

COMMITTEE ON HOUSING AND BUILDINGS

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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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December 5, 2024
Start: 11:11 a.m.
Recess: 11:17 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
Lincoln Restler

OTHER COUNCIL MEMBERS ATTENDING:

Gale A. Brewer
Diana Ayala
Selvena N. Brooks-Powers
Chris Banks
Chi A. Ossé
Sandy Nurse
Yusef Salaam
Nantasha M. Williams

1 COMMITTEE ON HOUSING AND BUILDINGS

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2 SERGEANT-AT-ARMS: Sound check for the
3 Committee on Housing and Buildings. Today's date is
4 December 5, 2024, being recorded by Danny Huang,
5 Council Chambers.

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

9 Please silence all cell phone electronic
10 devices and do not approach the dais.

11 Chair, we're ready to begin.

12 CHAIRPERSON SANCHEZ: Thank you,
13 Sergeants. Good morning. I am Council Member Pierina
14 Sanchez, Chair of the Committee on Housing and
15 Buildings.

16 Today, we are voting on Proposed Intro.
17 Number 654-A in relation to the abatement of taxation
18 for alterations and improvements to certain multiple
19 dwellings, Intro. 1127-A in relation to establishing
20 a pilot program to convert existing basement or
21 cellar apartments to habitable dwelling units, and
22 Intro. 1128-A in relation to the construction of
23 ancillary dwelling units, all sponsored by me, and
24 Proposed No. 850-A, sponsored by Council Member
25 Rafael Salamanca, in relation to requiring the

2 Department of Housing Preservation and Development to
3 report on the disposition of City property for
4 affordable housing.

5 I'm proud to have championed 654, which
6 would extend the J51 tax abatement program, a
7 critical preservation tool that offsets improvement
8 costs completed after June 29, 2022, and before June
9 30, 2026, for low-to-moderate-cost residential
10 buildings. Eligible buildings are condos and co-ops
11 where the average assessed valuation is under 45,000
12 per dwelling unit and rental buildings where one of
13 three conditions is met. One, where more than half
14 the units are affordable, two, are operated by a
15 limited profit housing company, or three, that
16 receives substantial government assistance. In co-ops
17 in particular, this bill could save 166,000 families
18 across the city thousands of dollars each year, while
19 enabling these buildings to comply with the ambitious
20 and necessary climate goals that New York City has.
21 In addition to the prioritization of energy
22 efficiency work, this iteration of J51 also adds
23 tenant protections and data transparency to
24 understand the full reach of the program.

Next, Intro. Number 1127-A would establish a pilot program to legalize basement and cellar dwelling units in certain community districts. Building owners would be able to apply for an authorization for temporary residence for units that existed prior to April 20, 2024. HPD would be required to provide technical assistance and outreach to owners of eligible basements or cellar residences. Tenants who resided in the basements or cellar units on April 20, 2024, would have a right of first refusal to return to such units upon its first occupancy.

Meanwhile, Intro. Number 1128-A would set forth the eligibility and design requirements for ancillary dwelling units in one- or two-family homes, including garages and basements. Specifically, this bill would require ADUs to be up to Code by assuring that they have proper heating, ventilation, electrical, gas, and emergency service systems. Basement ADUs specifically would need to have at least one means of egress, and cellar ADUs required to have at least two means of egress.

2 These bills are companion bills to the
3 City of Yes text amendments that we are considering
4 today.

5 Finally, proposed Intro. 850-A by Council
6 Member Salamanca would require the Department of
7 Housing Preservation and Development to submit
8 periodic reports to the Council regarding City-
9 financed affordable housing projects involving the
10 disposition of City property. In doing so, this bill
11 will serve as an important transparency tool,
12 ensuring that the public understand how the City is
13 living up to its commitments to finance certain
14 affordable housing and dispose of certain properties
15 and what the reasons are for closing delays.

16 I'm joined today by my Colleagues, and
17 with that, I will ask if any of my Colleagues want to
18 comment on the legislation or have any questions.

19 Hearing none, I will now ask the Clerk to
20 call the roll.

21 COMMITTEE CLERK WILLIAM MARTIN: Thank
22 you. Good morning. One moment. One moment, Madam
23 Chair. One moment. Okay. Excuse me. William Martin,
24 Committee Clerk, roll call vote, Committee on Housing
25 and Buildings. All items are coupled. Chair Sanchez.

1 COMMITTEE ON HOUSING AND BUILDINGS

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2 CHAIRPERSON SANCHEZ: Aye on all.

3 COMMITTEE CLERK WILLIAM MARTIN: Thank
4 you. Dinowitz.

5 COUNCIL MEMBER DINOWITZ: Aye on all.

6 COMMITTEE CLERK WILLIAM MARTIN: Feliz.

7 COUNCIL MEMBER FELIZ: Aye on all.

8 COMMITTEE CLERK WILLIAM MARTIN: Abreu.

9 COUNCIL MEMBER ABREU: Aye.

10 COMMITTEE CLERK WILLIAM MARTIN: Avilés.

11 COUNCIL MEMBER AVILÉS: Aye.

12 COMMITTEE CLERK WILLIAM MARTIN: Hudson.

13 Restler.

14 COUNCIL MEMBER RESTLER: Aye.

15 COMMITTEE CLERK WILLIAM MARTIN: With a
16 vote of six in the affirmative, zero in the negative,
17 and no abstentions, all items have been adopted by
18 the Committee. Madam Chair, we are awaiting one
19 Member.

20 CHAIRPERSON SANCHEZ: Yeah, we'll hold.

21 COMMITTEE CLERK WILLIAM MARTIN: Madam
22 Chair, the final vote will be six in the affirmative,
23 zero in the negative, and no abstentions. You can
24 close at your convenience.

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2 CHAIRPERSON SANCHEZ: Okay. Thank you to
3 my Colleagues.

4 With that, this hearing is closed.

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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 December 7, 2024