizations run by boards with resident and community control, which acquire and own land. They lease the land to a variety of uses, with affordable housing chief among them. Through the provisions of a ground lease, Community Land Trusts steward the properties, making sure they are financially, physically, and socially viable, but also that the housing remains affordable—and *really affordable*—for at least the 99-year lease period. In other words, they are ways that communities can stabilize and maintain affordability, and take housing off of the market, keeping the value of initial subsidies in while keeping speculators out.

NYCCLI supports the Housing Not Warehousing Act because it represents a first important step toward reining in the real-estate speculation that has created a housing crisis of almost unprecedented proportions in the city. Most facts of this crisis are well known: in July, there were more than 60,000 people sleeping in homeless shelters and more people on the street. More than half of New York renter households pay more than 30 percent of their incomes on rent. The median income-to-rent ratio across the City’s neighborhoods is nearly 60 percent, which means that neighborhoods are becoming increasingly unaffordable. Doubling up and overcrowding are rising. The housing that is created as “affordable” tends to be out of reach of the median renter households in the districts in which it created. Again, these are reasonably well-known facts.

What *isn't* well known is how much property is being held vacant, either undeveloped completely or without residents (for example, in buildings with ground-floor retail and boarded-up upper floors). The City's data simply do not reflect the variety of vacant property, and it has been, thus far, reluctant to do a full accounting of it. In 2011, Picture the Homeless, working with urban planning faculty and students from Hunter College organized hundreds of volunteers to do a street-count of vacant property in one-third of the city's community districts. It found enough space in existing buildings or in vacant lots—calculated under current zoning—to house almost an additional 200,000 people. Even if a fraction of this property is actually being warehoused for speculation, it is worth knowing how much. And it is worth knowing about the property that is being held back from the market, driving up the costs of other housing through artificial scarcity, and creating potential blight on neighborhoods in the meantime.

It is presumably for this reason that incoming Mayor, Bill de Blasio, put an inventory of vacant property in his Housing Plan.

The Housing Not Warehousing Act, which NYCCLI helped to craft, consists of three budget-neutral bills that would mandate that landlords register their vacant property (Intro 1034), that the City enumerates the vacant property in the city annually (Intro 1036), and that the City do an annual inventory of the vacant land and housing owned by the City, the State, and Federal governments and any public authority, and to devise plans to move these units into the affordable housing pipeline where possible. The Registry bill, Intro 1034, would penalize landlords for failing to register their vacant property, and the fees could defray any administrative costs associated with the Housing Not Warehousing Act's bills.

With our member organization, Picture the Homeless, NYCCLI has helped to devise these bills precisely in response to the idea that the city has run out of property and room to develop affordable housing. We know—and homeless people who walk neighborhoods knew before anyone else—that vacant property is being warehoused, and that it is the by-product of *and* the fuel for cycles of disinvestment and speculation. These cycles create homelessness, and have been doing so with greater intensity in the past decade. It is time to stop the cycle, and the Housing Not Warehousing Act is an important place to start.

Thank you.



**TESTIMONY BEFORE THE HOUSING AND  
PLANNING COMMITTEE OF THE NEW YORK CITY  
COUNCIL ON THE “HOUSING NOT WAREHOUSING  
ACT”**

**New York City Council  
Housing and Buildings Committee  
September 15, 2016**

**Testimony of Legal Services NYC regarding:**

**Intro 1034:** A Local Law to amend the administrative code of the city of New York, in relation to requiring the registration of owners of vacant property.

**Intro 1036:** A Local Law to amend the administrative code of the city of New York, in relation to an annual census of vacant properties

**Intro 1039:** A Local Law to amend the administrative code of the city of New York, in relation to publicly-owned vacant property that may be suitable for the development of affordable housing

My name is Sagiv Galai. I am a researcher and paralegal with the Tenant’s Rights Coalition in the Manhattan program of Legal Services NYC. LSNYC has a rich history of fighting poverty and seeking racial, social and economic justice for low-income New Yorkers. For over 45 years, we have challenged systemic injustice and helped clients meet basic needs for housing. The many neighborhood offices of LSNYC throughout the City assist thousands of low-income tenants annually in disputes involving tenants’ rights to remain in their homes and enjoy healthy and dignified living conditions.

LSNYC commends the sponsoring council members and Public Advocate James for advancing these important bills. The Housing Not Warehousing Act represents the integral first steps in addressing a phenomenon that is detrimental to the effort of expanding and preserving

affordable housing in New York City. My testimony on this topic today is based on our experiences as civil legal services provider, as well as the insight I have gained through my study of warehousing in East Harlem and the significant impact it is currently having in that neighborhood .

Yes, as the dedicated advocates from Picture the Homeless have educated us all on this topic, “vacancy affects everyone.” But we have seen in our work that it causes particularly unique and disparate harm in the communities of our city which are most vulnerable to displacement and homelessness.

The TRC unit in East Harlem recently completed a preliminary investigation of a set of LLCs that together hold more than 100 warehoused units across 12 buildings. The structural damage to these warehoused properties has been documented by DOB and HPD and (I would be happy to share more about this); yet, the dilapidated buildings stand boarded-up, as the community waits for them to collapse or the landlords wait for the community to become fully gentrified so they can flip the property as planned. The owners of these buildings have managed to acquire more than 60 buildings in East Harlem alone and they are open about the fact they have no desire to be landlords for residential tenants. While for our client group, these buildings represent home and sanctuary, for the building owners they are nothing but an investment, to be hoarded and flipped when the time is right. This means that as units become vacant, new tenants do not replace the old. And there is an incentive for owners to push long-term tenants out and warehouse units, in order to increase the appeal of the properties to potential buyers. These incentives to completely vacate buildings will be exacerbated by the rezoning of East Harlem that is slated to occur - as property values are expected to increase for lots on which much higher construction will be permissible.

Beyond this one case study, there are many more buildings in East Harlem that we have not had a chance to count or assess. Yet, we have clearly seen that practice of warehousing in East Harlem holds disparate health and social impact on the neighborhood. The first question is simple, who would benefit if these units would be made newly available for residential tenants? Most of these warehoused units, if rented today, would be subject to Rent Stabilization Laws and thus would contribute to the limited, gradually diminishing, stock of affordable units in the neighborhood.

I have personally had the chance to investigate the process by which a unit becomes “warehoused” or “vacant.” We are not surprised to find that this process involved legal pressure from landlords, eviction, and harassment. We are not surprised to learn that unsound living conditions are exacerbated in order to pressure tenants to relocate. We are not surprised that for the last ten to fifteen years this has had disparate impact on a targeted community in East Harlem.

Last week I walked into a building with a huge hole in the ceiling of the lobby. Folks there were taken to court repeatedly and complained that there was no super available for maintenance in the building. The same owners also hold the largest stock of warehoused or vacant property throughout the rest of East Harlem. If this bill does not pass I will not be surprised to learn that that same building would be fully vacated and boarded up before an impressive property flip would take place in the next three years. The Housing Not Warehousing Act is a direct response to this issue, challenging the “business as usual” mentality of our city’s unscrupulous real estate actors.

Warehousing is but a strategy in an arsenal of tactics employed by landlords who prioritize profit over people. By beginning to count, assess, register and issue robust penalties

this bill has the potential to abate some of the issues that trouble the communities we serve. As tenant advocates working with low-income New Yorkers, LSNYC looks forward to working closely with this Committee and the relevant City Agencies in the future to help ensure that any new legislation to combat warehousing of residential units is implemented to its fullest potential. Thank you for giving us the opportunity to testify today.

Sagiv Galai

Paralegal and Researcher  
Manhattan Legal Services || Tenants Rights Campaign  
2272 Second Avenue,  
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## PICTURE THE HOMELESS

### Jermain Abdullah testimony before the City Council

#### Committee on Housing and Buildings

**RE: Int. No. 1034 - in relation to requiring the registration of owners of vacant property.  
Int. No. 1036 - in relation to an annual census of vacant properties.  
Int. No. 1039 - in relation to publicly-owned vacant property that may be suitable for the development of affordable housing.**

September 15<sup>th</sup>, 2016

Hello my name is Jermain. I'm currently a member of Community Board eleven, and I'm also a resident on Ward's Island, in one of the shelters. My reason for joining CB11 was because I felt that homeless individuals and ex-convicts were not being properly represented. The reason these bills are important to me is because they directly affect me, and the people I represent.

There are so many vacant properties and vacant lots in New York City, that there should not be so many of us sitting in shelters. Instead, money should be put towards permanent housing. And these bills will help hold landlords accountable for letting properties sit vacant.

I see vacant properties all the time. The other night I was walking down Third Avenue by 108<sup>th</sup> street and I saw about five buildings where the storefronts were being rented, but the windows of the buildings are all boarded up with wood. It was a lot of windows, and it was building after building. I never noticed it before because the storefronts are being used. It made me angry, because I'm sitting in the shelter and you have all these apartments not being used for anything. It makes me wonder—what kind of plan could you have that lets these apartments sit vacant while they are renting out the storefronts?

These bills would pressure landlords to put people in these apartments instead of letting them sit vacant because of the possibility of fines. We need to stop building shelters and start building permanent housing, because these shelters are in very bad condition—they can do as many inspections as they want, but they're still in bad condition. Whenever I go to an Open House, I'm told I need a 700 credit score, or a guarantor with \$91,125 dollars. They have so many rules in effect so people in my position can't get out.

These bills would be a step forward for possible low-income housing. I want to see something happen with these vacant lots and buildings; right now nothing is happening with them. I want to change my situation. I'm tired to sitting in the shelter, working two jobs, and still can't afford housing. The more apartments that are put on the market, the more we can see a decrease in rent around the city.

The residents of these shelters need you to pass these bills to give them a better chance of finding permanent housing.



## PICTURE THE HOMELESS

### Charmel Lucas testimony before the City Council

#### Committee on Housing and Buildings

**RE: Int. No. 1034 - in relation to requiring the registration of owners of vacant property.  
Int. No. 1036 - in relation to an annual census of vacant properties.  
Int. No. 1039 - in relation to publicly-owned vacant property that may be suitable for the development of affordable housing.**

September 15<sup>th</sup>, 2016

My name is Charmel Lucas, and I need you to pass these bills so my partner and I can have a future.

I've been in the shelter system almost two years now. I've been in the system since Hurricane Sandy. I was put into the hotel program until funds ran out. The city spent \$ 100,000 dollars for me and my partner to live in hotels for a year. Now the city is paying \$4,200 a month, for us to live in a classroom. All we have is two windows, one small refrigerator, and we have to share the bathroom with many others. We have to walk up 84 steps to our room. I witness elders and handicapped people who also walk the same amount of stairs.

We have numerous fire drills morning, noon, and night. People's health is deteriorating. The same people I have seen from the beginning in the system I keep running into throughout the system. Families are being separated in the system as children become older and have to leave their families. The system keeps shuffling people around, but no one is leaving.

As I walk through the city, I see more vacant lots and buildings, which saddens me. The only ones living there are rodents and roaches. If these bills are passed, we can all build a future for us and the next generations. People are now being displaced due to high rent, loss of jobs and health issues. These are just some events, not even including gentrification—so why would the city waste so much money? We have buildings sitting vacant over 50 years. Landlords should be held responsible for sitting on properties. Do we have to wait another 50 years to watch more rodents and rats running free? It seems the city is waiting for people to die so they don't have to do their work.

Picture the Homeless has come up with many ideas to solve the problem. The Housing not Warehousing Act could bring jobs and put families back together. If we pass these bills, we can see a greater New York, and save the city billions of dollars currently being spent on shelter. Instead the city is housing people like inmates and animals. This is the reason street homeless people don't want to go into the system. Unless they want more people to die in the system or on the streets, City Council needs to pass these bills. The City Council needs to help us make the Housing Not Warehousing Act a reality so one day all New Yorkers can have a place to live.





## PICTURE THE HOMELESS

### Lynn Lewis testimony before the City Council

#### Committee on Housing and Buildings

**RE: Int. No. 1034 - in relation to requiring the registration of owners of vacant property.  
Int. No. 1036 - in relation to an annual census of vacant properties.  
Int. No. 1039 - in relation to publicly-owned vacant property that may be suitable for the development of affordable housing.**

September 15<sup>th</sup>, 2016

First, I'd like to thank the lead sponsors on these three bills, Council Members Williams and Rodriguez and Public Advocate Letitia James as well as all the council members who've signed on as sponsors.

My name is Lynn Lewis, and I am the Executive Director of Picture the Homeless. I am also on the Boards of the E Harlem/El Barrio Community Land Trust and the Cooper Square Community Land Trust. I have resided in East Harlem for the past 17 years: a community plagued by vacant buildings and lots both privately and publicly owned – a neighborhood undergoing hyper gentrification and which sends the highest number of homeless families into the shelter system. Where our children grow up and have to leave because they can't afford the rents. Where our grandparents become homeless because there's no room in senior housing and they can't afford the rising rents.

So what do homelessness, overcrowding and displacement all have to do with a city wide count and registry of vacant property? In 2011/2012 Picture the Homeless counted enough space in vacant buildings and lots in only 20 Community Boards to house 199,981 people – using zoning standards consistent with the City's own guidelines. Our report, Banking on Vacancy, remains the only comprehensive survey of vacant property – both public and private – in New York City. The methodology for this survey was developed in conjunction with the Hunter College Center for Community Planning and Development. Only 11% of the vacant property identified by our block by block street count had been identified in City data as vacant.

Homeless New Yorkers are keenly aware of the presence vacant buildings because they represent potential homes. That is why we took the lead on this issue in 2006 and conducted a block by block Vacant Property Survey with then Manhattan Borough President Scott Stringer. We did this work not only for homeless New Yorkers, but for the hundreds of thousands of New Yorkers doubled and tripled up. We did this work because poor and wealthy communities alike have underutilized and warehoused properties and we believe that comprehensive, community based planning that engages local residents will result in better land use outcomes for all New Yorkers. We need the Housing Not Warehousing Act passed to achieve this.

We believe that once the extent of vacancy is known, then sane public policies may be enacted. For example, our Banking on Vacancy report revealed there were 649 vacant buildings that met the basic



## PICTURE THE HOMELESS

criteria for rent stabilized status (6 plus units and built before 1974). Within these buildings, there were 14,737 apartments, enough to house 14,737 families and to clear out the family shelter system entirely. Some of these buildings have been vacant for decades, meaning that the last legal rents were very low, some likely just a few hundred dollars per month. This is only one example of progressive policy change that may be supported by a city wide survey and registry of vacant property. While the Housing Not Warehousing Act alone won't create progressive policy change, it will provide us with the data that will inform what policy changes we need to support the public good.



## PICTURE THE HOMELESS

### DeBoRah Dickerson testimony before the City Council

#### Committee on Housing and Buildings

**RE: Int. No. 1034 - in relation to requiring the registration of owners of vacant property.**  
**Int. No. 1036 - in relation to an annual census of vacant properties.**  
**Int. No. 1039 - in relation to publicly-owned vacant property that may be suitable for the development of affordable housing.**

September 15<sup>th</sup>, 2016

My name is DeBoRah Dickerson, and I have been a member of Picture the Homeless since 2005. Picture the Homeless is a grassroots organization that deals with conditions of homelessness. I am here to speak about my experience involving homelessness in New York City.

This is a historical moment for people who have experienced homelessness to be part of introducing these bills. In 2006, Picture the Homeless and Scott Stringer partnered together for a vacancy count of Manhattan. It has been eleven years, and in that time we have done another vacancy count—this time of all five boroughs. Homeless and formerly homeless people having been paving the way, counting properties and working with allies to get accurate data, so you can know where New York City's housing stock is.

At the time of our Manhattan count, I was the working poor, earning less than \$15,000. I was in an impoverished condition and in the union, living from one paycheck to another. Upstate has a vacant property registry—so why can't we have it in the five boroughs, where homelessness is an epidemic? It would be cost effective for New York City, where marginalized, homeless, and working poor are struggling to find low income housing.

A decade has gone by and finally those who need housing have a voice in the democratic process. For too long developers and realtors have warehoused buildings and properties in our communities. This has led to property depreciation in some communities; in other communities there is no depreciation.

New York City is not just for the rich, but also for those who want to better themselves and their families, and maintain where they live and their communities.

John F. Kennedy once said, "ask not what your country can do for you, but what you can do for your country." We have done the count. And we've done it twice in one decade, by homeless and formerly homeless volunteers. Is this not helping our country, and New York City?

We do not need to tear down but build UP in our communities! Development would be better cost-effective for these vacant properties than warehousing.



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## PICTURE THE HOMELESS

New York City needs to be a vibrant community a multi-cultural, multi-racial city where people can maintain stability. I am asking you to pass the Housing not Warehousing Act. It's good for everybody.



## PICTURE THE HOMELESS

### William Burnett testimony before the City Council

#### Committee on Housing and Buildings

**RE: Int. No. 1034 - in relation to requiring the registration of owners of vacant property.**  
**Int. No. 1036 - in relation to an annual census of vacant properties.**  
**Int. No. 1039 - in relation to publicly-owned vacant property that may be suitable for the development of affordable housing.**

September 15<sup>th</sup>, 2016

My name is William Burnett and I'm with Picture the Homeless. When I first started with Picture the Homeless in 2004, our housing campaign was just getting started. As we were trying to sort out what our housing campaign's priorities were going to be, I was sleeping in a shelter bed on Wards Island. I would get up every morning and go to Picture the Homeless' office located, at the time, on East 116<sup>th</sup> Street in Harlem. Each morning, as I went to our office, I walked past a number of buildings that had clearly-identifiable vacant residential units. I wasn't the only one who noticed. The question became, "How is it that we're living in shelters while we're seeing so many vacant properties?"

We asked HPD, at the time, how many vacant buildings there were. HPD didn't have that information. We said, "Well, let's get it." HPD said, "There is no serious issue with vacancy in the city." HPD also argued that it was the Mayor's philosophy – Michael Bloomberg, at the time – that the market will resolve any issues. Up against that roadblock, we partnered with the Manhattan Borough President's office – Scott Stringer, at the time – and, together we counted the vacant buildings in Manhattan. Our count proved there are a lot of them, in Manhattan alone. A few years later, we partnered with Hunter College, put a methodology together and counted vacant buildings and lots through the five boroughs. That second count happened after we'd already asked City Council to pass a law requiring a count. We were told that was going to cost hundreds of millions of dollars. Guess what. It doesn't.

The counts we did, the registry proposed in intro 1034, along with the count proposed in intro 1036, creates some transparency in New York City's housing market. Knowing how many vacant properties there are and why they're vacant would go a long way to informing government officials' housing policy choices. They would also go a long way to informing advocacy from among the non-profit sector. But we need these things to be encoded in law. Our own experience, at Picture the Homeless, is that not every government official thinks this type of transparency is in their political interest. So we need it to be in their legal interest. So I urge you to move these bills forward.

We also found, in our counts, under-utilized properties owned by government: at City, State and Federal levels. It astonishes us that our governments would be holding on to under-utilized properties while knowing we have a dearth of affordable housing in New York City. This is addressed by intro 1039. We're asking that this bill also moves forward.



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## PICTURE THE HOMELESS

These bills, by themselves, won't solve the problem of homeless or the dearth of affordable housing, but we believe they will go a long way to informing policy solutions that will. Please move the bills forward.

Thank you for your time.



## PICTURE THE HOMELESS

### Cecilia Grant testimony before the City Council

#### Committee on Housing and Buildings

**RE: Int. No. 1034 - in relation to requiring the registration of owners of vacant property.  
Int. No. 1036 - in relation to an annual census of vacant properties.  
Int. No. 1039 - in relation to publicly-owned vacant property that may be suitable for the development of affordable housing.**

September 15<sup>th</sup>, 2016

Good afternoon,

My name is Cecilia Grant and I am currently homeless. I am a retired city civil servant. I have been in the shelter system for two years and seven months. The city has spent over \$60,000 to put me for a bed I could not sleep in due to the harsh conditions within, as well as structurally, because my life is constantly put in situations that are unsafe and unhealthy. Being a retired school safety agent for the Board of Education, I find I should not be in this situation having worked for the city. The city spends so much money not to help people, but to use human lives as investments. This is very cruel.

The more I would write to then-Commissioner Taylor, certain political leaders, along with the numerous housing applications that I, alone, put in – over 200 applications – dealing with brokers who don't want to accept my LINC V voucher. The reason I am being denied housing is because the city has categorized us humans as substance abusers, mental illness cases, or physically impaired. This is unfair, because housing is a human right, regardless of your situation. I am being denied because I don't fit into any of their categories, and this creates more division among homeless people.

As I walk around the city in my current situation, I see vacant property, and what's worse, new developments being built while the working poor, retired, disabled, and seniors have no place to live. Passing the Housing Not Warehousing Act is important because, with Intro 1034, all private vacant property will be registered by the city, and mandate penalties to those who do not want to comply. This is necessary to have some accountability from the private sector. We also need the vacant property count passed to count every piece of vacant property. This will catch all those who refuse to register and think they can continue to pay fines to evade accountability. Lastly, Intro 1039 would make the public aware of how the government will use public property for permanently low income housing. Elected officials should keep their promises that they made when they were looking for votes from the public. They cannot take peoples votes and turn their backs and close their ears to this unnecessary housing crisis. We put you in office, and you must also be held accountable. This public land is just that – public land for the people. The government should work hand in hand with the people to ratify the problem the housing crisis has created. The



## PICTURE THE HOMELESS

government has the land – why can't the people live on it? Why can't we have low income, permanently affordable housing? We need these bills to be passed in the name of change. If you really want to help with this situation, pass these bills. Make that step.

There is no excuse for this housing crisis. The funds that are being spent to house people in shelters can and should be diverted to permanent, low-income housing. Passing Intros 1034, 1036, and 1039 will be a giant, positive step to make sure this happens.





PICTURE THE HOMELESS

Marcus Moore testimony before the City Council

Committee on Housing and Buildings

**RE: Int. No. 1034 - in relation to requiring the registration of owners of vacant property.  
Int. No. 1036 - in relation to an annual census of vacant properties.  
Int. No. 1039 - in relation to publicly-owned vacant property that may be suitable for the  
development of affordable housing.**

September 15<sup>th</sup>, 2016

Good morning,

My name is Marcus Moore and I am member at Picture the Homeless. I am here today to testify in support of the Housing Not Warehousing Act. We need the Housing Not Warehousing Act because I have been homeless. Even though I was homeless for a while, one day was enough. Shelters are not safe anymore. Shacking up with people, nobody knows you when you're homeless. Vacant apartments sit abandoned while the City and private landlords say it's not the right time to buy or sell. So these places are usually left open and neglected.

We need the Housing Not Warehousing Act to continue to put pressure on private owners who want to sit on the property, and who keep waiting to sell or buy, while people are in desperate need of places to live. When property owners neglect their property and sit on them for years, this creates rodents and public health hazards, in addition to being an eye-sore. These places become dumping grounds. All the kids and people in the community have to pass these properties every day. These speculators aren't interested in building up communities. They're only interested in making deals with high-end property owners to make a profit while individuals and families continue to swell up the shelter system. This is a real strain on community members because eventually this makes rents go up and people are displaced. Then you have situations like Maspeth, Queens, where community members stop homeless people and shelters from coming into their community. Communities are lost through this process.

In 2011, Picture the Homeless did a vacant property count. To some degree it seems like it's been ignored by the City, but we found all these vacant properties while the shelter system continued to grow in population. No one from the City has asked us about how they can turn these vacancies into permanent housing for folks. This is why we need to keep a record of vacancies, so we know what we have, because right now we don't. We need to know who the owner is, who has lived there, if it's well-kept... One of the ways to do this is to keep better track of these properties.

We need for you, City Council to hold property owners responsible for their property by registering these properties and making these speculators accountable. We let them be invisible



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## PICTURE THE HOMELESS

landlords. Right now it's either animals taking over the house or it's neglected, but I want to live in these houses. Between an animal living there and me, I choose me.



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**Paula Z. Segal, Esq.**  
**Director**  
**NYC Community Land Access Program**

**September 15, 2016**

Thank you to the Committee for holding this hearing on the Housing Not Warehousing Act. I am speaking today as Director of New York City's Community Land Access Advocacy Program. Over the last five years, we have facilitated the creation of over 40 community-managed open spaces in the form of farms, gardens and pocket parks that replace land that had been left fallow for decades. Most are on City property and the majority have been transferred to the NYC Parks Department thanks to our work together last year.

The story that we often hear is that real estate in New York City is running out. In this atmosphere of scarcity, communities are asked to choose between necessities: parks and gardens, much-needed housing for seniors, a day care center. Yet we look around our neighborhoods and see thousands of holes: neglected private properties collecting garbage, tax debt and worse while absent private owners face no consequences. Boarded up houses and vacant lots collecting trash are not a part of New York City's past. They are 2016.

596 Acres has become the City's hotline for vacant lots. My testimony today reflects five years of answering the phone when neighbors call asking what they can do about the abandoned and dangerous lot in their lives and on their block. Too often, the answer is "Not much. The property is privately owned."

This Act, when passed, will change that answer. A registry that all individuals and corporations holding their property vacant will have to enter or pay penalties will put New Yorkers back in control of their neighborhoods. It will begin the process by which the City can chose to make a private blight into public good. An annual count will ensure that the registry is meaningful and enforced.

The Act, when passed, will also require the City to regularly compile a list of all city, state, federal, and authority-owned vacant property. Nothing comparable exists now,

leaving advocates, their elected representatives and administration officials with an incomplete understanding of the opportunities we have to create positive change in neighborhoods.

To do our work, we have combed through the available data about property in New York City to arrive at a reasonable but still inaccurate map of vacant public land. You can find that at [livinglotsnyc.org](http://livinglotsnyc.org).

We use PLUTO and the IPIS database. We have access to everything you have access to. Yet the data we have about public land is confounding: state, federal and authority-owned properties are difficult to distinguish, if included at all. The MTA and NYCHA lots that appear on our map are there because neighbors identified them, not because they were located in any database. Yet all public property is a site of public opportunity.

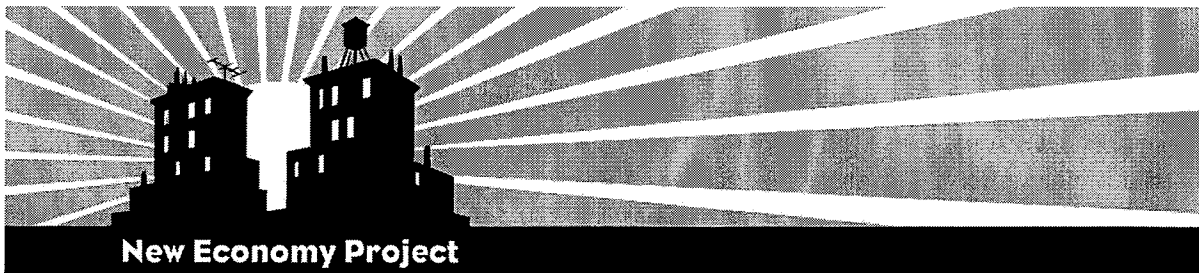
For example, of the 40 community-run open spaces that we have helped to create, two are on MTA properties that the Authority didn't acknowledge as vacant lots because from their perspective they only existed as subway tunnel roofs.<sup>1</sup> The successful land access campaigns that led to these thriving spaces also started with phone calls to our hotline made by neighbors. These were calls that ended in something more hopeful than "Not much," but without a list of all state, federal, and authority-owned vacant property in the City, we are left waiting for neighbors to take initiative and call.

Data about City property is better but not by much: 2 inch slivers are "lots" in the parlance of the Department of Finance and hundreds appear in the lists of City-owned properties, a signal-to-noise ratio that makes understanding where City-owned property actually is a time-consuming and difficult task. Vacant lots are listed as "parking" and active gardens appear as "vacant." The accurate accounting of municipal property that the Act requires would at least provide all of us with key knowledge of where the opportunities are.

We look forward to working together to reverse the narrative of scarcity and add even more vibrant places to our neighborhoods. Thank you so much for the opportunity to testify this morning.

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<sup>1</sup> I am referring to the fledgling Bangladeshi American Community Development and Youth Corporation Garden in City Line East New York and Q Gardens in Flatbush.



**TESTIMONY BEFORE THE NEW YORK CITY COUNCIL HOUSING & BUILDINGS COMMITTEE**

September 15, 2016

Good morning and thank you, Committee Chair Williams and the other members of the Housing & Buildings Committee, for the opportunity to testify today. My name is Eve Weissman and I am a staff attorney at New Economy Project, which for 20 years has worked with community groups to promote economic justice in New York City's low-income neighborhoods and neighborhoods of color.

Several years ago, recognizing the promise of Community Land Trusts (CLTs) as a critical tool to address root causes of gentrification and displacement in New York City, our organization joined grassroots, community-based, faith-based, social justice, and affordable housing groups across the City to form the New York City Community Land Initiative (NYCCLI), a broad-based alliance committed to winning deeply and permanently affordable housing for all New Yorkers. Our coalition has been laying groundwork for CLTs and other non-speculative housing models that promote development of housing and neighborhoods for and with community members who are not currently served by the private market.

Today, New Economy Project testifies in support of the Housing Not Warehousing Act, a package of three bills designed to: (1) create a mandatory registry for all landlords holding their property vacant (Intro 1034); (2) mandate an annual count of all vacant property in New York City (Intro 1036); and (3) establish a list of all city, state, federally, and authority-owned vacant property suitable for the development of affordable housing, and recommend paths towards bringing these units to occupancy where possible (Intro 1039). These bills represent a critical opportunity to identify unutilized property that should be tapped to create deeply and permanently affordable housing, and to serve other community uses such as open, cultural and commercial space. We believe these objectives could be accomplished in part through the transfer of vacant and unused property to CLTs.

In 2011, fellow NYCCLI member Picture the Homeless led a vacant property count that identified thousands of vacant properties across New York City.<sup>1</sup> Meanwhile, New York City's

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<sup>1</sup> See *Banking on Vacancy: Homelessness and Real Estate Speculation*, Picture the Homeless, available at: [https://dl.dropboxusercontent.com/u/103341274/Banking\\_on\\_Vacancy.pdf](https://dl.dropboxusercontent.com/u/103341274/Banking_on_Vacancy.pdf).

sheltered homeless population exceeds 60,000 people,<sup>2</sup> and hundreds of thousands of New Yorkers live in overcrowded and inadequate housing. The City must take meaningful steps to end the warehousing of property that has kept so much usable living space off the market. These bills represent a key step in solving the City's housing crisis and eradicating homelessness by identifying where vacant properties are located and who owns them, and by creating pathways for these properties to serve as housing for the extremely low-income households that need it most. Thank you.

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<sup>2</sup> See *Basic Facts About Homelessness: New York City*, Coalition for the Homeless, available at: <http://www.coalitionforthehomeless.org/basic-facts-about-homelessness-new-york-city/>.



Hello my name is Wanda Swinney and I am a member of the Banana Kelly Residential Council. We are a group of residents in the south Bronx that organize to preserve and expand low income housing in our community. I am here today to speak in support of the housing not warehousing act.

First I would like to thank the public Advocate, Tish James, Council member Ydanis Rodriguez and Council member Jumaane Williams for introducing the package of bills.

I would like to explain, why I, personally feel the passage of these bill will benefit me and my community.

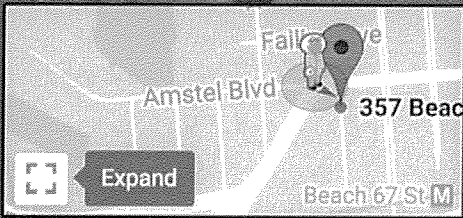
I myself come from the shelter system and was given access to affordable housing in the South Bronx, which allowed me to raise 6 children in a stable environment. The help that I received early on not only helped me to become a working class union member and a leader in my community. It also helped me on the path founding a tenant association and the creation of a community garden in my neighborhood. I am a steadfast believer in the power of uplifting one another and our community. I look forward to your support in ensuring the passing of this bill.



Beach Channel Dr

New York

Street View - Jan 2013



Google







New York City Council  
Housing & Buildings Committee  
New York City Hall  
City Hall Park  
New York, NY 10007

September 15, 2016

Dear City Council:

I am here today to ask that you create a registry for private land and property.

The registry would force all individuals and corporations with vacant properties to register them. Those who fail would pay fines and the city could ultimately have leverage over their property and give it back to the community, improving neighborhoods dramatically.

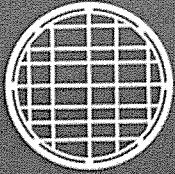
Currently, these properties have been abandoned by their owners and have become major eyesores. These property owners are creating a quality of life issue because when properties are not maintained, they become a dumping ground and infested with rats and roaches. This adds to the problem of broken windows in the community. Homeless people and families move in, and because the city has no leverage over these properties, it cannot provide the support or homestead opportunities so that these families can live safely.

An example of this is 357 Beach 70<sup>th</sup> Street. Neglectful landlord, Tanisha Blair, has abandoned the property for the four years that she has owned it. The previous owner also abandoned it for years, accruing tax debt and sanitation tickets. Tanisha has not paid her taxes and the city has sold the tax debt to a private debt collector, who is now in the process of foreclosure. Tanisha likely would not have registered on the registry that this bill would create, and the city would then have leverage over the property.

We, Rockaway Wildfire, would like to turn this building into a worker-owned cooperative with a café. Because there is not a law in place to hold Tanisha Blair responsible, we cannot get the property. The city needs to hold private landowners responsible for their irresponsible behavior, and create this registry.

Thank you,

Alexis Smallwood  
Outreach Coordinator  
Rockaway Wildfire  
(347) 608-3556  
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# SAFETY NET ACTIVISTS

Supported by the Safety Net Project at the Urban Justice Center

WENDY O'SHIELDS TESTIMONY ON THE CITY OF NEW YORK'S  
EMERGENCY PERMANENT HOUSING CRISIS  
VS  
DEPARTMENT OF HOMELESS SERVICES TEMPORARY SHELTER HOUSING

September 15, 2016

The City of New York's Department of Homeless Services shelters has 36,160 Homeless Children 0 thru 17!

DHS is housing 60,679 Homeless Adults over 18!

There are 96,839 men, women, and children Homeless in New York and residing long-term in DHS shelters FYTD 2016 Quarter 2!

Department of Homeless Services referrals to permanent housing rarely occur. Permanent subsidized and income based housing are needed immediately to house homeless New Yorkers! The renovation of city-owned and abandoned properties is vital to housing the Homeless and struggling New Yorkers.

Pass Intros 1034, 1036, and 1039 as introduced by Picture the Homeless which will begin a city-wide neighborhood revitalization plan which includes housing its most vulnerable citizens. Permanent housing for every New Yorker!

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## EXHIBIT A

### **CITY OF NEW YORK'S DEPARTMENT OF HOMELESS SERVICES DATA DASHBOARD**

The DHS Data Dashboard provides information on individuals and families by case type; the ethnicity of shelter clients; the number of shelter entrants by borough; the number of shelter exits; how many school aged children are in shelter; the placements of chronically street homeless individuals; and prevention enrollments.

### **DHS DATA DASHBOARD - FISCAL YEAR TO DATE 2016**

[http://www1.nyc.gov/assets/dhs/downloads/pdf/dashboard/tables/populat-Tbls\\_Dbd-03162016-Q2.pdf](http://www1.nyc.gov/assets/dhs/downloads/pdf/dashboard/tables/populat-Tbls_Dbd-03162016-Q2.pdf)

# DHS DATA DASHBOARD - FISCAL YEAR TO DATE 2016

## Population

### Families with Children: Age, Number of Unique Individuals In Families In Shelter

Age	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Current FYTD 2016	Prior FYTD 2015	FYTD Comparison 16 vs. 15	Dec-2014	% Change Dec 15 vs. Dec-14
0 thru 5	11,395	11,345	11,395	11,304	11,281	11,166	16,100	16,661	-3%	12,187	-8%
6 thru 13	11,098	10,495	11,098	10,879	10,877	10,736	15,149	14,955	1%	11,430	-6%
14 thru 17	3,634	3,635	3,634	3,580	3,555	3,562	4,911	4,938	-1%	3,779	-6%
18 thru 20	1,568	1,575	1,568	1,557	2,034	1,447	2,217	2,465	-10%	1,690	-14%
21 thru 29	7,324	7,342	7,324	7,260	8,494	7,344	10,930	10,484	4%	7,287	1%
30 thru 44	7,701	7,629	7,701	7,647	8,856	7,621	10,696	10,340	3%	7,719	-1%
45 thru 64	2,254	2,201	2,254	2,241	4,208	2,206	2,966	3,004	-1%	2,331	-5%
65 thru Highest	84	81	84	87	230	80	116	86	35%	62	29%
<b>Total</b>	<b>45,058</b>	<b>44,303</b>	<b>45,058</b>	<b>44,555</b>	<b>49,535</b>	<b>44,162</b>	<b>63,085</b>	<b>62,933</b>	<b>0%</b>	<b>46,485</b>	<b>-5%</b>

### Adult Families: Age, Number of Unique Individuals In Families In Shelter

Age	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Current FYTD 2016	Prior FYTD 2015	FYTD Comparison 16 vs. 15	Dec-2014	% Change Dec 15 vs. Dec-14
18 thru 20	478	467	478	489	507	510	767	638	20%	546	-7%
21 thru 29	1,153	1,147	1,153	1,156	1,181	1,207	1,797	1,189	9%	1,095	10%
30 thru 44	1,197	1,163	1,197	1,215	1,213	1,194	1,668	1,323	-1%	1,142	5%
45 thru 64	1,998	1,961	1,998	1,992	1,998	2,008	2,556	2,003	7%	1,954	3%
65 thru Highest	137	137	137	145	146	144	197	122	42%	152	-5%
<b>Total</b>	<b>4,963</b>	<b>4,875</b>	<b>4,963</b>	<b>4,997</b>	<b>5,045</b>	<b>5,063</b>	<b>6,985</b>	<b>5,275</b>	<b>32%</b>	<b>4,889</b>	<b>4%</b>

### Single Adults: Age, Number of Unique Individuals In Shelter

Age	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Current FYTD 2016	Prior FYTD 2015	FYTD Comparison 16 vs. 15	Dec-2014	% Change Dec 15 vs. Dec-14
18 thru 29	2,317	2,395	2,418	2,437	2,704	2,698	5,166	4,940	5%	2,502	8%
30 thru 44	4,410	4,573	4,502	4,584	4,648	4,782	8,137	7,463	9%	4,216	13%
45 thru 64	7,740	8,428	7,782	7,894	7,652	7,780	12,021	11,298	6%	7,051	10%
65 thru Highest	1,036	1,219	1,111	1,115	957	973	1,443	1,261	14%	847	15%
<b>Total</b>	<b>15,503</b>	<b>16,615</b>	<b>15,813</b>	<b>16,030</b>	<b>15,961</b>	<b>16,233</b>	<b>26,769</b>	<b>24,962</b>	<b>7%</b>	<b>14,616</b>	<b>11%</b>

# DHS DATA DASHBOARD - FISCAL YEAR TO DATE 2016

## Families with Children: Race/Ethnicity of Heads of Households in Shelter

Race/Ethnicity	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Current FYTD 2016	Prior FYTD 2015	FYTD Comparison 16 vs. 15	Dec-2014	% Change Dec-15 vs. Dec-14
Asian/Pacific Islander	80	79	80	79	82	77	121	121	0%	137	-44%
Black	7,731	7,588	7,731	7,712	7,743	7,766	10,927	10,651	10%	8,573	-9%
Hispanic	4,963	4,986	4,963	4,903	4,884	4,837	7,070	6,890	15%	3,800	27%
Native American	30	32	30	36	36	34	46	44	34%	13	162%
White	416	404	416	404	408	410	565	563	19%	1,525	-73%
Unknown	170	166	170	166	159	164	242	259	-30%	569	-71%
<b>Total Heads of Households</b>	<b>13,390</b>	<b>13,255</b>	<b>13,390</b>	<b>13,300</b>	<b>13,312</b>	<b>13,288</b>	<b>18,971</b>	<b>18,528</b>	<b>2%</b>	<b>14,617</b>	<b>-9%</b>

## Adult Families: Race/Ethnicity of Heads of Households in Shelter

Race/Ethnicity	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Current FYTD 2016	Prior FYTD 2015	FYTD Comparison 16 vs. 15	Dec-2014	% Change Dec-15 vs. Dec-14
Asian/Pacific Islander	11	11	11	12	12	12	15	19	-21%	15	-20%
Black	1,354	1,347	1,354	1,365	1,378	1,384	1,874	1,834	6%	1,339	3%
Hispanic	730	701	730	736	744	743	1,062	1,011	8%	723	3%
Native American	7	6	7	7	9	10	11	10	14%	9	11%
White	205	205	205	203	199	195	268	239	6%	180	8%
Unknown	66	60	66	68	65	64	88	79	-9%	60	7%
<b>Total Heads of Households</b>	<b>2,373</b>	<b>2,330</b>	<b>2,373</b>	<b>2,391</b>	<b>2,407</b>	<b>2,408</b>	<b>3,318</b>	<b>3,192</b>	<b>4%</b>	<b>2,326</b>	<b>4%</b>

## Single Adults: Race/Ethnicity of Individuals in Shelter

Race/Ethnicity	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Current FYTD 2016	Prior FYTD 2015	FYTD Comparison 16 vs. 15	Dec-2014	% Change Dec-15 vs. Dec-14
Asian/Pacific Islander	105	114	114	121	113	117	160	227	-30%	137	-15%
Black	9,141	9,772	9,340	9,434	9,381	9,548	15,515	14,439	7%	8,573	11%
Hispanic	4,053	4,264	4,065	4,160	4,146	4,218	7,110	6,651	7%	3,800	11%
Native American	6	6	8	6	4	4	10	35	-71%	13	-69%
White	1,560	1,775	1,623	1,647	1,651	1,671	2,895	2,694	7%	1,525	10%
Unknown	638	684	663	662	666	675	1,077	918	17%	569	19%
<b>Total Individuals</b>	<b>15,503</b>	<b>16,615</b>	<b>15,813</b>	<b>16,030</b>	<b>15,961</b>	<b>16,233</b>	<b>26,767</b>	<b>24,964</b>	<b>7%</b>	<b>14,617</b>	<b>11%</b>

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Terri Davis-Merchant

Address: NYC HPD, 100 Gold Street, NY, NY

I represent: NYC HPD

Address: 100 Gold Street, NY, NY

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: WILLIAM BURNETT

Address: \_\_\_\_\_

I represent: PICTURE THE HOMELESS

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: PAULA SEGAL

Address: \_\_\_\_\_

I represent: 596 ACRES

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: ALASTER WILLIAMS

Address: \_\_\_\_\_

I represent: PICTURE THE HOMELESS

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: JOHN KRINSKY

Address: \_\_\_\_\_

I represent: NEW YORK CITY COMMUNITY LAND  
INITIATIVE

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: CHARMEL LUCAS

Address: \_\_\_\_\_

I represent: PICTURE THE HOMELESS

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 9.15.16

(PLEASE PRINT)

Name: Judith Goldiner

Address: 199 Water St

I represent: The Legal Aid Society

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

#2

Appearance Card

2

I intend to appear and speak on Int. No. Registry Res. No. \_\_\_\_\_

in favor  in opposition

Date: 9/15/16

(PLEASE PRINT)

Name: Alexis Smallwood

Address: 57-07 Shore Front Plwy Apt 1708

I represent: Far Rockaway

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: JERMAIN ABDULLAH

Address: \_\_\_\_\_

I represent: PICTURE THE HOMELESS

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: MARCUS MOORE

Address: \_\_\_\_\_

I represent: PICTURE THE HOMELESS

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: DEBORAH DICKERSON

Address: \_\_\_\_\_

I represent: PICTURE THE HOMELESS

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1034, 36, 39 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Jennifer Archin

Address: 35-51 94th Street 11372

I represent: Picture the Homeless

Address: 104 E. 126th St

Please complete this card and return to the Sergeant-at-Arms



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1034, 1036, 1029 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 9/15/2016

(PLEASE PRINT)

Name: ADRIEN WEIBGEN

Address: 123 WILLIAM ST 16<sup>th</sup> FL NEW YORK NY 10038

I represent: COMMUNITY DEVELOPMENT PROJECT AT URBAN JUSTICE

Address: \_\_\_\_\_ CTR

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 9/15/16

(PLEASE PRINT)

Name: Math Burke

Address: \_\_\_\_\_

I represent: DEAS

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 9/15/16

(PLEASE PRINT)

Name: Carmela Quintos

Address: \_\_\_\_\_

I represent: DOJ

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 9/15/16

(PLEASE PRINT)

Name: Sheelah Feinberg

Address: \_\_\_\_\_

I represent: DOF

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Samara Karasyk

Address: \_\_\_\_\_

I represent: DOF

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1277 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 9/15/16

(PLEASE PRINT)

Name: Patrick Wehle

Address: Assistant Commissioner

I represent: DOB

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1277 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 9/15/16

(PLEASE PRINT)

Name: Gina Bocca

Address: \_\_\_\_\_

I represent: DOB

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 9/15/16

(PLEASE PRINT)

Name: Chief Eugene DiTaranto

Address: \_\_\_\_\_

I represent: FDNY

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 307 + 306 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 9/15/2016

(PLEASE PRINT)

Name: Eugene DiTaranto Jr.

Address: \_\_\_\_\_

I represent: FDNY

Address: 9 MetroTech Brooklyn

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: DANIEL HERMANDEZ

Address: 320 W 56<sup>TH</sup> ST #1A NY 10019

I represent: HPD

Address: 100 GARD

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 9/15/2016

(PLEASE PRINT)

Name: Rassoul Azarnjad

Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Vacant Prop Res. No. \_\_\_\_\_

in favor  in opposition

Date: 9/15/2016

(PLEASE PRINT)

Name: Daniel Hernandez

Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 9-15-16

(PLEASE PRINT)

Name: Wendy O'Shields

Address: \_\_\_\_\_

I represent: Safety Net Activists

Address: 40 Redox NY, NY 10006

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: MARCUS MOORE

Address: \_\_\_\_\_

I represent: Picture The Homeless

Address: 104 EAST 126 ST

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1034, 1036, 1039 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: William Burnett

Address: 435 E 135 St, Bronx, NY

I represent: Picture The Homeless

Address: 104 E 126 St, NY, NY

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 9/15/16

(PLEASE PRINT)

Name: Adde Bartlett / Holly Cho

Address: 1 Centre St. 19th Fl. NY NY 10007

I represent: Gale A. Brewer, Manhattan Borough President

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Lynn Lewis

Address: \_\_\_\_\_

I represent: Picture the Homeless

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Cecelia Grant

Address: \_\_\_\_\_

I represent: Picture the Homeless

Address: \_\_\_\_\_

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

[ ]

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Sagir Galai

Address: \_\_\_\_\_

I represent: Legal Services NYC (manhattan)

Address: Tenant Rights Coalition

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

[ ]

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Lynn Lewis

Address: 236 E 118th St #4 NYC NY 10035

I represent: Picture the Homeless

Address: 104 E 126th St NYC 10035

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

[ ]

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 9/15/16

(PLEASE PRINT)

Name: Tahica Fredericks

Address: 783 Beck Street

I represent: Banana Kelly

Address: \_\_\_\_\_



Please complete this card and return to the Sergeant-at-Arms



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 9/15/14

Name: Wanda Swinney (PLEASE PRINT)

Address: 331 E 146 ST Bronx N.Y. 10451

I represent: Banna Kelly Council

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 09/15/14

(PLEASE PRINT)

Name: Elvis Santana

Address: 900 Kelly Street Bronx, NY

I represent: Banna Kelly non prof

Address: 863 Prospect Street Bronx, NY

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Mrs Arvernetta Henry

Address: 904-1B E. 126 ST

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms