

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON HOUSING AND BUILDINGS

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June 20, 2024
Start: 10:41 a.m.
Recess: 10:43 a.m.

HELD AT: COUNCIL CHAMBERS - CITY HALL

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

COUNCIL MEMBERS:

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

2 SERGEANT-AT-ARMS: This is a microphone
3 check for the Committee on Housing and Buildings
4 recorded by Layla Lynch in the Council Chambers on
5 June 20, 2024.

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

9 At this time, can everybody please
10 silence your cell phones.

11 At this time and going forward, no one is
12 to approach the dais.

13 Thank you for your cooperation.

14 Chair, we are ready to begin.

15 CHAIRPERSON SANCHEZ: [GAVEL] Thank you,
16 Sergeant. Good morning. I'm Council Member Pierina
17 Sanchez, Chair of the Committee on Housing and
18 Buildings.

19 Today, we are voting on proposed Intro.
20 number 904-A, the Billingsley Terrace Structural
21 Integrity Act, to establish a proactive inspection
22 program for buildings sponsored by me. On December
23 20, 2023, what started as a quiet day saw the lives
24 of over 170 people upended as the corner of 1915
25 Billingsley Terrace collapsed in broad daylight.

2 There were children walking home from school,
3 neighbors stopping into the bodega on the first
4 floor. All of them were terrified. This event
5 followed years of neglect and hundreds of violations
6 at this property from DOB, from HPD, and other
7 agencies. The Billingsley Terrace Structural
8 Integrity Bill was born of the question, what more
9 should our agencies have done to prevent this
10 tragedy? There were glaring warning signs here, and
11 tenants and New Yorkers alike were left asking, what
12 did New York City do with this information? With New
13 York City home to over one million buildings, nearly
14 75 percent of which were built before 1960, we should
15 not only rely on reactive approaches when we have so
16 much information available to us as a City to
17 enforce. New York City's aging building stock and
18 recent building collapses, such as 1915 Billingsley
19 in the Bronx, and the unfortunate, fatal garage
20 collapse at 57 Anne Street a few months prior,
21 highlighted the need to ensure our buildings are
22 stable and habitable and address deficiencies at the
23 Department of Buildings. In a novel approach, Intro.
24 904, will require the City to identify and act on
25 these issues before they become major problems,

ensuring a safer New York for everyone. Intro. 904 would require DOB to create a proactive inspection program using predictive analytics to assess the structural integrity of every building in our city by analyzing certain factors, including building age, violation history, disciplinary records of registered design professionals, and contractors associated with the building which, in the case of 1915, could have saved the property. If such predictive analytics indicate a building has a high risk of structural failure, DOB will be required to conduct an inspection and then, to ensure compliance and repairing any violating conditions cited during the inspection, the Commissioner would be required to establish rules outlining when a building owner must submit a corrective action plan prepared by a registered design professional in good standing, detailing each violation condition. DOB would be required to conduct follow-up inspections to verify the progress of repairs under a corrective action plan and would have the authority to issue a violation for failure to comply with the corrective action plan. As a primarily complaint-based agency, DOB needs these tools to proactively ensure our

2 buildings are safe, and proposed Intro. 904-A is the
3 first step in doing so.

4 I'd like to thank our Committee Counsel,
5 Austin Malone, who worked so diligently on this
6 legislation, Taylor Zelony for your work, as well as
7 our Policy Team, Jose Conde and Andrew Bourne, my
8 Chief-of-Staff Sam Cardenas, and my Deputy Chief of
9 Staff for Policy and Communications, Kadeem Robinson,
10 for your work. Thank you to the advocates, Legal Aid
11 Society, Legal Services of New York, who have stood
12 by the tenants and provided us feedback, and thanks
13 to the Department of Buildings, Commissioner Jimmy
14 Oddo, for your collaboration in getting this right.

15 I'm joined today by my colleagues who
16 will be named when the Clerk calls the roll.

17 Any comments or questions?

18 Okay. With that, thank you. I will turn
19 it over to the Clerk.

20 COMMITTEE CLERK WILLIAM MARTIN: Good
21 morning. William Martin, Committee Clerk. Roll call
22 vote Committee on Housing and Buildings, Proposed
23 Introduction 904-A. Chair Sanchez.

24 CHAIRPERSON SANCHEZ: Aye.

25 COMMITTEE CLERK WILLIAM MARTIN: Dinowitz.

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2 COUNCIL MEMBER DINOWITZ: Aye.

3 COMMITTEE CLERK WILLIAM MARTIN: Feliz.

4 COUNCIL MEMBER FELIZ: Aye.

5 COMMITTEE CLERK WILLIAM MARTIN: Abreu.

6 COUNCIL MEMBER ABREU: Aye.

7 COMMITTEE CLERK WILLIAM MARTIN: Avilés.

8 COUNCIL MEMBER AVILÉS: Aye.

9 COMMITTEE CLERK WILLIAM MARTIN: Hudson.

10 COUNCIL MEMBER HUDSON: Aye.

11 COMMITTEE CLERK WILLIAM MARTIN: Restler.

12 COUNCIL MEMBER RESTLER: Aye.

13 COMMITTEE CLERK WILLIAM MARTIN: By a vote

14 of seven in the affirmative, zero in the negative,

15 and no abstentions, Introduction has been adopted by

16 the Committee. Madam Chair, that is a full Committee.

17 CHAIRPERSON SANCHEZ: Thank you so much,

18 Clerk. With that, this meeting is adjourned. [GAVEL]

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C E R T I F I C A T E

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



Date July 18, 2024