

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON HOUSING AND BUILDINGS

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June 15, 2022
Start: 1:54 p.m.
Recess: 1:58 p.m.

HELD AT: HYBRID HEARING - COMMITTEE ROOM -
CITY HALL

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

COUNCIL MEMBERS:

Alexa Avilés
Charles Barron
Tiffany Cabán
David M. Carr
Eric Dinowitz
Oswald Feliz
Crystal Hudson
Ari Kagan

2 SERGEANT PEREZ: Good afternoon,
3 everybody, and welcome to today's Housing and
4 Buildings Committee vote.

5 Ladies and gentlemen, please silence any
6 electronic devices.

7 Madam Chair, we're ready to start now.

8 CHAIRPERSON SANCHEZ: [GAVEL] Good
9 afternoon. I am City Council Member Pierina Sanchez,
10 Chair of the Committee on Housing and Buildings.

11 I would first like to thank my Colleagues
12 from the Housing and Buildings Committee for joining
13 today. Council Member Barron, Council Member Carr,
14 Council Member Dinowitz, Council Member Cabán,
15 Council Member Ari Kagan, Council Member Hudson,
16 Council Member Avilés, and Council Member Feliz.

17 We are here to vote on 2 items today, a
18 proposed Preconsidered Introduction relating to
19 extending the Rent Stabilization Law and a
20 Preconsidered Resolution determining that a public
21 emergency requiring rent control in the city of New
22 York continues to exist and will continue to exist on
23 and after July 1, 2022. Today's vote is absolutely
24 critical. Rent regulation is one of the most
25 important tools the city has to protect tenants, to

2 keep New Yorkers stably housed, and to prevent
3 homelessness. It is all the more important given
4 current economic conditions. It is New York's worst
5 kept secret that we are in a housing crisis. We all
6 know it just from living here. Rents are going up,
7 there's a shortage of affordable housing, and far too
8 many of our neighbors are experiencing homelessness.
9 The data backs this. The 2021 Housing Vacancy Survey
10 showed a net vacancy rate of 4.54 percent across the
11 city of New York. The vacancy rate is much lower when
12 you look at rentals in the outer boroughs. For
13 instance, a 0.78 percent vacancy rate in the Bronx,
14 and, by affordability level, less than 1 percent
15 vacancy rate for apartments affordable to the lowest
16 income New Yorkers. In fact, the median asking rent
17 is up 74 percent since 2014 while wages have only
18 increased 16 percent. Overall, the citywide median
19 income would need to double to afford the median rent
20 and at the deepest levels of affordability, forget
21 it. We are all affected by this crisis, the most
22 vulnerable New Yorkers most of all. That is why it is
23 imperative for the City Council to exercise our
24 responsibility to look at the facts and make the
25 determination that, yes, there is an ongoing public

2 emergency in housing and therefore, yes, there is a
3 need to continue regulating rents. After receiving
4 the preliminary and early results of the Housing
5 Vacancy Survey from the Housing Preservation and
6 Development Department on May 16th, we held a hearing
7 on June 7th where we questioned the agency for hours
8 on methodology and outcomes of the Housing Vacancy
9 Survey. We are voting on those 2 items today.
10 Proposed Preconsidered Intro which I am sponsoring
11 continues the finding of a public emergency
12 necessitating rent regulation and also extends the
13 expiration of the city's Rent Stabilization Law from
14 July 1, 2022, to April 1, 2024. The other
15 Preconsidered Resolution, which I'm also sponsoring,
16 determines that there is still a public emergency in
17 housing and that there will still be a public
18 emergency on July 1, 2022, and thereafter. With that,
19 unless there are any questions, I will turn it over
20 to the Clerk to call the roll.

21 WILLIAM MARTIN, COMMITTEE CLERK: Good
22 afternoon. William Martin, Committee Clerk. Roll call
23 vote Committee on Housing and Buildings. Items are
24 coupled. Chair Sanchez.

25 CHAIRPERSON SANCHEZ: Aye on all.

1 COMMITTEE ON HOUSING AND BUILDINGS

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2 WILLIAM MARTIN, COMMITTEE CLERK:

3 Dinowitz.

4 COUNCIL MEMBER DINOWITZ: Aye on all.

5 WILLIAM MARTIN, COMMITTEE CLERK: Feliz.

6 COUNCIL MEMBER FELIZ: Aye on all.

7 WILLIAM MARTIN, COMMITTEE CLERK: Avilés.

8 COUNCIL MEMBER AVILES: Aye on all.

9 WILLIAM MARTIN, COMMITTEE CLERK: Barron.

10 COUNCIL MEMBER BARRON: Chair Sanchez, I
11 vote aye on all, and, if my name is not on your bill,
12 I would like to have it included if it isn't on
13 already.

14 CHAIRPERSON SANCHEZ: Absolutely. Thank
15 you, Council Member.

16 WILLIAM MARTIN, COMMITTEE CLERK: You got
17 it, Council Member. Thank you. Cabán.

18 COUNCIL MEMBER CABAN: Aye on all.

19 WILLIAM MARTIN, COMMITTEE CLERK: Hudson.

20 COUNCIL MEMBER HUDSON: Aye on all.

21 WILLIAM MARTIN, COMMITTEE CLERK: Kagan.

22 COUNCIL MEMBER KAGAN: Aye on all.

23 WILLIAM MARTIN, COMMITTEE CLERK: Carr.

24 COUNCIL MEMBER CARR: No on all.

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2 WILLIAM MARTIN, COMMITTEE CLERK: By a
3 vote of 8 in the affirmative, 1 in the negative, and
4 no abstentions, items have been adopted by the
5 Committee. Madam Chair, that is a full Committee. You
6 can close at your convenience.

7 CHAIRPERSON SANCHEZ: Thank you so much
8 and thanks to all of my Colleagues for attending
9 today. [GAVEL]

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C E R T I F I C A T E

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



Date July 21, 2022