

CITY COUNCIL
CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

Of the

CITY COUNCIL STATED MEETING

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March 22, 2016
Start: 1:39 p.m.
Recess: 4:05 p.m.

HELD AT: City Council - City Hall

B E F O R E: THE ACTING PRESIDENT PRO TEMPORE
Vincent Gentile

MELISSA MARK-VIVERITO
Speaker for the Council

COUNCIL MEMBERS: Inez D. Barron
Joe Borelli
Fernando Cabrera
Margaret S. Chin
Andrew Cohn
Costa G. Constantinides
Robert E. Cornegy, Jr.
Elizabeth S. Crowley
Laurie A. Cumbo
Chaim M. Deutsch
Inez E. Dickens
Daniel Dromm
Rafael L. Espinal, Jr.
Mathieu Eugene
Julissa Ferreras-Copeland
Daniel R. Garodnick

Vincent J. Gentile
Vanessa L. Gibson
David G. Greenfield
Barry Grodenchik
Corey D. Johnson
Ben Kallos
Andy L. King
Peter A. Koo
Karen Koslowitz
Rory I. Lancman
Brad S. Lander
Stephen T. Levin
Mark Levine
Alan N. Maisel
Steven Matteo
Darlene Mealy
Carlos Menchaca
Rosie Mendez
I. Daneek Miller
Annabel Palma
Antonio Reynoso
Donovan J. Richards
Ydanis A. Rodriguez
Deborah L. Rose
Helen K. Rosenthal
Ritchie J. Torres
Rafael Salamanca
Mark Treyger
Eric A. Ulrich
James Vacca
Paul A. Vallone
James G. Van Bramer
Mark S. Weprin
Jumaane D. Williams
Ruben Wills

A P P E A R A N C E S (CONTINUED)

Sister Winifred Doherty
Congregation of Our Lady of Charity of the Good
Shepard

2 [sound check, pause]

3 SPEAKER MARK-VIVERITO: We're--we're
4 going to get started in a minute. We're just waiting
5 for a couple of more people to--to come in.

6 [background comments, pause] Okay, we're going to
7 get started, and I would like to ask--we have one
8 ceremonial here today. If all the colleagues would
9 like to join us here whoever would like. Council
10 Member Treyger is hosting here today. If we could
11 have the recipient, the honoree and his family or
12 whoever else will be joining him to come up. So I'm
13 going to hand it over to Council Member Treyger, but
14 this is for Anthony Ramos, a graduate of a New
15 Utrecht High School and cast member of the Grammy
16 winning Broadway musical production of Hamilton
17 applause] for being an exemplary model of the New
18 York City Public School System. And I will say I've
19 seen the show three times at this point, once at the
20 Public, twice on Broadway. Congratulations, but I
21 have to say, for me as Puerto Rican seeing you pull
22 out the flag. I know Manuel was also, you know, he
23 was probably--but it really a source of joy, you
24 know, to have those of our community's
25 representatives, Latinos, African-Americans to be

2 represented on Broadway and in all sorts of--of--of
3 media and the positions of power. It's really
4 important to see ourselves reflected, and so you are
5 definitely doing that for a lot of young people, and
6 we appreciate that, and Council Member, it's all to
7 you.

8 COUNCIL MEMBER TREYGER: Thank you,
9 Speaker and colleagues. I'd--I'd like to thank the
10 Speaker for giving me the opportunity today to honor
11 a young man who I believe exemplifies the positive
12 impact that our city's public school system is
13 capable of having on New York's most precious
14 commodity, our young people. I am a great believer
15 in the power of education. As many of you know,
16 prior to my time in the Council I was a teacher of
17 history at New Utrecht High School. I believe in the
18 strength of our public school system. I, myself, am
19 a product of the public school system, and I believe
20 that children who go through this system can exit
21 prepared to make valuable contributions to our
22 society. The young man we are honoring today is just
23 such an example. Several years ago I sat in the New
24 Utrecht High School auditorium taking in a production
25 of Little Shop of Horrors. My colleague at the time-

2 -my colleague at the time, Sarah Steinweiss who's
3 with us today, was in charge of New Utrecht's Theater
4 Guild, and she told me before the show to keep an eye
5 on one of the stars in the production. This is the
6 young man we are honoring today. With the help of
7 some caring educators like his drama teacher, his
8 guidance counselor, his coaches, his--his pre-
9 mediation advisor, his parents who are here today,
10 Nedra De Mario (sp?) and others as well as the
11 support of his entire family, Anthony Ramos is
12 probably one of Broadway's rising stars starring in
13 the Grammy winning production Hamilton and soon to be
14 appearing in several motion pictures as well. A
15 baseball player and athlete, Mr. Ramos had never done
16 any kind of performing until his junior year of high
17 school. But he discovered a passion for expressing
18 himself creatively. Ms. Steinweiss saw so much
19 potential in her student that she pushed him to apply
20 to the American Musical and Dramatic Academy, and
21 with the help of his teachers, Mr. Ramos aced that
22 audition. When Mr. Ramos thought his dream was over
23 because despite being admitted, he could not afford
24 the cost of tuition. Ms. Steinweiss again stepped
25 in. She sent in an application on behalf of Anthony

2 for a Jerry Seinfeld Scholarship, and after the
3 organization's reps met miss--met Anthony, they saw
4 the same potential and agreed to cover the cost of
5 his tuition. [background comments] Now--Anthony is
6 now making a positive impact in one of New York
7 City's treasured forms, starring in a show that
8 doubles as a hip-hop musical and a history lesson.
9 Certainly peaking the--this former history teacher's
10 interest. Some of the programs that put Anthony on
11 the path towards success were not a part of the
12 mandated curriculum, but they opened plenty of doors.
13 This is why art and music in our schools is so
14 critical, and why government was work to ensure that
15 these types of programs are not victims of budget
16 cuts, but rather maintained and appreciated for the
17 significant impact--educational and motivational
18 tools that they are. I'm proud to be joined today by
19 Anthony's family, his drama teacher Sarah Steinweiss,
20 and Mike Mulgrew the President of the United
21 Federation of Teachers as we present Anthony with a
22 City Council Proclamation. By honoring Anthony
23 today, we also pay tribute to Ms. Steinweiss, and all
24 teachers who help and students like Anthony achieve
25 his dreams and become the person that he's become

2 today. Anthony, you are an example of what the New
3 York City Public School System can do.

4 [cheers/applause]

5 SPEAKER MARK-VIVERITO: [off mic] We're
6 going to read the proclamation, and who's got the
7 order?

8 CLERK: Council City of New York
9 Proclamation. The Council of the City of New York is
10 proud to honor Anthony Ramos, a cast member of the
11 groundbreaking Grammy winning Broadway musical
12 Hamilton, and graduate of New Utrecht High School as
13 an exemplary model of the New York City Public School
14 System; and

15 Whereas, Mr. Ramos credits much of his
16 success to his experience in the public school
17 system. Not unlike many others who grew up in a
18 single-parent home, he encountered challenges at
19 home, and a school. Yet, thanks to the support of
20 several dedicated teachers as well as Jason Jacobs, a
21 guidance counselor, Mr. Ramos remained focused and
22 committed to his school work; and

23 Whereas, athletic coaches who helped Mr.
24 Ramos stay focused as he spent his freshman and
25 sophomore years at New Utrecht excelling in baseball

2 and wrestling before friends convinced him to
3 audition for the student theatrical production in his
4 junior year. Although Mr. Ramos had no previous
5 acting experience, and only limited musical
6 experience, he landed the lead role of Zeus in a
7 production called *We're Not Going to Eat at the*
8 *Musical*. [laughter] After excelling in that role,
9 he was convinced by New Utrecht teacher Sarah
10 Steinweiss, the Director of the school's Theater
11 Guild, to take on a supporting role in the guild's
12 production *Back to the '80s* in his senior year; and

13 Whereas, with graduation on the horizon,
14 Mr. Ramos had been considering community college or
15 the Navy, but Ms. Steinweiss recognized his talent,
16 and potential in the performing arts and encouraged
17 him to pursue a career in the dramatic arts. She
18 soon convinced Mr. Ramos to audition for the
19 prestigious American Music and Drama Academy College
20 of the Performing Arts. The audition led to an offer
21 from the school, but tuition was far beyond his
22 means. Undeterred, Ms. Steinweiss submitted an
23 application on her student's behalf to the Jerry
24 Seinfeld Scholarship Foundation. After meeting Mr.

2 Ramos, representatives from the foundation agreed to
3 fund his entire tuition; and

4 Whereas, while studying at the American
5 Music and Drama Academy, Mr. Ramos began attending
6 open auditions, and soon landed bit parts in
7 productions across the country. His big break came
8 when he was cast in the dual roles of John Laurens
9 and Phillip in the hit musical *Hamilton*. Since its
10 debut in August--in Broadway in August, *Hamilton* has
11 had unprecedented acclaim citets--critics and
12 audiences alike, and has also won a Grammy Award for
13 best musical theater album; and

14 Whereas, today Mr. Ramos has a bright
15 future on the stage ahead of him. Yet, it is his
16 past in the classrooms and hallways of a public high
17 school that enabled him become one of Broadway's
18 rising stars. The lessons Mr. Ramos learned from New
19 Utrecht High School, educators and staff have helped
20 him discover new truths about himself leading to a
21 life he hadn't foreseen, and putting him on a path to
22 even greater success in the years ahead.

23 Now, therefore, be it known that the
24 Council of the City of New York proudly honors
25 Anthony Ramos for his outstanding and inspiring

2 achievements in the performing arts, and for
3 exemplifying the positive and enduring impact of the
4 New York City Public School System. Melissa Mark-
5 Viverito, Speaker for the entire Council, Mark
6 Treyger, Council Member, 47th District, Brooklyn.

7 SPEAKER MARK-VIVERITO: Okay.
8 [cheers/applause] And it's nice to see the family.
9 Very emotional, but it's nice to have you all here.
10 Again, you know, you--you are an inspiration and
11 [speaking Spanish] and all these people that are
12 rising. Let's not forget about our communities or
13 come back to the neighborhood that you grew up in,
14 and serve as a free--future inspiration for so many
15 more. So here you go if you want to say a few words.

16 ANTHONY RAMOS: I'm--I just want to say
17 thank you to the City and for this proclamation.
18 This is truly a blessing. I'm going to keep it brief
19 because I know guys have go like important things to
20 like do, and important conversations to have. So--
21 but thank you. Thank you, mom, thank Tee-Tee, thank
22 you dad, thank you Sarah. You saved my life. You
23 saved my life. Love you guys, Rebecca, my manager
24 who guides me every step of the way when I have no
25 idea what I'm doing, and, you guys for supporting the

2 arts, and I just think the arts are really important
3 in our public school system 'cause it truly saved my
4 life. Truly. So if you feel like you don't have the
5 money, go get the money. [cheers/applause] Somebody
6 is going to give it to you. So, let's please,
7 please, please make it more of a priority to have
8 these programs, and--and really make it, try to make
9 it a priority to keep these programs in our schools
10 and keep teachers like Sarah, because they don't like
11 her. Because she doesn't work at New Utrecht any
12 more. We--we need her. It's, you know, we need her,
13 more of her and teachers like Mr. Treyger. You know,
14 you have teachers and officers. (sic) You know, we
15 just need people like really--really taking a stand
16 to--to keep positivity going in the public school
17 systems because a lo of--a lot of blessings and--and-
18 -and great things come from the public school system.
19 So thank you guys gain. [cheers/applause]

20 [pause]

21 SPEAKER MARK-VIVERITO: I think we're
22 going to get started if we can.

23 SERGEANT-AT-ARMS: [off mic] Quiet down
24 please. Quiet down. [pause] All right, we're going
25 to start pulling together here . [pause]

2 SERGEANT-AT-ARMS: Can we clear the
3 floor, please. Can you please clear the floor?
4 Thank you. [background comments] Ladies and
5 gentlemen, at this time please place all electronic
6 devices--all electronic devices to vibrate. Will all
7 non-Council employees, non-Council employees please
8 leave the main floor of the Chambers. Thank you.
9 Quiet please. Quiet place. No talking, please.
10 Will you stop the talking please. [background
11 comments, pause]

12 DEPUTY LEADER GENTILE: I call the Stated
13 Meeting of March 22nd, 2016 to order. Please stand
14 for our Pledge of Allegiance.

15 SERGEANT-AT-ARMS: All rise. Quiet
16 please.

17 [Pledge of Allegiance recited]

18 CLERK: Roll call. [background comments]

19 Barron.

20 COUNCIL MEMBER BARRON: Present.

21 CLERK: Borelli. Cabrera.

22 COUNCIL MEMBER CABRERA: Here.

23 CLERK: Chin.

24 COUNCIL MEMBER CHIN: Here.

25 CLERK: Cohen.

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2 COUNCIL MEMBER COHEN: [off mic] Here.

3 CLERK: Constantinides.

4 COUNCIL MEMBER CONSTANTINIDES: Here.

5 CLERK: Cornegy.

6 COUNCIL MEMBER CORNEGY: [off mic]

7 Present.

8 CLERK: Crowley.

9 COUNCIL MEMBER CROWLEY: [off mic] Here.

10 CLERK: Cumbo.

11 COUNCIL MEMBER CUMBO: Present.

12 CLERK: Deutsch.

13 COUNCIL MEMBER DEUTSCH: Present.

14 CLERK: Dickens.

15 COUNCIL MEMBER DICKENS: [off mic] Here.

16 CLERK: Dromm

17 COUNCIL MEMBER DROMM: Here.

18 CLERK: Espinal.

19 COUNCIL MEMBER ESPINAL: Here.

20 CLERK: Eugene.

21 COUNCIL MEMBER EUGENE: Present.

22 CLERK: Ferreras-Copeland.

23 COUNCIL MEMBER FERRERAS-COPELAND: Here.

24 CLERK: Garodnick. Gentile.

25 COUNCIL MEMBER GENTILE: Here.

2 CLERK: Gibson.

3 COUNCIL MEMBER GIBSON: Here.

4 CLERK: Greenfield. Grodenchik.

5 COUNCIL MEMBER GRODENCHIK: [off mic]

6 Here.

7 CLERK: Johnson.

8 COUNCIL MEMBER JOHNSON: Present.

9 CLERK: Kallos.

10 COUNCIL MEMBER KALLOS: Here.

11 CLERK: King.

12 COUNCIL MEMBER KING: Present.

13 CLERK: Koo.

14 COUNCIL MEMBER KOO: Present.

15 CLERK: Koslowitz.

16 COUNCIL MEMBER KOSLOWITZ: Here.

17 CLERK: Lancman.

18 COUNCIL MEMBER LANCMAN: Here.

19 CLERK: Lander. Levin.

20 COUNCIL MEMBER LEVIN: [off mic] Here.

21 CLERK: Levine.

22 COUNCIL MEMBER LEVINE: [off mic] Here.

23 CLERK: Maisel.

24 COUNCIL MEMBER MAISEL: [off mic] Here.

25 CLERK: Mealy.

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2 COUNCIL MEMBER MEALY: Present.

3 CLERK: Menchaca. Mendez.

4 COUNCIL MEMBER MENDEZ: Here.

5 CLERK: Miller. Palma. Reynoso.

6 Richards.

7 COUNCIL MEMBER RICHARDS: Present.

8 CLERK: Rodriguez.

9 COUNCIL MEMBER RODRIGUEZ: [off mic]

10 Here.

11 CLERK: Borelli.

12 COUNCIL MEMBER BORELLI: Present.

13 CLERK: Rose. Rosenthal.

14 COUNCIL MEMBER ROSENTHAL: Here. Thank

15 you.

16 CLERK: Salamanca.

17 COUNCIL MEMBER SALAMANCA: Present.

18 CLERK: Torres.

19 COUNCIL MEMBER TORRES: Present.

20 CLERK: Treyger. Ulrich. Vacca.

21 COUNCIL MEMBER VACCA: Here.

22 CLERK: Vallone.

23 COUNCIL MEMBER VALLONE: Here.

24 CLERK: Williams.

25 COUNCIL MEMBER WILLIAMS: [off mic] Here.

2 CLERK: Wills. Matteo.

3 COUNCIL MEMBER MATTEO: [off mic] Here.

4 CLERK: Van Bramer.

5 COUNCIL MEMBER VAN BRAMER: Here.

6 CLERK: Speaker Mark-Viverito.

7 SPEAKER MARK-VIVERITO: [off mic] Here.

8 DEPUTY LEADER GENTILE: We have a quorum
9 and now I'm going to ask all in the Chamber to stand
10 for our Invocation. Our--our invocation today will
11 be delivered by Sister Winifred Doherty of the
12 Congregation of or Lady of Charity of the Good
13 Shepard, 337 East 17th Street in Manhattan.

14 SISTER WINIFRED DOHERTY: Let us pray.
15 Shepherd God, we thank you for this day and the many
16 blessings we have received. Shepherd God, we thank
17 you for the City of New York, and the many
18 communities who inhabit it. Shepherd God, we thank
19 you for this City Council for each member that serves
20 and for each one's family. Shepherd God, give each
21 council member the resolve to free the human race
22 from the tyranny of poverty and want, and to heal and
23 save our planet. Shepherd God, help each member to
24 foster peaceful, just and inclusive communities,
25 which are free from fear and violence. Shepherd God,

2 we urge each member to protect human rights, and
3 promote gender equality and the empowerment of women
4 and girls. Shepherd God, show us how to create
5 conditions for sustainable, inclusive and sustained
6 economic growth and decent work for all. Shepherd
7 God, inspire us all to combat inequalities and place
8 people, planet, partnerships, peace and prosperity at
9 the center of our decision making. Shepherd God, you
10 are justice and mercy. We pray for all in our city
11 who are hungry, unemployed, or uninsured, for all who
12 are migrants, undocumented, trafficked or refugees.
13 For all who are physically and mentally ill, for all
14 who live in fear and violent relationship, for all
15 who experience gender-based violence within the
16 family and within the city boundaries. Shepherd God,
17 as the Council meets this afternoon, give clarity of
18 mind, compassion, creativity, due diligence,
19 integrity, and a sense of humor to each to each
20 member to work towards transformative change.
21 Shepherd God, move us all to take the bold and
22 transformative steps, which are required to shift the
23 city and the world onto a sustainable and resilient
24 path, pledging to leave no one behind in our city or
25 our world. Amen.

2 DEPUTY LEADER GENTILE: Motion to spread
3 the Invocation, Council Member Crowley.

4 COUNCIL MEMBER CROWLEY: Thank you Deputy
5 Leader.

6 SERGEANT-AT-ARMS: [interposing] [off
7 mic] Keep it down, please. Keep it down.

8 COUNCIL MEMBER CROWLEY: I'd like to
9 thank Sister Winifred Doherty for her blessing today.
10 Sister Winifred is a Good Shepard sister, originally
11 from Ireland. She now lives in Council Member
12 Mendez's district, and her provincial house is in
13 Astoria in Council Member Costa Constantinides'
14 district, and Sister works at the United Nations,
15 which is in Council Member Garodnick's district.

16 COUNCIL MEMBER: [interposing] You're
17 covering a lot of bases.

18 COUNCIL MEMBER CROWLEY: In--in this
19 month of March where we celebrate St. Patrick and
20 Irish culture, I thought it was important that Sister
21 Winifred bless us. And I also want to recognize that
22 it's her story month, and Sister Winifred has done so
23 much for women and girls not only--not only here in
24 New York and the U.S., but also abroad, and I want to
25 thank her for the work that she's done, for her

2 passion, her service and her dedication and, of
3 course, for leading us in prayer today. Thank you,
4 sister.

5 DEPUTY LEADER GENTILE: Thank you,
6 Sister.

7 COUNCIL MEMBER CROWLEY: I have a--I'd
8 like to now give the motion to spread the Invocation
9 in full upon the record.

10 DEPUTY LEADER GENTILE: Adoption of
11 Minutes, Council Member Vallone.

12 COUNCIL MEMBER VALLONE: I now call for a
13 motion that the Minutes of the Stated Meeting of
14 February 24, 2015 be adopted as printed.

15 DEPUTY LEADER GENTILE: Okay. Messages
16 and papers from the Mayor.

17 CLERK: None.

18 DEPUTY LEADER GENTILE: Communication
19 form city, county and borough offices.

20 CLERK: Preconsidered M 384, transfer
21 funds between agencies.

22 SPEAKER MARK-VIVERITO: Finance.

23 CLERK: Preconsidered M 385,
24 appropriation of new revenues.

25 SPEAKER MARK-VIVERITO: Finance.

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2 CLERK: M 386, submitting Michelle de la
3 Uz for reappointment to the City Planning Commission.

4 SPEAKER MARK-VIVERITO: Rules, Privileges
5 and Elections

6 DEPUTY LEADER GENTILE: Petitions and
7 communications.

8 CLERK: None.

9 DEPUTY LEADER GENTILE: Land Use call-
10 ups.

11 CLERK: M 387.

12 SPEAKER MARK-VIVERITO: Roll call.

13 DEPUTY LEADER GENTILE: Roll call. Okay.

14 CLERK: King.

15 COUNCIL MEMBER KING: I'd like to vote
16 aye on all call-ups. With permission I'd like to
17 [coughs] vote aye on all general orders today and
18 resolutions.

19 DEPUTY LEADER GENTILE: Granted.

20 COUNCIL MEMBER KING: I vote aye.

21 COUNCIL MEMBER BARRON: Aye.

22 CLERK: Borelli.

23 COUNCIL MEMBER BORELLI: Aye on al except
24 330 [pause] aye on all. [background comments]

25 CLERK: Cabrera.

2 COUNCIL MEMBER CABRERA: Aye.

3 CLERK: Chin.

4 COUNCIL MEMBER CHIN: Aye.

5 CLERK: Cohen.

6 COUNCIL MEMBER COHEN: Aye.

7 CLERK: Constantinides.

8 COUNCIL MEMBER CONSTANTINIDES: Aye.

9 CLERK: Cornegy.

10 COUNCIL MEMBER CORNEGY: Aye.

11 CLERK: Crowley.

12 COUNCIL MEMBER CROWLEY: Aye.

13 CLERK: Cumbo.

14 COUNCIL MEMBER CUMBO: Aye.

15 CLERK: Deutsch.

16 COUNCIL MEMBER DEUTSCH: Yes.

17 CLERK: Dickens. Dromm.

18 COUNCIL MEMBER DICKENS: [off mic] Yes.

19 CLERK: Dromm

20 COUNCIL MEMBER DROMM: Aye.

21 CLERK: Espinal.

22 COUNCIL MEMBER ESPINAL: Aye.

23 CLERK: Eugene.

24 COUNCIL MEMBER EUGENE: Aye.

25 CLERK: Ferreras-Copeland.

2 COUNCIL MEMBER FERRERAS-COPELAND: Aye.

3 CLERK: Garodnick. Gentile.

4 DEPUTY LEADER GENTILE: Aye.

5 CLERK: Gibson.

6 COUNCIL MEMBER GIBSON: I vote aye.

7 CLERK: Greenfield.

8 COUNCIL MEMBER GREENFIELD: Aye.

9 CLERK: Grodenchik. Johnson.

10 COUNCIL MEMBER JOHNSON: Aye.

11 CLERK: Kallos.

12 COUNCIL MEMBER KALLOS: Aye.

13 CLERK: Koo.

14 COUNCIL MEMBER KOO: Aye on all.

15 CLERK: Koslowitz. Lancman. Lander.

16 Levin.

17 COUNCIL MEMBER LEVIN: [off mic] Aye.

18 CLERK: Levine.

19 COUNCIL MEMBER LEVINE: [off mic] Aye.

20 CLERK: Maisel.

21 COUNCIL MEMBER MAISEL: [off mic] Yes.

22 CLERK: Mealy.

23 COUNCIL MEMBER MEALY: Aye.

24 CLERK: Mendez.

25 COUNCIL MEMBER MENDEZ: Aye.

2 SERGEANT-AT-ARMS: Keep it down, please.
3 Keep it down.

4 CLERK: Miller.

5 COUNCIL MEMBER MILLER: Aye.

6 CLERK: Palma.

7 COUNCIL MEMBER PALMA: [off mic] Aye.

8 CLERK: Reynoso. Richards.

9 COUNCIL MEMBER RICHARDS: Aye.

10 CLERK: Rodriguez.

11 COUNCIL MEMBER RODRIGUEZ: Aye.

12 CLERK: Rosenthal.

13 COUNCIL MEMBER ROSENTHAL: Aye.

14 CLERK: Salamanca.

15 COUNCIL MEMBER SALAMANCA: Aye.

16 CLERK: Torres.

17 COUNCIL MEMBER TORRES: Aye.

18 CLERK: Treyger.

19 COUNCIL MEMBER TREYGER: Aye.

20 CLERK: Ulrich.

21 COUNCIL MEMBER ULRICH: Aye.

22 CLERK: Vacca.

23 COUNCIL MEMBER VACCA: [off mic] Aye.

24 CLERK: Vallone.

25 COUNCIL MEMBER VALLONE: Aye.

2 CLERK: Williams.

3 COUNCIL MEMBER WILLIAMS: [off mic] Aye.

4 [coughing]

5 CLERK: Matteo. Van Bramer.

6 COUNCIL MEMBER VAN BRAMER: Aye.

7 CLERK: Speaker Mark-Viverito.

8 SPEAKER MARK-VIVERITO: Aye.

9 [background comments]

10 DEPUTY LEADER GENTILE: Today's Land Use
11 Call-Ups were adopted by a vote of 47 in the
12 affirmative, 0 in the negative. Communication from
13 the Speaker.

14 SPEAKER MARK-VIVERITO: Okay, thank you,
15 Council Member Gentile. So before we begin today, I
16 would like to ask my colleagues to rise.

17 SERGEANT-AT-ARMS: All rise.

18 SPEAKER MARK-VIVERITO: As we--in
19 recognition, obviously of the--the terrorist attacks
20 that occurred earlier--early this morning in
21 Brussels, a horrific attack, and we know details are
22 emerging. We definitely know that at least 34 people
23 have been killed and many more are injured. This
24 comes on the heels of a string of deadly terrorist
25 attacks in Turkey or the past two weeks killing 42

2 people. Fifteen years ago, the world stood with us
3 when thousands of our friends, family and loved ones
4 were murdered just a few blocks from this chamber.
5 Today, New York City and the world stand in
6 solidarity with Brussels and with Turkey. Our
7 thoughts and prayers are with the victims, the
8 survivors and their families and I ask that we join
9 in a moment of silence. [pause for a moment of
10 silence] Thank you, my colleagues.

11 Today, we'll be voting on legislation to
12 amend the City's Human Rights Law. Anti-
13 discrimination laws are often enforced through
14 testers who pose as applicants for jobs or apartments
15 or prospective customers of a public accommodation.
16 In some cases, violators will lie to testers for a
17 discriminatory reason like a test's race, sex or
18 religion, have claimed that testers aren't actually
19 applying for the job or apartment, and so are not
20 covered by anti-discrimination law or are not damaged
21 by the discriminatory lies. This bill will make
22 clear that lying about availability in such a
23 situation is a violation of our Human Rights Law in
24 many situations including housing, employment and
25 public accommodations and will empower testers to

2 help bring them to justice. On the staff side, I
3 want to thank Matt Gewalb, Rachel Cordero, Alisha
4 Brown, Katelyn Caruso, Annie Decker. This is a bill
5 sponsored by Council Member Brad Lander, and I will
6 ask him to say a few words.

7 COUNCIL MEMBER LANDER: Thank you Madam
8 Speaker, and thank you in general for your efforts to
9 re-strengthen the New York City Commission on Human
10 Rights, and our Human Rights Law. The law is the
11 strongest in the country. The Commission had
12 withered to a shadow of its former self, and with
13 your support under the leadership of Commissioner
14 Malalis it has risen back up to be able to defend the
15 human rights of New Yorkers from discrimination in so
16 many incidents in seeking employment, in seeking
17 housing and public accommodations in policing and so
18 on. As you said, this bill 815-B strengthens New
19 York City's right of truthful information so that
20 people regardless of their race or religion or gender
21 identify or sexual orientation cannot be lied to
22 about available housing or employment or public
23 accommodations. That might seem like a subtle thing,
24 but it's not. We have these tester organizations who
25 send people out in matched pairs to uncover

2 discrimination in our housing market against people
3 with Section 8 Certificates or survivors of domestic
4 violence, thanks to Council Member Williams' bill
5 last week. But the testers themselves, though they
6 root out discrimination, of course, aren't themselves
7 actually seeking the employment or the housing, and
8 in many cases, therefore, it's been harder for them
9 to achieve the goal. And this bill makes clear
10 you've got a right not to be lied to based on your
11 race or your religion or other protected status, and
12 we are protecting that and strengthening the ability
13 of tester organizations to root out discrimination.
14 In addition, this bill grants a right to employers
15 where the rights, under the Human Rights Law of
16 employers, are denied or abridged or violated based
17 on conduct to one of their employees. So the MWBE
18 contractor whose employees are discriminated against
19 and, therefore, they lose an opportunity to bid or to
20 contract. Today, that employer doesn't have a claim
21 under the Human Rights Law even though their civil
22 rights were clearly violated, and thanks to this
23 bill, they will have a stronger and more clear cause
24 of action. I thank you very much. As you say, the
25 staff especially Annie Decker, Katelyn Caruso, Alisha

2 Brown. I want to thank Matt Gewalb and Wes Jones,
3 who put a lot of work in. I also want to say a
4 special thank you to my Legislative Director. This
5 is his last Stated with us, Ben Smith, who shepherded
6 this through. He's moving on to the Department of
7 Transportation. So we'll continue to work with him,
8 but thanks for all his very good work in general and
9 especially on bringing this bill to a successful
10 conclusion.

11 SPEAKER MARK-VIVERITO: Thank you,
12 Council Member. We'll also be voting on legislation
13 to ban the use of smokeless tobacco in baseball parks
14 and other sports venues. This Council has stood up
15 against big tobacco time and again to protect public
16 health. But while smoking has disappeared from most
17 public places, smokeless tobacco persists in a place
18 where impressionable children seek out role models at
19 baseball stadiums. We send a strong--we send the
20 wrong message when star athletes are seen playing
21 professional sports while engaging in a deadly and
22 dangerous tobacco habit. So this bill will outlaw
23 the use of smokeless tobacco in all sporting venues
24 that sell tickets for athletic events. The staff, I
25 want to thank David Seitzer, Crystal Pond, Ayesha

2 Schaumburg, and Terzah Nasser. Council Member
3 Johnson is the lead sponsor of the bill. I'll ask
4 him to say a few words.

5 COUNCIL MEMBER JOHNSON: Thank you, Madam
6 Speaker. Today, the Council is voting on the
7 legislation that you just detailed, which prohibits
8 the use of smokeless tobacco at baseball and other
9 sports stadiums, arenas and recreational areas.
10 Imagine for a moment how you would feel if you were
11 sitting with your son or daughter watching a baseball
12 game and on the screen you saw a player standing in
13 the outfield puffing away on a cigarette. I say that
14 is someone who has struggled with Nicotine addiction,
15 and someone who's not proud of my struggle with
16 Nicotine addiction. I think many parents would be
17 angry that their children and so many fans, so many
18 young people are seeing their role models showcase
19 this terribly destructive and unhealthy habit. Yet,
20 this is what we are currently tolerating in
21 professional baseball with chewing tobacco. Baseball
22 is the only sport where an addictive substance is
23 sometimes used while playing the game, influencing
24 millions of children who watch on TV and in the
25 stands. It amounts to hundreds of millions of

2 dollars of free advertising for a product that hasn't
3 been allowed to advertise on television for over 40
4 years. For the sake of our young baseball fans, for
5 the health of the players, it's time to take tobacco
6 out of baseball, and when it comes to chewing
7 tobacco, it's not an abstract notion that kids are
8 influenced--influenced by the professional players
9 they admire. According to a recent report by the
10 Centers for Disease Control, high school athletes use
11 smokeless tobacco at nearly twice the rate of non-
12 athletes. While cigarette smoking rates dropped for
13 high school students over the past decade, the use of
14 smokeless tobacco among high school athletes has
15 risen. Simply put, these kids are influenced by
16 baseball culture. [coughs] The Yankees and Mets
17 have both seen enormous value in this legislation,
18 and they have shown their support for it. So has the
19 American Heart Association, the cities of Boston, San
20 Francisco and Los Angeles have all banned smokeless
21 tobacco in ball parks, and we should do the same here
22 in New York City by passing this legislation today.
23 Once--one it is passed by the Council, it is my hope
24 that the Mayor moves quickly to sign it in time for
25 opening day on April 3rd. Thank you very much.

2 SPEAKER MARK-VIVERITO: Thank you,
3 Council Member. Additionally, we'll be voting on two
4 bills related to city services for runaway, homeless
5 or sexually exploited youth. The first bill would
6 establish a coordinator to train agency staff at the
7 Administration of Children's Services--for Children's
8 Services, Department of Parks and Recreation,
9 Department of Homeless Services, and Human Resources
10 Administration on how to identify runaway, homeless
11 or sexually exploited youth, and how to connect them
12 with the appropriate services. The other bill would
13 require that data reported by various agencies
14 related to sexually exploited minors be posted online
15 for great transparency. In terms of staff, I want to
16 thank Kuru Vi--Virturo (sp?), Nicole Bean, Michael
17 Benjamin, Jessica Ackerman, Ayisha Schaumburg, Terzah
18 Nasser. These are bills sponsored by Council Members
19 Mathieu, Council Member Steve Levin. Council Member
20 Eugene, if you want to say a few words first and the
21 followed by Council Member Steve Levin.

22 COUNCIL MEMBER EUGENE: Thank you very
23 much, Madam Speaker. This afternoon my fellow
24 colleagues we are voting on a--two very important
25 bills to amend the Administration Code of New York

2 City concerning runaway and homeless youth and
3 sexually exploited children. As we all are aware,
4 runaway and homeless youth are encounter like a
5 threatening situation on the street of New York City.
6 When young people end up with the city agencies that
7 are serving them, it is essential that those agencies
8 be fully capable in properly identifying them and
9 knowing where to send them for appropriate services.
10 Our youth are the future of our great city, and
11 nothing is more important than doing everything in
12 our power to ensure their--their wellbeing and
13 provide them with all the resources and tools
14 necessary to stay on the right path, and become the
15 leaders of tomorrow. In order for to improve city
16 services to some of our most vulnerable youth, I
17 introduced the proposed Intro 554-A to amend the
18 Administrative Code in relation to training on
19 runaway, homeless and sexually exploited youth. This
20 law would require the establishment of a training
21 coordinator who will be responsible for providing
22 coordination, direction and guidance with respect to
23 training on the best practices for our runaway
24 homeless youth and sexually exploited children. And
25 for sending these young people to--and connecting

2 these young people to the appropriate services. This
3 training must we have annually for individual whose
4 position involves regular contact with young people
5 at ACS, Department of Parks and Recreation
6 Department, DHS and HRA. Also, as a condition of
7 contracting with those agencies, contractors and
8 service providers shall provide the same training to
9 their employees whose position involves regular
10 contact with young people. The coordinator would
11 also be responsible for outreach to other entities
12 such as DOE, the New York Police Department, the
13 Department of Probation, health clinics, libraries,
14 hospitals, including the emergency room. The
15 coordinator will encourage the entities to con--to
16 consider holding training when it would be
17 appropriate for their personnel.

18 At this time, I would like to thank and
19 commend also the Speaker for ensuring that we in the
20 City Council will pass the legislation that address
21 the need of all the people that we are serving in New
22 York City. And I want to thank also Michael
23 Benjamin, Jessie Ackerman and Karu Geshiru (sp?) and
24 my Legislative Director Vanessa Ogle and David Weiss.

2 Thank you very much, and I urge my colleagues to vote
3 yes. Thank you Madam Speaker.

4 SPEAKER MARK-VIVERITO: Council Member
5 Levin.

6 COUNCIL MEMBER LEVIN: Thank you very
7 much, Madam Speaker. I want to thank Chair Mathieu
8 Eugene as well as you, Madam Speaker, and Staff Karu
9 Geshiru, Michael Benjamin, Jessica Ackerman from the
10 Youth Services Committee, Andrea Vasquez and Tonya
11 Cyrus from the General Welfare Committee. This
12 proposed introduce--Introduction 993-A amends Local
13 Law 23 of 2013 to help make the reporting in that law
14 more accurate, more comprehensive and--and to be
15 better, more useful for our policy as a city to help
16 identify sexually exploited youth here in NYC. We
17 have too many--far too many sexually exploited young
18 people in our city. OCFS reports 2,253 commercially
19 sexually exploited children in New York City.
20 However, other studies including one by Center for
21 Court Innovation at John Jay College release in 2008
22 estimated that there were close to 4,000, 3,946
23 commercially sexually exploited youth in New York
24 City. Even one child is too many, and we need to do
25 everything that we can to get accurate information,

2 and to be able to tailor our responses as a city
3 address this issues, to confront this issue, to
4 employ the proper social services as well as law
5 enforcement to make a different in these young
6 people's lives, and protect them from this danger.
7 Proposed Intro 993 will change the reporting date
8 from where it is currently on January 1st to April
9 1st so that we can allow DYCD and ACS in a--in a
10 presentable fashion, and make sure that the reporting
11 is more accurate and more impactful. In addition, we
12 will change disaggregation of ages, which currently
13 12 to 16. So we'll change that from 12 years old--12
14 to 15 years old, 16 to 18 years old and over 18 years
15 old by gender, and whether such children have a
16 contact with DYCD or ACS. These are important
17 changes to ensure that we know what we're doing and
18 what we can do better to protect sexually exploited
19 youth here in New York City. Thank you, Madam
20 Speaker.

21 SPEAKER MARK-VIVERITO: Thank you, and
22 finally, we'll be voting on modifications to the
23 city's Mandatory Inclusionary Housing and Zoning for
24 Quality Affordability Plans. The Council's
25 modifications to these plans represent months of

2 thoughtful deliberation, community engagement and
3 negotiation with our partners in the Administration.
4 All of this work has resulted in a plan that
5 addresses the magnitude of our city's affordability
6 crisis by encouraging affordable housing production
7 while also supporting local residents and their
8 communities. The 51 members of this body have
9 offered tailored modifications for their own
10 communities to fit the specific and diverse needs of
11 the neighborhoods we represent. From Manhattan and
12 Staten Island to Brooklyn, Queens and the Bronx, the
13 scope and magnitude of these proposals are quite
14 extensive. They will fundamentally change how our
15 city approaches affordable and senior housing
16 production, and is one of the strongest affordable
17 housing plans in the nation if not the strongest.
18 Our plan is one that will work for New Yorkers it is
19 meant to serve, ensuring that our review of these
20 proposals addresses the very real concerns that we
21 heard from residents, advocacy groups, community
22 boards, and everyone in between. The City Council
23 heard New Yorkers loud and clear at every community
24 board meeting, every rally and at every town hall.
25 We listened because I firmly believe that City

2 Planning needs to start from the ground up, and
3 everyone has to have a seat at the table. After
4 months of engagement in all five boroughs and across
5 the city, the Council now has a landmark plan that
6 will provide new and deeper affordability in
7 Mandatory Inclusionary Housing for more New Yorkers,
8 close the loopholes in MIH, and ensure better public
9 review. So more--support economic integration,
10 minimize displacement, protect the character of
11 neighborhood, support local hiring and community
12 development. Focus Zoning for Quality and
13 Affordability on the development of affordable
14 housing and senior affordable housing. Modulate
15 parking changes in neighborhoods with the poorest
16 transit access. I want to thank Zoning Subcommittee
17 Chair Donovan Richards, and Land Use Chair David
18 Greenfield [coughs] for their hard work and
19 deliberation and all the council members who helped
20 shape this process and this proposal. I also want to
21 give a huge thank you to our amazing Land Use staff
22 for their invaluable work. [cheers/applause] And
23 pointing, yep, where are they? [cheers/applause]
24 In putting land together the Land Use Division sat
25 down with every council member sometimes on multiple

2 occasions to get full sense of the concerns in each
3 community. The spent long hours poring over hundreds
4 of pages of zoning text, and studying every aspect of
5 the proposal. I know my colleagues all agree that
6 without their tremendous commitment, we wouldn't have
7 been able to reach the plan that we're about to vote
8 on. So I want to thank for this--this--thank all the
9 staff Julie Lubin, Dylan Casey, Amy Levitan, James
10 Lloyd, Chris Rice, Brian Paul, Liz Lee, Peter Janisic
11 and Raju Mann, as well as Joe Toronto and Rimmel
12 Martinez. And with that, I would like to ask Council
13 Member Greenfield, the Land Use Chair to say a few
14 words, and then the Subcommittee Chair Donovan
15 Richards to say a few words as well.

16 COUNCIL MEMBER GREENFIELD: Thank you
17 very much, Madam Speaker. You know, it's really not
18 easy to summarize thousands of hours worth of work in
19 just a few minutes, but we're going to do that today
20 because today is truly a historic day for New York
21 City. The legislation that we're voting on today,
22 Mandatory Inclusionary Housing and Zoning for Quality
23 and Affordability is an enormous step forward to
24 making New York more affordable and more livable for
25 all of its citizens. I'm proud to say this is the

2 most ambitious and far reaching affordable housing
3 program in the country. First, I want to thank Mayor
4 Bill de Blasio for his vision and leadership in
5 proposing these historic changes that will generate
6 tens of thousands of affordable housing units, and
7 senior housing units over the next few years. I want
8 to thank all of our colleagues in the City Council,
9 but especially the Zoning Subcommittee Chair Donovan
10 Richards for his partnership and leadership
11 throughout those hearings. The Speaker Melissa Mark-
12 Viverito for ensuring that we've had the most open
13 and collaborative legislative process that I have
14 ever been a part of in my six years in the City
15 Council. The Speaker recognized that on average we
16 change the citywide zoning once every 50 years or so.
17 So today's vote is truly historical, and will have an
18 impact on New York City's landscape for many years to
19 come. This is a monumental change to our Zoning
20 Resolution and is, in fact, a fitting advance to
21 making the Zoning Centennial in New York, which we
22 celebrate this year. This would not have happened,
23 and we would not have had such widespread support but
24 for the Speaker's commitment transparency and
25 collaboration and she deserves so much for making

2 that happen. Thank you Speaker for that, and than
3 you Speaker for that. The legislation as it exists
4 today really is a result of countless hours of work.
5 And there was really a broad spectrum of supporters,
6 including advocates such as the AARP, HTC, 32BJ, 1199
7 SEIU, DC37, RWDSU, the National Urban League, NAACP,
8 Live On New York, Self-Help, RAFA, ANHD, and ISALFA.
9 I want to thank those organizations, their leaders
10 and their organizers and their members who came out
11 and made their voices loudly and clearly. We heard
12 your voices and we responded to your voices. The
13 City Council not only worked tirelessly to craft a
14 plan more ambitious in terms of affordability than
15 originally envisioned, but also responded to the
16 concerns raised in our conversations with
17 constituents, community boards, borough presidents,
18 and advocacy groups. I want to thank all of those,
19 and I really want to make it clear that we heard them
20 loud and clear, and we made those changes, and I'm
21 especially proud of the hearings that we had where
22 every single person who showed up late in the night
23 had their voice heard. Any concerns that we had were
24 met through the modifications that we made as a
25 result of line-by-line changes that happened with our

2 extraordinary Land Use staff. They've been thanked,
3 but they deserve to get thanked again, and I'm going
4 to do that because really extraordinary work of Raju
5 Mann. Raju made a vow similar to a Lenting vow that
6 he would not shave until we got this done. We can
7 see his beautiful face again today. He is very
8 handsome. Thank you, Land Use Director Raju Mann.
9 Although I'm not sure that he's ever getting that
10 black hair back from all the grays that we gave him.
11 So we apologize for that but he--he was
12 extraordinary. Deputy Director Amy Levitan was
13 fantastic, our General Counsel Julie Lubin. Talk
14 about trial by fire, she's been here for around three
15 weeks, and we made her do all the heavy lifting.
16 Deputy Counsel Dylan Casey. Our project managers,
17 extraordinary project managers and Brian Paul and
18 James Lloyd and Chris Rice and Rose Lee. I want to
19 thank my staff, my Chief of Staff Amy Paulstein
20 (sp?), my Counsel Elana Shachevek (sp?)
21 Communications Director Steven Snowder. And I even
22 want to thank folks in the Administration such as
23 Emma Wolf and John Paul Lupo who worked with us day
24 in and day out as well as Carl Weisbrod and Vicky
25 Bean and Alicia Glenn. And let me tell you

2 something, if you want to negotiate a deal, you
3 certainly want to make sure that Ramon Martinez is on
4 your side. He--he is the consummate negotiator, and
5 him along with Joe Toronto really worked hard to get
6 us to where we are today. And I want to thank
7 [cheers/applause] them so much for--for what they--
8 for what they did. Incidentally, by the way the
9 reporters should take some photographs of Ramon
10 because apparently there are no known, existing
11 photographs of Ramon Martinez. [laughter] I won't
12 point out which one he is, but I'm sure you can ask
13 around and you might be able to figure it out. The
14 bottom line is the Mandatory Inclusionary Housing
15 Plan is going to be the most aggressive affordable
16 housing plan in the country. We're to require that
17 new residential development in certain areas provide
18 a set-aside of residential units for affordable
19 housing. For example, we have reached such a low
20 level of affordability that we actually have an
21 option that requires 20% of new buildings to provide
22 for families who are making \$31,000 a year. That
23 means that rent for a brand new two-bedroom apartment
24 will be \$775 a month. That's really fantastic, and
25 that would not have happened without our colleagues

2 really fighting for that in an incredible way, and
3 with the zoning for Quality and Affordability what we
4 tried to was to strengthen the core goal of the
5 proposal, which is that the benefits should go to
6 affordable and senior housing, right. If the
7 proposal was market rate, we basically cut it out.
8 If it was affordable and senior housing. We
9 strengthened it, and we wanted response to our
10 residents concerns about neighborhood context and
11 transit zones. We reduced the height increases. For
12 the market rate housing we scaled back certain
13 changes for the back and rear yards including waivers
14 that will be provided all for market rate, but when
15 it came to affordability, we kept it intact and--and
16 as far as neighborhood context, we made those changes
17 as well. It didn't make sense to put up a 65-foot
18 building next to a 25-foot 2-story home. And so we
19 made those tweaks. In short, we took the Mayor's
20 Plan and in consultation with the public, we made it
21 so much better. And finally, and I think this is
22 important, and it's gone somewhat under-reported the
23 Mayor had made a number of commitments to the Council
24 to ensure that the work of creating affordable
25 housing begins but doesn't end with what we've

2 achieved in these plans. These commitments include
3 making use of subsidies to make housing more
4 affordable beyond the 40%, targeting financing
5 programs and resources for low-income seniors,
6 furthering local hiring initiatives, and construction
7 safety measures. And additionally something that we
8 fought hard for to ensure transparency throughout the
9 process by tracking the Administration's commitments
10 on these issues and its progress on fulfilling this
11 commitment. The Administration will be reporting
12 annually on its commitment for citywide neighborhood
13 re-zonings through the Mayor's Office of Operations,
14 and all such commitments will be documented and
15 linked to the Department of City Planning's website.
16 The Department of City Planning will actually have a
17 new division of Capital Planning and infrastructure
18 who will work closely with OMB, and the Neighborhood
19 Development Fund and that is something that was
20 detailed in a seven-page letter that was sent from
21 the Mayor to the Speaker just a few days ago. And
22 finally, I think it's important is I want to thank my
23 colleagues. New Yorkers would be proud to know how
24 much time, effort, and thought went into all the work
25 of my fellow council members into this legislation.

2 Our legislative process not only worked, it worked
3 exceptionally well because council members took up
4 the causes and issues that matter most to their
5 constituency, and the result is undeniable. We have
6 outstanding legislation that reflects the needs of
7 most New Yorkers, and that's why I am proud to
8 support this legislation and encourage all of my
9 colleagues to support this as well. Thank you very
10 much.

11 COUNCIL MEMBER RICHARDS: Thank you. I
12 will try to be briefer than Chair Greenfield, but
13 today marks a historic time for us.

14 COUNCIL MEMBER GREENFIELD: [interposing]
15 It shouldn't be too difficult.

16 COUNCIL MEMBER RICHARDS: [laughs] Today
17 marks a historic time for us here at City Hall, but
18 also the City Council in particular. And first, I
19 would like to thank our Speaker who really put the
20 sexy back into zoning, and it's a very hard thing to
21 do. I would also like to thank Ramon Martinez, Joe
22 Toronto, Raju Mann, Amy Levitan, Dylan Casey, Julie
23 Lubin, James Lloyd and the entire Land Use Staff, and
24 I believe we all will become drinking buddies
25 certainly a little bit after this State Council

2 meeting. I'd like to also thank my Chief of Staff
3 Mercedes Buchanan, my Legislative Director Jarell
4 Birney and my Press Secretary, Jordan Gibbons for all
5 of their hard work over these last few months as well
6 as the rest of my colleagues especially Chair
7 Greenfield who stepped up to the plate to do what's
8 right for New York City. I would like to also
9 commend Mayor de Blasio, Emma Wolf and John Paul Lupo
10 who negotiated in good faith with us. The task
11 before us was, but we took it on one issue at a time,
12 and there were a lot of issues. I want to thank each
13 and every community board, civic group and
14 organization that took time to give commentary on how
15 this might affect the characters of their unique
16 community especially after our 20-hour hearings. I
17 want to be clear that we worked hard to find a middle
18 ground that would provide both a solution to the
19 city's affordable housing crisis, while also serving
20 as an incentive to reinvigorate new life into
21 neighborhoods that have been left neglected for years
22 like East New York and Far Rockaway. The reality of
23 our city and part of what makes it so great is that
24 we aren't the sole tenants of our land. We live
25 collectively in neighborhoods and are responsible for

2 being good neighbors. That is why we are holding
3 developers responsible for contributing to the
4 solution of our housing crisis rather than being the
5 perpetrators of our housing crisis. We need more
6 housing units, and we need units that working
7 families can afford. This affordable housing plan
8 will be a game changer. The new zoning laws will
9 force every developer looking to increase density or
10 expanding their site to create affordable housing
11 units without the city spending a dime. All of the
12 money that the city would spend under the voluntary
13 program can now be spent on deepening the levels of
14 affordability and building stronger communte--
15 communities. I just want to be clear again with
16 Mandatory Inclusionary Housing we are creating
17 affordable housing not with the city's dollar, but on
18 the developer's dime, and this is the strongest
19 program in this country. No one can debate it. In
20 regards to zoning for quality and affordability and
21 the changes in the text relating to senior housing, I
22 believe that the most important goal we had was--has
23 always been to increase the number of quality and
24 affordable housing seniors--seniors youths. How it
25 was resolved to better use the space outside and give

2 seniors space inside. As for underutilized parking
3 space, we agreed to allow developers to expand, but
4 only to increase the number of affordable units
5 provided not market rate units. I believe that it is
6 more important for a senior to have a safe place to
7 rest before a car does, and we've created a hash tag
8 for those who want a hash tag, seniors before cars.
9 And in the same vain for my friends that are seniors
10 and card carrying members of AARP, know that it was
11 important to us that the size of the unit contributed
12 to what we would call quality. As we've said before,
13 as I--as I've said my goal my grandmother hats did
14 not fit into some of the spaces that the
15 Administration proposed before we changed it. But
16 today, we had changed it 325 square feet at least for
17 our seniors. It was also important for us to not do
18 away with the process. We heard many legitimate
19 complaints about the lengthy process to attain
20 special permits to expand nursing homes. To that we
21 agreed that there needs to be an ongoing conversation
22 about processing applicant's more timely and
23 efficiently. But we didn't think that we should ship
24 the process of presenting to community boards or
25 making a stop by the lovely City Council. Oversight

2 is important, and it's why the City Council is here.
3 Finally, along with a housing crisis, there are many
4 neighborhood challenges. So it is important that we
5 realize that these zoning constructs are some of the
6 tools that we can use to reshape our neighborhoods.
7 As we suggested earlier, we are not just constructing
8 buildings. We are shaping communities and we are
9 building up people. Improvements to neighborhoods
10 should benefit the quality of life for existing
11 residents rather than added amenities intended only
12 for new ones. Upgrades to infrastructure and
13 business corridors ought to be done now before an
14 influx of new buildings and new neighbors. The
15 current residents deserve long awaited improvements
16 now. This is why we continue to push. Along with
17 amendments to the Zoning Text, we've called on the
18 Administration to commit to the following, and we've
19 received it. Workforce development and job training
20 for our communities; construction safety
21 improvements; increased opportunities for MWBEs; and
22 the expansion the Fresh Initiative ensuring that our
23 food deserts gain access to quality grocery stores.
24 I will continue to say that this is the most
25 aggressive affordable housing plan in this nation and

2 country. Upon the passage of this legislation, I can
3 assure you other municipalities will go back to their
4 drawing boards and consider following our blueprint
5 on how to create a thriving mixed-income city that is
6 truly built for all. With that being said, I ask my
7 colleagues to vote aye on all, and I want to thank
8 the Speaker once again for her leadership throughout
9 this entire process. Thank you all.

10 SPEAKER MARK-VIVERITO: Shorter, Donovan?
11 [laughter]

12 COUNCIL MEMBER RICHARDS: It was--it was
13 shorter [laughter] in my mind.

14 SPEAKER MARK-VIVERITO: I thank you for
15 the bringing sexy back into zoning, but I don't think
16 that was shorter.

17 COUNCIL MEMBER RICHARDS: You'll get your
18 moment once in a lifetime. [laughter] We--you know,
19 we're going to try to live it out here for a minute.

20 SPEAKER MARK-VIVERITO: It's--it's--it's--
21 -it's really a--a great day. So I know we all want
22 to celebrate that, and the accomplishments of this
23 Council. [laughs] So today I'm also proud that we
24 are introducing a legislative package to address
25 women's access to feminine hygiene products. I thank

2 the leadership of my colleague Julissa Ferreras.

3 [applause] Ydanis and myself will be introducing a

4 package that includes a resolution that calls upon

5 Albany to make feminine hygiene products exempt from

6 State taxes, and I--I think that sounds like it's

7 close to getting done. But here in New York City

8 we're also introducing bills to provide feminine

9 hygiene products in schools, shelters and Department

10 of Correction facilities. These products are basic

11 health and hygiene necessities for women and on both

12 the state and city level we should be doing our best

13 to make sure that women have full access to them.

14 Also, I'd like to note that [coughs] that

15 participatory budgeting, the voting starts this

16 Saturday. I'm very excited for the New Yorkers in my

17 district and participating districts. Yeah,

18 [applauds] there's been a lot of excitement on

19 Twitter and everything else. It's all around the

20 city to have a chance to make their voices heard in

21 how their taxpayer dollars will be spent to better

22 their communities. This grassroots democracy at its

23 finest, and I urge all New Yorkers to check out

24 pbnyc.org to see what opportunities exist in your

25 neighborhood. I look forward to the additional

2 colleagues who will be joining in this effort in the
3 next fiscal year. So finally, I'd also like to wish
4 a happy and joyous--joyous Purim to all New Yorkers
5 who will be observing the holiday on Thursday, as
6 well as a happy Easter to all those celebrating on
7 Sunday, and with that I end Communication from the
8 Speaker.

9 DEPUTY LEADER GENTILE: Well, thank you,
10 Madam Speaker and all those who spoke during that
11 session. We will now have Discussion of General
12 Orders and seeing none, we will go on to Report of
13 Special Committees.

14 CLERK: None.

15 DEPUTY LEADER GENTILE: Reports of
16 Standing Committees.

17 CLERK: Report of the Committee on Civil
18 Rights, Intro 815-B, Human Rights Law.

19 SPEAKER MARK-VIVERITO: Amended and
20 Coupled on General Orders.

21 DEPUTY LEADER GENTILE: Report of the
22 Committee on Finance, Preconsidered Reso 1011,
23 Organization Funding.

24 SPEAKER MARK-VIVERITO: Coupled on
25 General Orders.

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2 CLERK: Preconsidered M 384 and Reso
3 1015, Transfer of City funds.

4 SPEAKER MARK-VIVERITO: Coupled on
5 General Orders.

6 CLERK: Preconsidered 3--M 385 and Reso
7 1016, Appropriation of New Revenues.

8 SPEAKER MARK-VIVERITO: Coupled on
9 General Orders.

10 CLERK: Report of the--of the Committee
11 on Health, Intro 1068-A, Prohibiting Smokeless
12 Tobacco.

13 SPEAKER MARK-VIVERITO: Amended and
14 coupled on General Orders.

15 CLERK: Report of the Committee on Land
16 Use, LU 334 and LU 335, Mandatory Inclusionary
17 Housing and Zoning for Quality Affordability.

18 SPEAKER MARK-VIVERITO: Approved and
19 Modifications and referred to the City Planning
20 Commission pursuant to Rule 11.70(b) of the Rules of
21 the Council and Section 197(d) of the New York City
22 Charter.

23 CLERK: Excuse me. LU 339 and Reso 1017
24 and LU 340 and Reso 1018, Property Tax Exemptions.

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2 SPEAKER MARK-VIVERITO: Coupled on
3 General Orders.

4 CLERK: LU 345 and Reso 1019 and LU 346
5 and Reso 1020, Sheepshead Bay District.

6 SPEAKER MARK-VIVERITO: Coupled on
7 General Orders.

8 CLERK: LU 347 and Reso 1021, UDAAP
9 Manhattan.

10 SPEAKER MARK-VIVERITO: Coupled on
11 General Orders.

12 CLERK: Report of the Committee on State
13 and Federal Legislation, Preconsidered SLR, 3
14 Christopher Park.

15 SPEAKER MARK-VIVERITO: Coupled on
16 General Orders.

17 CLERK: Report of the Committee on Youth
18 Services, Intro 554-A, Training on Runaway Homeless
19 or Sexually Exploited Youth.

20 SPEAKER MARK-VIVERITO: Amended and
21 Coupled on General Orders.

22 CLERK: Intro 993-A, Report Related to
23 Sexually Exploited Children.

24 SPEAKER MARK-VIVERITO: Amended and
25 Coupled on General Orders.

2 CLERK: On the General Order Calendar LU
3 334 and Reso 1022 and LU 335 and Reso 1023, Zoning
4 Amendments.

5 SPEAKER MARK-VIVERITO: Coupled on
6 General Orders.

7 CLERK: Resolution Appointing Various
8 Persons Commissioner of Deeds.

9 SPEAKER MARK-VIVERITO: Coupled on
10 General Orders, and at this time I ask for a roll
11 call on all items on the Coupled General Order
12 Calendar.

13 CLERK: Vacca.

14 COUNCIL MEMBER VACCA: May I explain my
15 vote. I want to

16 DEPUTY LEADER GENTILE: [interposing] Yes
17 you may.

18 COUNCIL MEMBER VACCA: I want to--I'd
19 like to thank the Speaker and her staff, and I want
20 to thank the Land Use people Raju and everyone who
21 worked so hard in recognizing individual districts,
22 the needs of those communities, and really working
23 hard with the members to--to recognize that we are a
24 city of such diverse neighborhoods with different
25 problems, different needs. And sitting down with

2 council members to discuss those issues. On that
3 basis I vote aye on all.

4 CLERK: Barron.

5 COUNCIL MEMBER BARRON: Permission to
6 explain my vote.

7 DEPUTY LEADER GENTILE: You may.

8 COUNCIL MEMBER BARRON: Thank you.

9 AUDIENCE MEMBERS: [interposing]
10 [chanting] The City Council vote no. Everybody else
11 has got to go.

12 DEPUTY LEADER GENTILE: There will be
13 order in this meeting or you will leave. [gavel]

14 AUDIENCE MEMBERS: [chanting] The City
15 Council vote no. Everybody else has to go. City
16 Council vote no. Everybody else has to go.

17 COUNCIL MEMBER BARRON: I want to explain
18 my vote.

19 DEPUTY LEADER GENTILE: Please continue,
20 Council Member.

21 COUNCIL MEMBER BARRON: Thank you. I
22 want to explain my vote on ZQA and MIH. As I stated
23 at the subcommittee--at the Land Use Committee
24 meeting, I appreciate all of the great work that was
25 done, and I've seen the differences and the changes

2 that have been brought forth in this final document.

3 But I do not think that it goes deep enough, nor

4 broad enough [applause] nor broad enough to represent

5 the people--

6 SERGEANT-AT-ARMS: There is to be no

7 clapping.

8 DEPUTY LEADER GENTILE: No clapping,

9 please. No clapping.

10 AUDIENCE MEMBER: [interposing]

11 [chanting] Vote no. City Council vote no.

12 DEPUTY LEADER GENTILE: Ma'am, there will

13 be order in the chamber.

14 COUNCIL MEMBER BARRON: --to include the

15 representatives of the people that I represent, and

16 I'm a card carrying member of the AARP. I've had my

17 card for about 20 years because you don't have to

18 wait until you're a senior to get it. But I just want

19 to say that the ZQA talks about building on parking

20 lots, and if it's too old, too senior development,

21 you need to request a waiver to do anything other

22 than keep it as a parking lot. [applause] And I

23 wonder where the city is in regards to making sure

24 that they've made those overtures to have that

25 happen. And then in regards to MIH, I just feel that

2 we haven't done enough to come up with a document
3 that addresses the 58,000 homeless people that we
4 know exist in our city. [cheers/applause]

5 SERGEANT-AT-ARMS: Quiet, please.

6 COUNCIL MEMBER BARRON: The people who
7 are living in shelters in my district over which we
8 are oversaturated, and the ability of developers to
9 still continue to have off-site even though it's been
10 said that there are disincentives for them to do
11 that. But I just don't think that it goes broad
12 enough and deep enough. Most of the people in my
13 community earn less than the \$35,000. So, yes,
14 there's a cap there, but it doesn't go deep enough to
15 represent those people in my community. So for those
16 reasons, and to say that the rate of return is not
17 sufficient for developers to be encouraged to have
18 affordable housing, I think that we need to talk
19 about that rate of return, and decide who establishes
20 it and what it should be. And as we talk about 25%
21 and 30% affordable, we're saying 70 and 75% market
22 rate. Thank you. I vote no on 334--

23 AUDIENCE MEMBERS: [interposing] [cheers/
24 applause]

25 COUNCIL MEMBER BARRON: --and 335.

2 DEPUTY LEADER GENTILE: Thank you,
3 Council Member.

4 COUNCIL MEMBER BARRON: [applause] I vote
5 no on 334, 335--[gavel] and 1096-A. Thank you.

6 DEPUTY LEADER GENTILE: Did you get that?
7 Thank you, Council Member.

8 CLERK: Borelli.

9 COUNCIL MEMBER BORELLI: I was leaning
10 yes, but then no on Land Use 334 and 335, no on Intro
11 1068 and aye on all others.

12 CLERK: Cabrera.

13 COUNCIL MEMBER CABRERA: Aye on all.

14 CLERK: Chin.

15 COUNCIL MEMBER CHIN: Permission to
16 explain my vote?

17 DEPUTY LEADER GENTILE: Yes, you may.

18 COUNCIL MEMBER CHIN: Thank you. I stand
19 here today in support of Mandatory Inclusionary
20 Housing and Zoning for Quality Affordability. I
21 believe they are crucial in the effort to build
22 affordable housing a city that desperately needs it.
23 I would like to thank our Speaker for your leadership
24 Chair Greenfield, Chair Richards, the Land Use staff

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2 Raju Mann and his team. And also I send a special
3 thanks--a special thank you to--

4 AUDIENCE MEMBERS: [interposing] City
5 Council vote no.

6 COUNCIL MEMBER CHIN: --Roxanne Earley
7 and all the community boards in my district.

8 DEPUTY LEADER GENTILE: [interposing]
9 Council Member--

10 COUNCIL MEMBER CHIN: --our Manhattan
11 Borough President.

12 DEPUTY LEADER GENTILE: --hold up on
13 that.

14 AUDIENCE MEMBERS: [interposing]
15 [chanting] City Council vote no.

16 [gavel]

17 DEPUTY LEADER GENTILE: If there is no
18 order in this Chamber you will leave. Continue
19 Council Member.

20 COUNCIL MEMBER CHIN: A special thank you
21 to all the advocates and all the seniors who have
22 came out to all the hearings and the rally. For many
23 New Yorkers the lack of affordable housing is the
24 most important issue--

25

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2 AUDIENCE MEMBERS: [chanting] City

3 Council vote no.

4 COUNCIL MEMBER CHIN: --in their lives.

5 [gavel]

6 AUDIENCE MEMBERS: [interposing]

7 [chanting] City Council vote no. Everybody else has
8 got to go.

9 [gavel]

10 DEPUTY LEADER GENTILE: Sergeant-at-Arms.

11 AUDIENCE MEMBERS: [interposing]

12 [chanting] City Council vote no. Everybody else has
13 got to go.

14 DEPUTY LEADER GENTILE: You will leave if
15 there is no order.

16 AUDIENCE MEMBERS: [chanting] City

17 Council vote no. Everybody else has got to go.

18 DEPUTY LEADER GENTILE: Sergeant-at-Arms.

19 AUDIENCE MEMBERS: [chanting] City

20 Council vote no. Everybody else has got to go.

21 SPEAKER MARK-VIVERITO: [interposing]

22 People can--people have the right to their opinion,
23 but we must do business in this chamber.

24 AUDIENCE MEMBERS: [chanting] City

25 Council vote no. Everybody else has got to go.

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2 SPEAKER MARK-VIVERITO: So I'll ask that
3 we clear the gallery. Thank you very much.

4 AUDIENCE MEMBERS: [chanting] City
5 Council vote no. Everybody else has got to go.

6 [background comments]

7 DEPUTY LEADER GENTILE: Clear them out.

8 AUDIENCE MEMBERS: [chanting] City
9 Council vote no. Everybody else has got to go.

10 [background comments]

11 DEPUTY LEADER GENTILE: Who's on the
12 floor? No one on the floor taking pictures. No one
13 on the floor please. Listen to the sergeant-at-arms.
14 You will be escorted out also.

15 AUDIENCE MEMBERS: [Protest]

16 [background comments]

17 DEPUTY LEADER GENTILE: I didn't see the
18 photographer coming out over in the middle. Do you?

19 FEMALE AUDIENCE MEMBER: Why are we
20 having to go? Why do we have to go?

21 SPEAKER MARK-VIVERITO: [interposing] We
22 need--people have the right to express their opinion--

23 -

24 DEPUTY LEADER GENTILE: [interposing] And
25 they're all--

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2 SPEAKER MARK-VIVERITO: --but we need to
3 do business of the Council--

4 AUDIENCE MEMBER: [Protests].

5 SPEAKER MARK-VIVERITO: --so we're asking
6 for--

7 AUDIENCE MEMBER: We're just going, but
8 why do we have to go?

9 AUDIENCE MEMBER: [Protests]

10 DEPUTY LEADER GENTILE: Order in this
11 Chamber.

12 AUDIENCE MEMBERS: [Protests]

13 SPEAKER MARK-VIVERITO: We're going to
14 continue

15 DEPUTY LEADER GENTILE: [interposing] So
16 let's proceed.

17 SPEAKER MARK-VIVERITO: --if we can.

18 DEPUTY LEADER GENTILE: [interposing]

19 Let's proceed, please.

20 SPEAKER MARK-VIVERITO: We're going to
21 continue.

22 DEPUTY LEADER GENTILE: Let us proceed.

23 Please return to your seats.

24

25

2 SPEAKER MARK-VIVERITO: Once everybody
3 is--we're going to clear the Chamber, the upstairs.
4 We want to clear the gallery.

5 DEPUTY LEADER GENTILE: Please return to
6 your seats, colleagues.

7 SPEAKER MARK-VIVERITO: We're asking the
8 gallery to be cleared.

9 SERGEANT-AT-ARMS: We are clearing the
10 gallery. Everyone, please stand up. [background
11 comments] Please stand up.

12 AUDIENCE MEMBERS: [Protest]

13 SPEAKER MARK-VIVERITO: This--this
14 Council is going to continue it's work.

15 AUDIENCE MEMBER: [Protests]

16 SPEAKER MARK-VIVERITO: Well, we're going
17 to continue our work. We ask the Gallery to be
18 cleared.

19 AUDIENCE MEMBER: [Protests]

20 DEPUTY LEADER GENTILE: Order in the
21 Chamber.

22 AUDIENCE MEMBER: [Protests]

23 DEPUTY LEADER GENTILE: Clear--clear the-
24 -clear the balcony, please.

25 AUDIENCE MEMBER: [Protests]

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2 SPEAKER MARK-VIVERITO: All right, so
3 we're going to--

4 DEPUTY LEADER GENTILE: Clear the
5 balcony.

6 SPEAKER MARK-VIVERITO: We ask for
7 everyone's cooperation upstairs. Thank you so much.

8 AUDIENCE MEMBER: [Protests] We don't
9 want this. Why don't you say what you mean. How dare
10 y'all do that. (sic)

11 DEPUTY LEADER GENTILE: Clear the
12 balcony, please.

13 AUDIENCE MEMBER: [Protests]

14 [background comments]

15 SPEAKER MARK-VIVERITO: Okay. So I think
16 we--

17 [background comments]

18 DEPUTY LEADER GENTILE: Council Member
19 Chin was speaking.

20 [background comments, noise]

21 AUDIENCE MEMBER: [Protests] Y'all have
22 no feelings. I can see.

23 [background comments]

24

25

2 SPEAKER MARK-VIVERITO: Se we will--we're
3 going to--I don't know, whoever has--there's a
4 concern up here. It's being addressed.

5 AUDIENCE MEMBER: [Protests]

6 COUNCIL MEMBER CHIN: Hey, guys, I'm going
7 to ask you to put two minutes back on.

8 AUDIENCE MEMBER: [Protests]

9 SPEAKER MARK-VIVERITO: All right, you
10 know, con--considering that we have--let me--let me
11 just say a couple of things, and then we do have
12 someone who needs medical attention, and who's going
13 to--an ambulance is on their way for them. So we
14 definitely will recess while that happens. But let--
15 let me just say this. We understand that this is a
16 very passionate issue, and we do not take away from
17 people needing the--that the field to express
18 themselves. We've given a lot of room and
19 opportunity for voices to be heard, and as I was
20 explaining to the press earlier, we are in a
21 situation where as leaders and as legislators, things
22 will come before us where we will not be able to
23 please everyone, and meet the concerns of everyone.
24 So we understand that there is a lot of passion.
25 This body still has to deliberate and do its job. So

2 we need to proceed, but until the person that is
3 upstairs gets the proper attention, and gets the
4 ambulance help that they--we're waiting for, I'm
5 going to wait until we continue.

6 [pause for recess]

7 DEPUTY LEADER GENTILE: We have not
8 adjourned. We are in recess.

9 [pause for recess]

10 [background comments and noise]

11 SPEAKER MARK-VIVERITO: All right, we're
12 going to--

13 SERGEANT-AT-ARMS: [interposing] Quiet,
14 please.

15 SPEAKER MARK-VIVERITO: --we're going to
16 resume.

17 [background comments]

18 SERGEANT-AT-ARMS: Quiet, please.

19 SPEAKER MARK-VIVERITO: We're going to --
20 [background comments] Yeah. We have our EMTs and
21 NYPD. We have Mr. Bill upstairs. He's being taken
22 care of. I--I told him I would follow up with him.
23 So, we're taking care of him. Okay. [background
24 comments, pause] All right. Yes, if we can proceed.

25

2 SERGEANT-AT-ARMS: [interposing] Quiet,
3 please.

4 DEPUTY LEADER GENTILE: Are we
5 continuing?

6 SPEAKER MARK-VIVERITO: Yes.

7 DEPUTY LEADER GENTILE: All right, we are
8 resuming. We're back in session.

9 SERGEANT-AT-ARMS: [interposing] Keep it
10 down. We are going to proceed. We need it quiet on
11 both sides. (sic)

12 DEPUTY LEADER GENTILE: When we recessed,
13 Council Member Chin was speaking and we're going to
14 reset the clock to two minutes. So Council Member
15 Chin can begin again. Council member. [background
16 comments] Hold on one moment? [pause] Ready? Okay,
17 Council Member Chin.

18 COUNCIL MEMBER CHIN: Thank you. I stand
19 here today in support of Mandatory Inclusionary
20 Housing and Zoning for Quality Affordability. I
21 believe they are crucial in the effort to build
22 affordable housing for a city that desperately needs
23 it. I would thank to thank our Speaker, the Land Use
24 Committee Chair Greenfield, Zoning Chair Richards,
25 and the Council Land Use staff Raju Mann and his team

2 for all their hard work and leadership on this. And
3 a special thanks to Roxanne Earley, my Land Use
4 Director, and to all the community boards in my
5 district 1, 2 and 3, and our Manhattan Borough
6 President for all--and all the advocates and seniors
7 for all their efforts on this. For many New Yorkers,
8 the lack of affordable housing is the most important
9 issue in their lives. These people are young, old
10 and in between. They are of every race, creed and
11 color. They are New Yorkers united by the fact that
12 the city is getting more and more expensive to live
13 in. The legislation we are voting on today will not
14 solve our affordability crisis, but it will give us
15 additional tools to fight it. With MIH and ZQA we
16 will begin to see a significant increase in our
17 ability to provide housing for New Yorkers who need
18 it most. I'm proud to be part of a Council that has
19 worked tirelessly to ensure that the nation's most
20 visionary inclusionary housing proposal is the
21 strongest that it can be. In many ways, this is a
22 very significant moment for me. I have been fighting
23 to preserve and created affordable housing for
24 decades well before I became a council member. For
25 years I have fought for a mandatory inclusionary

2 zoning housing program. Our MIH proposal reaches
3 unprecedented levels of affordability. Using the
4 average structure, housing for middle-income New
5 Yorkers will be built along housing for low and very
6 low-income New Yorkers. The modified ZQA proposal
7 maximizes our ability to provide housing
8 opportunities for more than 200,000 seniors, many of
9 whom have been languishing on wait lists for at least
10 seven years. This legislation will not solve our
11 affordability crisis, but for New Yorkers squeezed by
12 the rising costs of virtually everything in this
13 city.

14 DEPUTY LEADER GENTILE: [interposing]
15 Just wrap.

16 COUNCIL MEMBER CHIN: And thanks to our
17 Mayor Bill de Blasio, there is finally something we
18 can cheer about. I proudly vote aye on both pieces
19 of legislation. Thank you.

20 DEPUTY LEADER GENTILE: Thank you,
21 Continue member. Continue with roll call.

22 CLERK: Cohen.

23 COUNCIL MEMBER COHEN: I vote no on LU
24 335 and yes on the remainder of the items on the
25 calendar today.

2 CLERK: Con--Constantinides.

3 COUNCIL MEMBER CONSTANTINIDES: Aye on
4 all.

5 CLERK: Cornegy.

6 COUNCIL MEMBER CORNEGY: No on Intro
7 1068-A and aye on all the rest.

8 CLERK: Crowley.

9 COUNCIL MEMBER CROWLEY: Permission to
10 explain my vote.

11 DEPUTY LEADER GENTILE: Yes. Yes, you
12 may.

13 COUNCIL MEMBER CROWLEY: When these
14 zoning text proposals were initially proposed,
15 community boards throughout the city, mine included
16 raised numerous concerns on various pro--provisions.
17 I also had my own reservations, and concerns over how
18 the Mayor's plan would affect my Queens district.
19 But over the past few months through committee
20 hearings and countless meetings with the
21 Administration, the Council was able to amend the
22 proposals to sufficiently address my concerns and
23 those of my community boards. I thank the Speaker
24 for her leadership on this proposal as well as
25 Council Member Greenfield and Council Member

2 Richards. In particular, I appreciate conditions
3 that were put in place to prevent development that
4 would negatively impact the characteristic of a
5 block, something very important to my district. And
6 in addressing parking requirements, I appreciate that
7 transit zones were fine tuned, and I believe that in
8 areas where public transportation is available, the
9 city funds are more properly spent subsidizing living
10 spent rather than parking space. Despite these
11 positive changes, I remain disappointed that there
12 are no labor requirements as I believe projects
13 receiving financial assistance from the City should
14 maintain and mandate such standards. But I am
15 optimistic that with each mandatory inclusionary
16 housing proposal that goes through the Council's land
17 use process that we will put the best plan forward to
18 not only address affordable housing, but also create
19 good jobs in communities that will be impacted. I
20 vote aye on all.

21 CLERK: Cumbo.

22 COUNCIL MEMBER CUMBO: Permission to
23 explain my vote.

24 DEPUTY LEADER GENTILE: You may.

25

2 COUNCIL MEMBER CUMBO: I want to first
3 begin by thanking Community Boards 2, 3, 8 and 9 for
4 their tireless work. Their recommendations towards
5 this process has been invaluable. They drove this
6 entire process for me, and I'm proud to say that the
7 recommendations given by Community Boards 2, 3, 8 and
8 9 dramatically assisted me. But the vast majority of
9 what was proposed was actually realized. So I'm very
10 proud of my community board. I'm very proud of the
11 work that they did to actually work and assist to get
12 us where we are today. In my district I represent
13 Fort Greene, Clinton Hill, Prospect Heights, Crown
14 Heights and parts of Bedford-Stuyvesant. These
15 communities have been ravished by gentrification. In
16 the previous administration, almost one-third of New
17 York City had been rezoned without any mandatory
18 inclusionary housing that would be affordable for New
19 Yorkers. That has had a devastating impact on my
20 community, and so many people have been displaced.
21 On Myrtle Avenue alone where there was a major
22 rezoning, there are luxury condominiums right across
23 the street from public housing with no opportunity
24 for those public housing residents to have an
25 opportunity to live right across the street from

2 them. They have been left out. Moving forward, we
3 cannot achieve what was lost, but we can continue to
4 move forward to make sure that so many other families
5 will have that particular opportunity. This is a
6 stop in the right direction, and we cannot allow good
7 to be the enemy of perfect. We have to continue to
8 work together, and to recognize that this is only a
9 step. And I just want to conclude by saying that I
10 recognize that it's important for us all to have a
11 voice and for us to be able to speak out about
12 different policies. But we live in a new time and a
13 new world, and we have to make sure in doing so that
14 we do not compromise the safety of everyone in public
15 spaces as we were talking in that way. I'm reminded
16 every time a situation like this occurs here today of
17 my predecessor the late James E. Davis. And it's
18 important that we make sure that we conduct ourselves
19 in a way that still permits everyone to feel safe in
20 the community as we continue to express our ideas and
21 thought. Thank you very much and I proudly vote aye.

22 CLERK: Deutsch.

23 COUNCIL MEMBER DEUTSCH: Aye on all.

24 CLERK: Dickens.

25

2 COUNCIL MEMBER DICKENS: Permission to
3 explain my vote

4 DEPUTY LEADER GENTILE: You may.

5 COUNCIL MEMBER DICKENS: Thank you.

6 This--the MIH and ZQA as presented originally was not
7 acceptable to the residents of the city of New York.

8 I thank Speaker Melissa Mark-Viverito, Chair

9 Greenfield and Chair Richards, the Land Use staff and
10 Director Raju for the hard and diligent work they put

11 through in order to make the necessary changes for

12 this to become acceptable to many of my colleagues.

13 It is difficult when we take on initiatives that are

14 citywide. It is not easy because we're voting on

15 changes to various neighborhoods. I vote aye in

16 support of it because after having spoken with my

17 Community Boards 9, 10 and 11, and having been able

18 to successfully make amendments that they asked for,

19 not everything, but many of the issues such as the

20 AMI, such as the bans. It now is--is incumbent upon

21 me to support and sustain my community to say yes I

22 vote yes.

23 CLERK: Dromm.

24 COUNCIL MEMBER DROMM: I vote aye.

25 CLERK: Espinal.

2 COUNCIL MEMBER ESPINAL: Aye.

3 CLERK: Eugene.

4 COUNCIL MEMBER EUGENE: I vote aye.

5 CLERK: Ferreras-Copeland.

6 COUNCIL MEMBER FERRERAS-COPELAND: I vote
7 aye.

8 CLERK: Gentile.

9 DEPUTY LEADER GENTILE: May I explain my
10 vote? Yes, you may. Thank you very much.

11 [laughter] I--I--I thank Community Boards 10 and 11
12 in my district for their input and guidance on MIH
13 and ZQA, and I vote yes because I believe the text
14 amendments we see before us approach the need for
15 affordable housing in a fair way and open the doors
16 to a greater variety in the aesthetics of our
17 buildings while maintaining much of the hard fought
18 for contextual zoning protections that were passed
19 over the last ten years. And so I applaud the Mayor,
20 the community boards and my colleagues for arriving
21 at this point. On Intro 1068-A, I've inquired and
22 understand now the enforcement rationale for adding
23 smokeless tobacco to the smoke-free era. Permitting
24 (sic) the use of these items in sports stadiums and
25 arenas is another progressive step forward in making

2 New York City healthier. Other than the dangerous
3 health effects we know are associated with smokeless
4 tobacco, this bill prevents our youth from taking on
5 this dangerous habit with the common misconception
6 that if professional baseball players are using
7 chewing--are using chewing tobacco, then it must be
8 safe. So even though our chairman during the hearing
9 declared himself to be a die-hard Red Sox fan, I
10 congratulate him on this--on--on the passage of 1068-
11 A.

12 CLERK: And your vote?

13 DEPUTY LEADER GENTILE: And I vote aye on
14 all.

15 MALE SPEAKER: Today is rough enough,
16 Vinny.

17 CLERK: Gibson.

18 COUNCIL MEMBER GIBSON: Permission to
19 explain my vote. Permission to explain my vote.

20 DEPUTY LEADER GENTILE: Go ahead.

21 COUNCIL MEMBER GIBSON: That's okay.

22 Thank you so much. Thank you again to all of my
23 colleagues. The Mandatory Inclusionary Housing that
24 we are voting on this afternoon represents
25 significant and meaningful compromise. I'm extremely

2 proud of the hard work that has been done to get us
3 to this point, and truly thank to our Mayor, our
4 Speaker Melissa Mark-Viverito, and our Chairs, Chair
5 Donovan Richards and Chair David Greenfield and the
6 entire Land Use team for really hearing the City
7 Council as well as members of the public when we said
8 the original plan did not go far enough nor deep
9 enough. This compromise truly presents an
10 opportunity to mandate permanently affordable housing
11 at 30% AMI and for districts like mine in the Bronx
12 deep affordability isn't just important, it's a
13 necessity. We would not have arrived at this plan
14 that provides 30 and 40% AMI with persistence of many
15 advocates and tenant leaders throughout our
16 communities. Because of them and working
17 collectively within this Council we have achieved and
18 reached deeper affordability, a commitment to
19 interview and hire locally, a strengthening and
20 increased transparency of the BSA, and a commitment
21 from the Administration to support citywide
22 legislation for a Certificate of no Harassment.
23 These plans are a foundation for the neighborhood
24 zoning. MIH and ZQA are just a catalyst, a starting
25 point. With the passage of these plans, our real

2 work will begin. I am committed to working with the
3 Administration, HPD and others to bring my district,
4 District 16, even more permanent affordable housing
5 at 30% AMI, more than MIH does. But I am also
6 determined to work to get to families who are at 40
7 and 50% AMI who also live in my district. Extremely
8 low-income housing is important, but I am determined
9 to leverage the resources provided by this plan to
10 lift many of my families out of poverty. For too
11 long we have needed more schools, more jobs, access
12 to fresh food and fresh products, and open space. I
13 am truly thank to Bronx Community Boards 3, 4 and 5
14 for their input. Thank you once again to our Mayor
15 and as well as our Land Use team, Raju Mann--

16 DEPUTY LEADER GENTILE: [interposing] Can
17 you finish up?

18 COUNCIL MEMBER GIBSON: --Amy Levitan,
19 Julie Rubin, Dylan Casey, Brian Paul, James Lloyd--

20 DEPUTY LEADER GENTILE: [interposing]
21 Finish up, please.

22 COUNCIL MEMBER GIBSON: --Chris Rice and
23 Liz Lee. Thank you so much and I look forward to
24 working with my colleagues as we work for the Jerome
25 plans to make sure that is the plan--

2 DEPUTY LEADER GENTILE: [interposing]

3 How--how do you vote.

4 COUNCIL MEMBER GIBSON: --that is driven
5 by the community. I vote aye on all. Thank you.

6 CLERK: Greenfield.

7 COUNCIL MEMBER GREENFIELD: Thank you.
8 May I explain my vote?

9 DEPUTY LEADER GENTILE: Yes, you may.

10 COUNCIL MEMBER GREENFIELD: Just want to
11 say we did good. Wish everybody a happy Purim this
12 week and a happy Easter and I vote aye on all.

13 [background comments, applause, laughter.]

14 CLERK: Grodenchik.

15 COUNCIL MEMBER GRODENCHIK: No on Land Use
16 334 and 335. Aye on all the else.

17 CLERK: Johnson.

18 COUNCIL MEMBER JOHNSON: Permission to
19 explain my vote.

20 DEPUTY LEADER GENTILE: You may.

21 COUNCIL MEMBER JOHNSON: Nearly every day
22 in my district office a familiar scene plays out. A
23 constituent, often a senior citizen walks in and asks
24 for assistance finding affordable housing
25 opportunities, and maybe because they walk--live in a

2 walk-up apartment building an scaling the stairs has
3 become more and more difficult over the years. And
4 they know that sooner or later it will become
5 impossible, and maybe because their lease is up soon,
6 and they're not protected by rent stabilization, and
7 they know their rent is going to be exponentially
8 increased forcing them out of their home and out of
9 their neighborhood. We help these constituents sign
10 up for New York City Housing Connect. We research
11 potential opportunities for them and help them apply.
12 Often times, they're already on waiting lists, and
13 they've been on waiting lists for years. The
14 heartbreaking truth is that too often a person's
15 chances of obtaining an affordable apartment are
16 about as good as winning the lottery. Something has
17 to be done. The status quo is not working. And
18 today New Your City government is taking action
19 creating new tools that will create tens of thousands
20 of new units of affordable housing in the coming
21 years. My colleagues, the Speaker and I, Chair
22 Richards, Chair Donovan, and the staff here--Chair
23 Donovan Richards--and the staff here negotiated
24 important changes to this legislation. We achieved
25 deeper affordability that will benefit more New

2 Yorkers. We protected our contextual zoning
3 districts. We eliminated the proposal to remove
4 sliver law protections, which would put narrow tall
5 buildings on narrow streets. Across the board high
6 increases for market rate developments within the
7 Manhattan Corridor were eliminated. We got rid of--
8 we are encouraging issues, and we're retaining the
9 distinction between wide and narrow streets, and
10 important anti-harassment issues are being included.
11 I am proud that our work on this Council has done
12 more to improve these bills and to tailor them more
13 appropriate to our communities. While neither of
14 these bills is completely perfect, they represent a
15 tremendous opportunity to created affordable homes
16 for thousands of New Yorkers who would otherwise be
17 priced out of the city altogether.

18 DEPUTY LEADER GENTILE: Finish up,
19 please.

20 COUNCIL MEMBER JOHNSON: I'm finishing.
21 I want to thank Mayor de Blasio for making this a top
22 priority. I want to thank the Speaker, Chair
23 Richards and Greenfield. I want to thank Ramon
24 Martinez, and Raju Mann. I want to thank John Paul
25 Lupo, and Emma Wolf and I especially want to thank

2 Community Boards 2, 4 and 5 and the Greenwich Village
3 Society for Historic Preservation--

4 DEPUTY LEADER GENTILE: [interposing] How
5 do you vote.

6 COUNCIL MEMBER JOHNSON: --for their help
7 in making today possible. With that, I vote aye on
8 both and aye on all. Thank you, Mr. Chair.

9 CLERK: Kallos.

10 COUNCIL MEMBER KALLOS: Permission to
11 explain my vote.

12 DEPUTY LEADER GENTILE: You may.

13 COUNCIL MEMBER KALLOS: Thank you to the
14 Speaker, Chair Greenfield, Richards and the Council
15 staff for all your hard work amending both proposals
16 to reflect the voices and expertise of our
17 communities. I spent the past year fighting along
18 side Manhattan Borough President Gale Brewer,
19 Community Boards 6, 8 and 11 to improve Zoning for
20 Equality and Affordability, ZQA and Mandatory
21 Inclusionary Housing, MIH, to build affordable
22 housing for all New Yorkers while protecting light
23 and air by limiting building heights. Last year I
24 joined the Borough President Brewer and many
25 Manhattan elected officials in calling for changes to

2 ZQA that resulted in the removal of height increases
3 and R8B, thereby protecting the quiet mid-block and
4 side streets throughout Manhattan. As Chair of the
5 Committee on Governmental Operations with oversight
6 over the Board of Standards and Appeals, I fought for
7 financial hardship review by HPD with all
8 applications and materials posted online. These are
9 the first of many BSA reforms to come. I'm proud to
10 have worked with my colleagues to make these final
11 changes on Zoning for Equality and Affordability,
12 reducing height increases in catch--contextual
13 districts including bringing the maximum R10a from 50
14 feet, five stories, to just 25 feet with different
15 heights for narrow and wide streets. Tying
16 additional heights in contextual districts in
17 Manhattan to affordable housing, protecting seniors
18 from being squeezed into 275 square foot micro units
19 with a new minimum of 325 square feet. NYCHA tenants
20 who have been walled in in new construction 40 feet
21 from their windows will continue to be protected by
22 60 feet from their building. And the Sliver Law has
23 been protected and will remain in tact. Mandatory
24 Inclusionary Housing, as amended, will provide
25 housing for lower-income New Yorkers at 40% of the

2 AMI. The city will be required to track, register
3 and monitor new affordable units created as would be
4 required by Introduction 1015, legislation I
5 authorized and co-prime sponsored by Housing Chair
6 Jumaane Williams and Council Member Rosie Mendez.
7 HPD projects would provide funding and incentives to
8 local outreach and hiring. The Department of
9 Buildings will impose requirements and fines that
10 will make our construction safer. [bell] For these
11 reasons, I vote yes on both text amendments for
12 affordable housing for all New Yorkers, and all
13 other items.

14 CLERK: Koo.

15 COUNCIL MEMBER KOO: Permission to
16 explain my vote.

17 DEPUTY LEADER GENTILE: Yes, you may.

18 COUNCIL MEMBER KOO: Thank you, Majority
19 Leader and Madam Speaker. Today is indeed a historic
20 day. I'd like to join my colleagues in thanking the
21 Speaker, the Land Use Chair David Greenfield and
22 Zoning Chair David--Donovan Richards. I would also
23 like to thank all of the tremendously hard working
24 staff of the Land Use Committee especially Director
25 Raju Mann, Deputy Director Amy Levitan, Julie Rubin,

2 Dylan Casey and James Lloyd. Our City is facing an
3 affordability crises that jeopardize the stability
4 of--of working class communities and displace long-
5 time residents. I attend a town hall earlier this
6 month where about 100 people told me that they are
7 scared they will be priced out of their neighborhood.
8 The 40% AMI option will allow for a deeper level of
9 accountability, and I'm really happy that this bill
10 makes that provision. It was important that the
11 Council also address its concerns about residential
12 character. We want to respect the parking needs of
13 the outer boroughs and to make sure we did not undo
14 the contextual zonings that so many neighborhoods
15 have fought for. In particular, you remember reading
16 (sic) R3-2 zones will ensure our single-family homes.
17 We'll all be surrounded by high-rises. And
18 eliminating the BSA waivers for market rate parking
19 in order to allow for a ULURP process. We will
20 ensure out community boards continue to have a voice
21 in planning our communities. This bill is isn't
22 perfect, and not everybody is going to get everything
23 they want, but I think we have to come to a common
24 ground that we will allow our neighborhood to begin
25 considering plans--

2 DEPUTY LEADER GENTILE: [interposing]

3 Will you just finish up.

4 COUNCIL MEMBER KOO: --for affordable
5 housing for five-year incomes, and that is important.
6 Happy holidays, and I vote aye for all.

7 CLERK: Koslowitz.

8 COUNCIL MEMBER KOSLOWITZ: I vote aye.

9 CLERK: Lancman. Lander.

10 COUNCIL MEMBER LANDER: Request
11 permission to explain my vote.

12 DEPUTY LEADER GENTILE: You may.

13 COUNCIL MEMBER LANDER: Thank you. First
14 I'll say that when I went to planning school no one
15 told me that people would ever care this much about
16 zoning. Back in 2003, well before I was elected to
17 the City Council before I directed the Pratt Center,
18 when I led the Fifth Avenue Committee, the Bloomberg
19 Administration proposed to rezone to up-zone Fourth
20 Avenue in our community to double the heights that
21 were allowed along Fourth Avenue, and we had what we
22 thought was a simple idea. We could tolerate
23 additional density in that place. It's well served
24 by transit. There's some fantastic public schools
25 nearby. We just needed one thing, a requirement that

2 some of the housing would be affordable. So that
3 low-income and working class families would be able
4 to stay in our neighborhood as it gentrified, as it
5 grew, as it developed. We actually proposed
6 something far less far reaching than what we're doing
7 today. We never had the idea that that housing
8 should be permanently affordable, and we proposed
9 that 20% of the units be affordable at 80% of AMI.
10 Nonetheless, we were--it--it--it was derided as
11 socialism. It never had a real chance of passing,
12 and instead Fourth Avenue got up-zoned with no
13 requirements of affordable housing. And today,
14 hundreds and hundreds of market rate units line
15 Fourth Avenue. You could read this weekend's paper
16 to learn about the stroller valet, but in that
17 building there will not be one low-income or moderate
18 income family who can attend the good public schools
19 nearby, and enjoy the benefits of living in a mixed-
20 income, diverse inclusive community. And I am
21 thrilled today that we're not going to be making that
22 mistake again. I give credit to the Mayor for
23 proposing something that requires affordability and
24 permanent affordability, and great credit to this
25 body today. And I really want to give special credit

2 to the Speaker to Ramon Martinez and to Raju Mann for
3 leading what I think is the most significantly
4 challenging and important process around, certainly
5 of zoning but in many ways of legislation that we've
6 done in my time in the body that mattered in small
7 ways in every district, but also that had big policy
8 principles citywide. And to enable us to achieve
9 deeper affordability, incentives for on-site
10 affordability.

11 DEPUTY LEADER GENTILE: [interposing]
12 Finish up, please.

13 COUNCIL MEMBER LANDER: Our commitment to
14 a Certificate of No Harassment to prevent landlords
15 from harassing people out of the their buildings and
16 profiting through redevelopment, and in other ways
17 making it that--

18 DEPUTY LEADER GENTILE: [interposing]
19 Please finish.

20 COUNCIL MEMBER LANDER: --when we come
21 back to rezone the Gowanus neighborhood, we will be
22 able to ensure--

23 DEPUTY LEADER GENTILE: [interposing] How
24 do you vote?

2 COUNCIL MEMBER LANDER: --a diverse
3 inclusive affordable neighborhood. Thank you very
4 much for your indulgence. I vote aye on all.

5 CLERK: Levin.

6 COUNCIL MEMBER LEVIN: I vote aye on all.

7 CLERK: Levine.

8 COUNCIL MEMBER LEVINE: With profound
9 appreciation to Chairs Greenfield and Richards, and
10 our amazing Land Use staff, I'm proud to vote aye on
11 all. Yes

12 CLERK: Maisel.

13 COUNCIL MEMBER MAISEL: Yes.

14 CLERK: Me--Mealy. Mendez

15 COUNCIL MEMBER MEALY: Yes. (sic)

16 CLERK: Mendez.

17 COUNCIL MEMBER MENDEZ: Permission to
18 explain my vote.

19 DEPUTY LEADER GENTILE: You may.

20 COUNCIL MEMBER MENDEZ: First and
21 foremost, I want to thank the Land Use staff and
22 Ramon and everyone here in the City Council for doing
23 such hard work on this. I particularly want to thank
24 my Director of Land Use and Planning Matt Viggiano
25 for getting all the information for my four community

2 boards, Community Boards 2, 3, 5 and 6, and bringing
3 along the way all the changes that were made and
4 finding out where they were at. I want to thank GVS,
5 HP also for working with my office, and with the City
6 to look at where I had recent projects where my
7 affordable housing component was missing. I want to
8 thank the rest of my staff for tolerating how much
9 time this has taken away from the other work that I
10 do. Having said all that, this has been a very
11 important process, not perfect, better than when it
12 started. However, for me some stuff are still
13 lacking. So I think some of the vol--Voluntary
14 Inclusionary Zones could have been made mandatory. I
15 think we missed an opportunity to address the
16 bureaucracy financing and tax incentives, which are
17 critical to creating permanent and affordable
18 housing. And I'm not happy with the fact that we are
19 getting some height increases in the non-contextual
20 zones. And the fact that contextual zones that were
21 done within the last ten years were not kept whole.
22 Having said that, we--we also did leave the Sliver
23 Law intact and that was very important. And in the
24 contextual zones we did get a little height, not as
25 much as originally proposed. Since some work was

2 done on this and--and I feel that it is important to
3 have a mandate inclusionary housing, I will be voting
4 yes on LU 334 and Reso 1022 and I will be abstaining
5 on LU 335 and the accompanying Reso 1023. Thank you
6 very much.

7 CLERK: Miller.

8 COUNCIL MEMBER MILLER: Mr. Gentile,
9 permission to explain my vote.

10 DEPUTY LEADER GENTILE: You may.

11 COUNCIL MEMBER MILLER: Thank you, sir.

12 Over the past few years we as a city had witnessed
13 communities transformed, and we've seen people be
14 displaced. We've seen residents be displaced. Those
15 residents become cynical and fearful. I see it even
16 in Southeast Queens about what the vote means. And
17 so, and--and--and it's not a pretty sight. It has
18 put community against community, family against
19 family. And so something certainly needed to be
20 done. I'm proud that this body stepped up and was
21 really able to address that, and I'm proud of the
22 leadership of--of the Speaker obviously and our
23 Chairs and the time that was put in. And I was
24 saying months ago when--when this was somewhat of a
25 non-issue that even to amendments that were being

2 impacted where we have evolved and we have come to
3 get us to where we are today. And so for that I'm
4 very thankful, but I'd be really remiss if I did not
5 echo the sentiments of my colleague Elizabeth Crowley
6 that we still have concerns about labor and safety of
7 these jobs that are being done, and that--whether or
8 not we are taking advantage of the opportunity to
9 create real careers opportunities for the men and
10 women of these communities that are going to be
11 redeveloped and be--be developed. But I am happy
12 that this is in the related conversation, and that
13 folks are brought to the table and I am--I am
14 optimistic that this will occur in the future. So
15 for that I--again, I am thankful and I vote aye on
16 all.

17 CLERK: Palma. Reynoso.

18 COUNCIL MEMBER REYNOSO: Permission to
19 explain my vote.

20 DEPUTY LEADER GENTILE: You may.

21 COUNCIL MEMBER REYNOSO: It's going to be
22 great for everyone that has been a part of this
23 process. I'd also like to say that we've set floor--
24 the floor to what we will be working on when it comes
25 to zoning, and I'm excited to work along side my

2 community to make sure we maximize the affordability
3 for all and with that, I vote aye on all. Thank you.

4 CLERK: Richards.

5 COUNCIL MEMBER RICHARDS: Permission to
6 explain my vote.

7 DEPUTY LEADER GENTILE: Yes, you may.

8 COUNCIL MEMBER RICHARDS: Aye. [laughter]
9 Hello.

10 CLERK: Rodriguez.

11 COUNCIL MEMBER RODRIGUEZ: Permission to
12 explain my vote.

13 DEPUTY LEADER GENTILE: You may.

14 COUNCIL MEMBER RODRIGUEZ: First of all,
15 I would like to thank the Sergeants and the NYPD and
16 the way of how they handled it, a peaceful
17 demonstration inside the Chamber. We understand that
18 people, you know, sometime they have a different way
19 of how they express themselves. However, we would
20 like, you know, I think that with the leadership with
21 the Speaker and the Mayor that this process has
22 provide a different mechanism where New Yorker
23 throughout the five boroughs they have the
24 opportunity on how to give the feedback of this
25 process. I also would like to say that I understand

2 why many New Yorkers they have questions on this
3 process. You this has gone on for decades. For many
4 decades people have been pushed out. The working
5 class from many neighborhoods in the Latino community
6 and the Asian community, the working class they're
7 being gentrified. And I think they're bringing all
8 those questions will this plan work? I--I--I'm
9 confident, and know that when people will see the
10 merit of this great plan led by the Mayor, led by the
11 Speaker, we will be proud 30, 40 years from now look
12 back to today and say we were able to put together a
13 mandatory plan that will one day developer to provide
14 the number of affordable housing that we can get from
15 them knowing that we live in this market society
16 where everything is about, you know, the developer's
17 return. But I think that the Mayor, he's been going
18 extra mile, and together with the Speaker and with
19 her leadership I'm so proud to see how all of us here
20 we've been able to be part of this process, bring
21 some suggestions, some reform. And I am happy that
22 we are voting today. We are making a historical vote
23 providing opportunity on creating affordable housing
24 for the working class and the middle-class, and with
25 that I vote aye.

2 CLERK: Rosenthal.

3 COUNCIL MEMBER ROSENTHAL: Aye on all.

4 CLERK: Salamanca.

5 COUNCIL MEMBER SALAMANCA: Permission to
6 explain my vote.

7 DEPUTY LEADER GENTILE: Yes, you may,

8 COUNCIL MEMBER SALAMANCA: All right. So
9 just like many of my colleagues, I've heard many
10 concerns from my community about what can be deemed
11 truly affordable, and how these measures will--will
12 impact existing families in each of our communities.
13 But, I must admit I believe that many of the concerns
14 from at least my community on both MIH and ZQA have
15 come from an overall misunderstanding of what--of
16 what these measures do. Without placing the blame on
17 anyone, I believe more could have been done to
18 explain both bills throughout the process it has gone
19 through particularly to our community board leaders.
20 So as I learn more about these plans, these proposals
21 and what they actually would mean for my community, I
22 work to relay that information to my Community Boards
23 1, 2, 3, 4, 6 and 9 so they would understand it. And
24 while both my community board leaders and I believe
25 that much more needs to be done to improve access to

2 affordable housing for all families, we have come to
3 a place where we believe both MIH ZQA will, in fact,
4 help to increase affordable--our affordable housing
5 options. With that said, I pledge to my constituents
6 that if a new development does not meet the
7 affordability requirements, our community needs or
8 could lead to negative gentrification then I will not
9 support that development, and I will do all I can to
10 stop that project. In the coming weeks and months I
11 will be continuing to work to educate my constituents
12 on both MIH and ZQA, and will be working to encourage
13 the Mayor's Office and my colleagues to do the same.
14 Because, as you know, perhaps nothing is more
15 desperately needed across the city than truly
16 affordable housing. I look forward to continuing to
17 fight for across-the-board affordable housing, and I
18 vote yes on all.

19 CLERK: Torres.

20 COUNCIL MEMBER TORRES: The vote--
21 Permission to explain my vote.

22 DEPUTY LEADER GENTILE: Yes.

23 COUNCIL MEMBER TORRES: So I'm proud to
24 support Mandatory Inclusionary Housing, which will
25 usher in a new era of affordability. A council

2 member or a developer will no longer have the ability
3 to re-zone a neighborhood without creating a single
4 unit of affordable housing. This plan will provide
5 every re-zoned neighborhood going forward with an
6 anchor of permanent affordability guaranteed by law.
7 Now, there's probable anxiety that this plan does not
8 go far enough that it's not good enough. And I
9 believe those criticisms miss a larger point, which
10 is that MIH is not meant to be a destination. It's
11 meant to be a foundation, and like every foundation
12 you can build on it. You can build on it at deeper
13 levels of affordability. You can build community
14 benefits beyond affordable housing, and there's
15 nothing in MIH that precludes either one. It's not
16 often that the City Council has the opportunity to
17 vote into law policy whose consequence will endure
18 long after our time in this chamber. But I truly
19 believe that what we're doing today is not only
20 creating a law, we're establishing a legacy that will
21 make our neighborhoods, all rezoned neighborhoods
22 more affordable, more stable, more resilient in the
23 face of gentrification, and more protective of our
24 city's greatest strength, which is its diversity.
25 And so, it's often said that don't let the perfect be

2 the enemy of the good. It can equally be said that
3 don't let the perfect stand in the way of making
4 history, and this proposal is historic in the length
5 and depth of affordability it requires. Now, I do
6 have fair housing concerns, but I think the pluses of
7 this plan far outweighs the minuses, and for those
8 reasons, I proudly vote aye.

9 CLERK: Treyger.

10 COUNCIL MEMBER TREYGER: Permission to
11 explain my vote.

12 DEPUTY LEADER GENTILE: You may.

13 COUNCIL MEMBER TREYGER: Thank you. I'd
14 like to also, of course, thank the Speaker, her
15 staff, our Land Use and Zoning Chairs who made
16 themselves so accessible and responsive throughout
17 this entire process. As I said during the Land Use
18 Committee, I respect the fact that each of our
19 neighborhoods are very unique. They have very unique
20 characteristics, but what's not unique is the need
21 for senior housing across the entire city of New
22 York. That is the number one request my office
23 receives on a daily basis, seniors urging us to help
24 them find senior housing. With regards to MIH, I
25 believe that there is a difference between managing

2 inequality and solving inequality. I believe that it
3 is not enough to simply say you should be able to
4 afford to live in New York City, you should be able
5 to own a piece of this city. There is something
6 fundamentally wrong with families who live 20, 30
7 years and not having the chance to build equity. So I
8 hear my colleague Councilman Torres that this is a
9 foundation and a starting point. And so, I will be
10 supporting MIH with the recognition that this is a
11 starting point to help families not just live here,
12 but to afford to own a piece of the city as well, and
13 I vote aye on all. Thank you.

14 CLERK: Ulrich.

15 COUNCIL MEMBER ULRICH: I vote aye.

16 CLERK: Vallone.

17 COUNCIL MEMBER VALLONE: I vote no on LU
18 335 and accompanying Reso 1023, and aye on all the
19 rest. And just a minute to reflect that as Catholics
20 throughout the world celebrate this holiest week of
21 the year that we will find much needed peace in our
22 lives at this time. Happy Easter to all, and a happy
23 Purim.

24 CLERK: Williams.

2 COUNCIL MEMBER WILLIAMS: May I ask
3 permission to vote.

4 DEPUTY LEADER GENTILE: You may.

5 COUNCIL MEMBER WILLIAMS: Thank you.
6 Today's vote is truly historic both the Mandatory
7 Inclusionary Housing and Zoning for Quality
8 Affordability. It will impact our city definitely
9 for decades. The Mayor deserves a lot of credit for
10 approaching this housing crisis even proposing these
11 plans. The Council deserves a lot of applause with
12 the leadership of the Speaker, Melissa Mark-Viverito
13 and Chairs Greenfield and Richards and, of course,
14 Raju Ramon (sic) and all the staff for the work that
15 was done to make these plans incredibly better than
16 what was presented to us. I believe the community
17 boards were definitely heard. I wanted to clarify
18 two things on my position for MIH. The opposition is
19 not for fair, not having a perfect plan. I also
20 don't believe that ZQA is perfect, but I will be
21 supporting that. It is not a fair compromise. We
22 did push for a 30% option. I'm proud to have been a
23 part of a group of folks that helped get us to 40%
24 with an average that will get us to 30%. I believe
25 in all of that, and so I'm--I'm proud of that. There

2 is one principle objection is what--I believe in one
3 simple fix. We would have been able to make it truly
4 a mandate. I think it is a--a very good plan for
5 those of us that welcome low-income units into our
6 communities, but there is no mandate for those who
7 have historically rejected low-income units in their
8 district. And it's not about high incomes. I
9 believe that those high incomes should be included in
10 all of their re-zonings because they need help, too.
11 It just shows how much help those at the lower ones
12 need as well to help break up the segregation in the
13 city. I believe a mandatory minimum in all of the
14 options like we did in one and would have been very
15 good. And I thank my Community Board 17, 14 and 18.
16 There is no perfect plan, as mentioned. ZQA I think
17 very much met their needs in the things that were
18 brought up. The one lesson I will say is my hope is
19 that we look at communities, Black communities and
20 Latino communities, and poorer communities as
21 bellwethers of what's happening to everyone else.
22 Whether it's gun violence or housing affordability we
23 often wait until it's too late to act.

24 DEPUTY LEADER GENTILE: Please--please.

2 COUNCIL MEMBER WILLIAMS: With that, I
3 vote aye on all with the exception of LU 334 and
4 Resolution 1022 on which I vote no.

5 CLERK: Matteo.

6 COUNCIL MEMBER MATTEO: May I be ex--be
7 excused to explain my vote?

8 DEPUTY LEADER GENTILE: You may.

9 COUNCIL MEMBER MATTEO: For me it's quite
10 simple. Staten Island has unique housing needs and
11 challenges, and I don't believe MIH and ZQA take
12 those into consideration. History has proven time
13 and again that one size fits all policies simply do
14 not work for my district and for Staten Island. We
15 needed a community-based approach with local input to
16 address our housing needs and protect our borough's
17 character. Similar with what we achieved with the
18 successful Staten Island Growth Management Task
19 Force. So with that, I'm going to vote no on LU 334,
20 Reso 1022, LU 335, Reso 1023 and no on 1068-A and aye
21 on the rest.

22 Van Bramer.

23 COUNCIL MEMBER VAN BRAMER: Permission to
24 explain my vote.

25 DEPUTY LEADER GENTILE: You may.

2 COUNCIL MEMBER VAN BRAMER: I am very
3 proud to vote yes on MIH and ZQA and all items. I
4 want to thank Community Boards 1 and 2 in Queens.
5 Community Board 1 voted yes with stipulations.
6 Community Board 2 voted no with stipulations, but
7 throughout this process, Raju and the City Council
8 Land Use staff compiled each and every stipulation
9 that both boards had listed when they voted. And
10 then, once the deal was done, listed every single
11 response to those community board stipulations and
12 concerns. I'm enormously proud of this body for
13 having taken the time to register every single
14 complaint, every single concern for my community
15 boards. And then to have gone back at the end and to
16 have responded in print to every single concern and
17 stipulation, which I then have already gone back and
18 spoken to the community boards with. That's an
19 enormous amount of responsiveness that I don't think
20 you would normally see in something this important,
21 and this significant. It's something I'm really
22 proud of. One of the reasons I'm voting in favor of
23 this is because there are over 2,000 seniors in my
24 district alone that are on waiting lists for
25 affordable housing. They need answers now, and

2 resting on the status quo is not going to do them any
3 good. And then I want to take a moment to mention
4 the process here at the City Council. And while the
5 process regarding MIH and ZQA was often confusing,
6 particularly at the beginning, particularly at the
7 community board stage, inside this body the Speaker
8 led an organized thoughtful presentation, listened to
9 the concerns and the priorities of every single
10 member. Then listed them in an organized fashion,
11 and then negotiated based on the feedback that she
12 received and the priorities and concerns of every
13 single council member. It was collaborative,
14 inclusive, and responsive. It is leadership that
15 works, and I want to recognize and thank the Speaker
16 for that. Thank you very much. [coughing]

17 CLERK: Speaker Mark-Viverito.

18 SPEAKER MARK-VIVERITO: I vote aye.

19 [pause.

20 DEPUTY LEADER GENTILE: Okay, all items
21 on today's General Order Calendar were adopted by a
22 vote of 47 in the affirmative, 0 in the negative and
23 0 abstentions with the exception of LU 334 and Reso
24 1022, which was adopted by a vote of 42 in the
25 affirmative, 5 in the negative and 0 abstentions. LU

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2 335 and Reso 1023, which was adopted by a vote of 40
3 in the affirmative, 6 in the negative and 1
4 abstention, and Into 1068-A, which was adopted by a
5 vote of 44 in the affirmative, 3 in the negative 0
6 abstentions. Introduction and Reading of bills.

7 [background comments]

8 DEPUTY LEADER GENTILE: Today's Land Use
9 Call-Ups were adopted by a vote of 47 in the
10 affirmative, 0 in the negative. Communication from
11 the Speaker.

12 SPEAKER MARK-VIVERITO: Give me a second.
13 So the--so that all bill are referred to committees
14 as indicated on the Agenda.

15 DEPUTY LEADER GENTILE: Discussion of
16 Resolutions. Reso 732-A, Council Member Barron.

17 COUNCIL MEMBER BARRON: Thank you. I
18 want to call my colleagues' attention to 732

19 [backgrounds discussions]

20 DEPUTY LEADER GENTILE: [interposing]
21 We're still in session.

22 SERGEANT-AT-ARMS: Keep it down, please.
23 Keep it down.

24 [gavel]

25

2 COUNCIL MEMBER BARRON: Thank you. To
3 732-A, which calls for increased State funding to
4 CUNY and to reach a fair labor agreement with the
5 university faculty. As we know, the legislative
6 mandate for CUNY is to ensure equal access and
7 opportunity for all ethnicities and all racial
8 groups. And the initiative is to be quote, "Be of
9 vital importance as a vehicle for the upward mobility
10 of the disadvantaged in the city. We're also calling
11 that the Legislature conducts fair labor negotiations
12 with all of those members that work for CUNY, and
13 that they recognize that they're all entitled to that
14 same minimum of \$15 an hour that the government is
15 calling for, and that be reflected in the final
16 agreement, and I ask my colleagues to vote in the
17 affirmative.

18 DEPUTY LEADER GENTILE: Okay. Seeing no
19 others on the resolution, we'll call for a vote.
20 It's Reso 732-A, an amended resolution calling upon
21 the Governor and the State Legislature to increase
22 State funding to the City University of New York, and
23 to reach a fair labor agreement with the university's
24 faculty and staff in the 2016-2017 New York State
25 Executive Budget. All in favor say aye.

2 COUNCIL MEMBERS: (in unison) Aye.

3 DEPUTY LEADER GENTILE: All opposed. The
4 resolution passes. Very good. General Discussion.
5 Okay, first up is Council Member Cumbo.

6 COUNCIL MEMBER CUMBO: Thank you so much
7 Chair. I just today want to recognize and celebrate
8 Drew Gabriel, who is my Legislative Director, as well
9 as my Budget Director. He has been with me for the
10 last 2-1/2 years, and also served in the Council
11 prior to that. I want to congratulate him as he has
12 been offered a position with Governor Cuomo as the
13 Brooklyn representative and Intergovernmental
14 Affairs. So I just want to celebrate Drew--Drew
15 Gabriel, and all of the incredible work that he's
16 done with my staff, and just say thank you for
17 dealing with me for the last 2-1/2 years. Thank you.

18 DEPUTY LEADER GENTILE: Okay. Thank you.

19 SERGEANT-AT-ARMS: [interposing] Quiet,
20 please.

21 DEPUTY LEADER GENTILE: Council Member
22 Eugene.

23 COUNCIL MEMBER EUGENE: Thank you very
24 much, Mr. Chair. I just want to join the Speaker,
25 the New Yorkers and also people from all over the

2 world to express my sincere sympathy to the innocent
3 people from Belgium who are impacted by the senseless
4 act of--of violence. I used to live in Belgium, and
5 Belgium used to be a very quiet and peaceful country
6 filled with quiet people, generous people. And then
7 Belgium had the opportunity to do one of the things
8 that I love doing, helping the young people, and I
9 created over there two organizations to help young
10 people succeed, our Sinsul (sic) Academy and Tango
11 Academy and through these two academies I was about
12 to help thousands and thousands of people. And
13 today, I want to stand with all New Yorkers, and all
14 people throughout the world to express my sympathy to
15 the victims and my thought and prayers go to their
16 families also. Over there, I had the opportunity to
17 have great friends, great people that I used to work
18 with, one of them that you probably know of, Van Dam
19 (sic) where I met him over there, and many other
20 people who made an impact in my life. In French let
21 me say that [Speaking French] Thank you very much,
22 Mr. Chair. Thank you Madam Speaker. Thank you.

23 DEPUTY LEADER GENTILE: Thank you,
24 Council Member. Now we go to Council Member Kallos.

2 COUNCIL MEMBER KALLOS: [off mic, pause]
3 (on mic) --candidates for a public office in New York
4 City would no longer need the big dollar
5 contributions in order to run for office under new
6 legislation. Introduction 1130 introduced today with
7 Council Members Fernando Cabrera and Brad Lander.
8 The legislation would increase the amount that is
9 matched with public dollars at six to one from \$175
10 to \$250, and it would increase the public match from
11 55% to 85% of the total spending cap. In the 2013
12 mayoral race, maximum contributions of \$4,950
13 accounted for less than 5% of all donors. These big
14 dollar contributions accounted for nearly half of all
15 funds raised, \$23.9 million out of \$48.9 million.
16 Under the current system, mayoral candidates received
17 3,650 contributions of \$175 or more from New York
18 City residents in order to receive a full public
19 match of \$3.8 million leaving a funding gap of \$2.5
20 million to get to the spending limit of \$7 million.
21 Since these contributions are not matched with public
22 funds, the system encourages candidates to seek non-
23 matching big dollar maximum contributions including
24 from outside New York City in order to fill the gap
25 with as few contributions as possible. Under a

2 second bill, New Yorkers would have more choices at
3 the polls with the proposal to automatically grant
4 ballot access to candidates who qualify for public
5 dollars under the Campaign Finance System with
6 Introduction 1129 introduce with Council Members
7 Fernando Cabrera and Antonio Reynoso. Ballot Access
8 Reform is more than a century overdue. Democracy
9 must mean giving voters more than one choice on the
10 ballot. Candidates who receive public matching will
11 have the funds they need to be competitive (sic) and
12 to get on the ballot. Thank you.

13 DEPUTY LEADER GENTILE: Thank you Council
14 Member. Now, we go to Council Member Gibson.

15 COUNCIL MEMBER GIBSON: Thank you very
16 much. Short and sweet. To all of my colleagues I
17 want to wish you a happy Purim, Happy Holy Week, and
18 Happy Easter Sunday, Resurrection Sunday to all who
19 celebrate. Be blessed.

20 DEPUTY LEADER GENTILE: Thank you Council
21 Member and next on the list is Council Member
22 Constantinides. Is he still here? No, I don't think
23 so. Okay. We'll keep going. Council Member
24 Ferreras-Copeland.

2 COUNCIL MEMBER FERRERAS-COPELAND: Thank
3 you all. On the 22nd day of Women's History Month I
4 am proud to be a part of a package of bills
5 introduced today, which will allow for greater access
6 to menstrual products across the city for everyone
7 who needs them. I--I'm specifically introducing with
8 the support of Council Speaker Melissa Mark-Viverito
9 a proposal for all New York public schools including
10 elementary, middle and high schools as well as
11 charter schools have free menstrual hygiene products
12 available in their bathroom. Pads and Tampons are
13 essential for young girls to stay in their class.
14 Menstrual--menstruation is a natural part of life,
15 and young girls should not feel humiliated by having
16 to ask a teacher or a nurse. They should not have to
17 risk their health because of lack of supplies, or
18 have to jump through hoops in order to take care of
19 themselves during their periods. Having these
20 products available in restrooms in public schools
21 sends a message of value and respect for girls'
22 bodies. It challenges the stigma that sounds--
23 surrounds their periods, and allows New York City
24 public school students to focus on their education.
25 In addition, I join Speaker and Council Member

2 Rodriguez and Levin in proposing that all New York
3 City homeless shelters and jails provide an adequate
4 number of pads and Tampons to any person in the
5 facilities that need them. And we urge the State
6 Legislators to end the inequitable tax on menstrual
7 hygiene products. Despite their qualification in the
8 tax code, menstrual products are not a luxury. Thank
9 you to Speaker Mark-Viverito, my colleagues Council
10 Member Rodriguez, Levin for joining us in introducing
11 these bills, and to all the advocates who brought it
12 to do--today, including Jennifer Weiss-Wolf, who has
13 shepherded the movement of menstrual equity across
14 the country. I would also like to acknowledge Larry
15 Wilmore of the Nightly Show. He just sent me a
16 reminder that today is Tampon Tuesday on the show.
17 Thank you.

18 DEPUTY LEADER GENTILE: Thank you council
19 member. Now, Council Member Barron.

20 COUNCIL MEMBER BARRON: Thank you. I
21 neglected to thank the Speaker and my legislative
22 staff and the Council staff for helping to get
23 through Reso 732-A, and Ramon, I want to thank you as
24 well. And I just want to stand to say that on March
25 the 12th the Thomas Jefferson Campus, Orange Wave

2 became the city champs [cheers] and yes--[off mic]
3 Council Member Cornegy is not here? Okay, and then
4 on the following Saturday, this past Saturday, March
5 the 19th that same team, Thomas Jefferson Orange Wave
6 became the state champions in basketball. So we want
7 to acknowledge them, and send them our commendations-
8 -

9 DEPUTY LEADER GENTILE: [interposing]
10 Congratulations.

11 COUNCIL MEMBER BARRON: --and we'll
12 expect to have them here in the Chambers. Thank you.

13 DEPUTY LEADER GENTILE: Congratulations.
14 Council Member Williams.

15 COUNCIL MEMBER WILLIAMS: Thank you. I
16 just wanted to extend my prayers not only for the
17 people of Brussels, the people from the Ivory Coast
18 who suffered their own terrorist attack recently, and
19 also wish our colleagues in the city happy Purim,
20 Holy Week and Easter. Thank you.

21 DEPUTY LEADER GENTILE: Thank you,
22 Council Member. Council Member Grodenchik.

23 COUNCIL MEMBER GRODENCHIK: Thank you. I
24 rise today to remember the dear wife of our former
25 colleague, Jim Gennaro. Joanne Gennaro passed away

2 this past weekend, and is being waked this afternoon
3 or this evening and tomorrow and the funeral will be
4 this Thursday. I had the pleasure to know her for 15
5 years. I met her when Jim and I were running against
6 each other actually in 2001, and our families bonded
7 in a way on 9/11 that we never imagined could happen,
8 and we've been friends ever since. She was a
9 wonderful, wonderful woman, a wonderful mother and a
10 wonderful wife always with a smile on her face. And
11 she suffered greatly over the past few years with a
12 tremendously debilitating illness, but she always met
13 everybody with a smile. She's gone home now, but I
14 just wanted our colleagues her today to remember her,
15 and to think about her and keep her in our prayers.
16 Thank you.

17 DEPUTY LEADER GENTILE: Thank you for
18 that information, council member, and we'll finish up
19 with Council Member Dickens.

20 COUNCIL MEMBER DICKENS: Thank you
21 Council Member. Today, I would like to introduce a
22 local law to regulate valet parking. The bill would
23 make it unlawful for any person employed by a
24 registered valet parking company to engage in valet
25 parking that involves the transportation of vehicles

2 over the public right-of-way without a valid valet
3 parking operator license from the Department of
4 Consumer Affairs. It is important that New Yorkers
5 and visitors to New York are kept safe and property
6 not damaged. Valet attendants should be kept
7 accountable for reckless driving, which often occurs.
8 I urge my colleagues to sign onto Intro 1126.

9 Also, and--and for the foremost, I want
10 to talk about the Carl Younger, of the Younger family
11 of Harlem who passed away last week suddenly, and he
12 will be dearly missed. That family has supported
13 children's programs with St. Phillips Episcopal
14 Church for more than 50 years. So my prayers go out
15 to them, and my prayers go out to all people who have
16 suffered and continue to suffer under terrorist
17 attacks. Thank you.

18 DEPUTY LEADER GENTILE: Thank you,
19 Council Member, and we'll finish up with extension
20 remarks by Speaker Mark-Viverito.

21 SPEAKER MARK-VIVERITO: Thank you,
22 Council Member Gentile, and I know most of my
23 colleagues have left. I want to thank my colleagues
24 for your partnership in everything that we do. You
25 know, I--I feel I've developed a--a tough exterior

2 over the past couple of years, but I consider myself
3 an empathetic person, and, you know, I understand the
4 passion that was exhibited here today. It is also
5 painful because you know people really legitimately
6 feel the pressures, and--and feel that they have
7 limited options. So that is what guides us each and
8 every day as we deliberate. These are the challenges
9 that we have in this vast city, this beautiful city
10 that is so diverse. We want to continue to support
11 that, and so I feel and I'm comforted by the decision
12 we're making today, by the vote that we took, which
13 is going to go a long way to helping people stay in
14 the communities that they've helped build. And
15 utilize a public resource, which is our Land Use
16 policy and our zoning to create a better outcome for
17 many that--I feel very limited outcomes right now.
18 So, thank you for your partnership. Everyone have a
19 great afternoon, and I think we are adjourned.

20 COUNCIL MEMBER MENDEZ: Happy Easter.

21 SPEAKER MARK-VIVERITO: Yes.

22 [gavel]

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C E R T I F I C A T E

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



Date March 25, 2016