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**NEW YORK CITY DEPARTMENT OF BUILDINGS**

**HEARING BEFORE THE NEW YORK CITY COUNCIL**  
**COMMITTEE ON HOUSING & BUILDINGS**  
**ON THE FISCAL YEAR 2019 PRELIMINARY BUDGET**

**MARCH 14, 2018**

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Good afternoon, Chair Cornegy and members of the Housing & Buildings Committee. I am Rick Chandler, Commissioner of the New York City Department of Buildings. I am joined by First Deputy Commissioner Thomas Fariello, Deputy Commissioner of Finance and Administration Sharon Neill, and other members of my senior staff.

Before I discuss the Department's Fiscal Year 2019 Preliminary Budget ("Preliminary Budget") and highlight the significant progress we have made in achieving our *Building One City* objectives, I would like to take a moment to welcome the Chair and new members to the Committee. I would also like to welcome back some familiar faces. I am looking forward to working with all of you as we continue to modernize the Department to better serve and protect New Yorkers.

The Department is the primary regulator of an industry that is expected to spend \$52 billion in 2018. Our role in supporting the City's economy cannot be overstated. By enforcing the Construction Codes, rules and other regulations that govern nearly 1.1 million buildings and 45,000 active construction sites, we facilitate job creation, spur the development of affordable housing and uphold high standards in energy efficiency, all while adhering to our principal mandate to promote the safety of everyone who lives, works and builds in our City.

We are making significant progress on our plan for fundamental reform, *Building One City*, which includes numerous initiatives to enhance public and worksite safety, reduce wait times and delays, and modernize all aspects of the Department's operations. Through an unprecedented commitment of resources from the Mayor and City Council, and the hard work of our employees, we are working in lockstep with the Mayor's goals to increase affordable housing,

support small businesses, advance a culture of public safety, and build a thriving, equitable, sustainable, and resilient city across the five boroughs.

I am pleased to be here to discuss the Department's Preliminary Budget. The Preliminary Budget allocates approximately \$183 million in expense funds to the Department. Of this, approximately \$149 million is for Personal Services ("PS"), funding 1,870 budgeted employees, and \$34 million is for Other Than Personal Services ("OTPS").

The Preliminary Budget provides funding of \$18.5 million and 221 positions to support three initiatives including construction site safety and training compliance, tenant protection, and a basement apartment pilot program.

The Department is a revenue producing agency. The revenue forecast for the Department is approximately \$298 million, which does not include an estimated \$66 million in penalties collected resulting from Department-issued violations adjudicated before the Office of Administrative Trials and Hearings ("OATH").

### **A Faster, More Responsive and More Transparent Department**

The Department has made significant progress in improving service to its customers, all while facing a scale of construction unparalleled in the City's history.

In Fiscal Year 2017, the Department issued nearly 166,000 initial and renewal permits combined, a 3% increase from Fiscal Year 2016 and a 12% increase from Fiscal Year 2015. Of those permits, 109,724 were initial building permits, including 2,163 New Building permits and 107,561 Alteration permits. The remaining 56,183 were renewal permits. It should also be noted that the Department issued 2,030 Demolition permits last year, which shows that construction activity throughout the City has shown little sign of abating.

Despite the uptick in construction activity, I am proud to report that our service levels continue to improve.

Our plan review times have decreased significantly across the board since Fiscal Year 2015 to Fiscal Year 2017.

- The average time to complete first plan reviews for New Building and Major Alteration applications decreased by more than 9 days, from 15 days to 6 days;
- The average time to complete first plan reviews for New Building applications filed through the Hub, which allows for the electronic filing of plans, decreased by 13 days, from 18 days to 5 days; and
- The average time to complete first plan reviews for Major Alteration applications filed through the Hub decreased from 16 days to 5 days.

The Department is also responding to complaints expeditiously. We received 16,591 Priority “A” complaints in Fiscal Year 2017. “A” complaints capture violating conditions that if occurring, present an immediate threat to the public and include unsafe demolition, building instability and improper egress. While our target to respond to these complaints is 24 hours, we respond within 14 hours of receipt and within two hours for the most serious cases.

We received 72,848 Priority “B” complaints in Fiscal Year 2017. “B” complaints capture violating conditions that if occurring, while serious, do not present an immediate threat to the public. These include complaints of excessive construction debris, cracked retaining walls, and tampering with posted notices. Our target to respond to these complaints is 40 days. These complaints, which were responded to in over 40 days just a few years ago, are as of last month now responded to within 9 days.

These tremendous gains are the result of the hard work and dedication of our inspectors and the use of data analytics to better target our resources, and DOB NOW Inspections, which is a platform that provides online scheduling for virtually all inspections, making it easier to schedule inspection appointments and improve inspection tracking and notifications.

One of the most important outcomes of the Mayor's increased investment in the Department is the increased capacity to analyze and use data. The Department has always collected data, but now we are able to marshal this information to improve operations and better inform the public about our work.

In November 2017 we launched the New York City Construction Dashboard, which is a data-rich interactive quarterly report on construction and real estate development in every neighborhood in the City.

In addition to the Dashboard, our data analytics team is also providing the public with a series of topical subject area reports, the first of which is our Citywide Façade Safety & Sidewalk Shed Report.

### **Construction Safety**

The Department is committed to promoting safe and compliant construction and improving quality of life for all New Yorkers. In 2018, Construction Safety Week will be the week of May 7<sup>th</sup>, and the Department will be engaging in a number of initiatives to promote safe construction. This includes Department staff visiting construction sites to promote safety during our multi-lingual *Experience is Not Enough* campaign. The campaign emphasizes the importance of safety and is intended to remind workers that they must use proper fall protection, such as safety harnesses, guardrails and netting, regardless of how much experience they possess.

During Construction Safety Week, the Department will also be hosting its annual Build Safe | Live Safe Conference on May 10<sup>th</sup>. Hundreds of construction professionals are expected to attend Department-led seminars, where they will learn about the latest accident trends and best practices for improving safety.

There were twelve fatalities on building construction sites last year, a number that has remained constant over the past three years. Even one death is too many and any loss of life is unacceptable. Injuries have increased by nearly 40%, from 472 in 2015 to 666 in 2017. There

are several explanations for the increase in injuries, including increased construction activity, and required safety professionals on more construction sites reporting accidents that have previously gone unreported. However, a lack of safety training for construction workers could also be a cause of accidents.

Last year, sixteen local laws were enacted focusing on the issue of construction safety. I would like to thank this Committee for its partnership in advancing this important issue.

Certainly the most impactful of these laws is Local Law 196, which when fully phased-in, will require that workers at many job sites receive a minimum of 40 hours of safety training and that supervisors at job sites receive a minimum of 60 hours of safety training.

The Department has been hard at work leading up to the first major milestone in the law, March 1<sup>st</sup>, when a minimum of ten hours of safety training became mandatory for workers. Since the enactment of the law, the Department has been hosting biweekly information sessions for all facets of the construction industry. The Department has also been providing regular updates concerning the law's implementation through a number of different channels, reaching many thousands of stakeholders. In conjunction with the Mayor's Office and our partner agencies, including the Mayor's Office of Immigrant Affairs and the Department of Small Business Services, a "Day of Action," was held last month, where flyers and palm cards in multiple languages were distributed to workers throughout the City. There are also advertisements running, or soon to come, on LinkNYC kiosks, bus stop shelters, on social media, and on 311 to inform workers of the new training requirement.

The Site Safety Training Task Force, which the law mandated, convened last month to discuss the training curriculum. Recommendations from the Task Force were submitted to me by March 1<sup>st</sup> in accordance with the law. I am currently reviewing the Task Force's recommendations and expect to issue a determination on the training curriculum, including the content and number of hours of required training, in short order. As soon as the curriculum is finalized it will be shared broadly, so course providers can submit their curriculum to us for approval, and the important work of providing safety training for workers can continue.

Also worth highlighting are a number of laws that will improve crane safety. Among these, are laws that will require that anemometers capable of measuring wind speed be installed on cranes, hoisting machine operators of large cranes obtain a licensing rating to operate such cranes, and require that certain cranes be retired once they reach a certain age. The Department also sends out regular weather advisories to inform property owners, contractors and crane operators to take appropriate precautionary measures during inclement weather. Together, these laws and practices will help ensure that crane operations in the City are safe.

### **Vigorous Enforcement and Holding Bad Actors Accountable**

The Department received and responded to nearly 90,000 complaints from the public in Fiscal Year 2017, and together with the 156,000 development inspections completed in that timeframe, the Department issued approximately 66,000 ECB violations – an increase of almost 27% from Fiscal Year 2015, when the Department issued approximately 52,000 ECB violations.

Behind these numbers is our commitment to all New Yorkers that we will vigorously discipline bad actors in the construction industry. Our enhanced information technology and data analytics capabilities have improved our ability to target resources where the greatest risk exists and to identify bad actors.

In February, the Department issued its first monthly Enforcement Action Report. This report, which has been well received, details the Department's actions to sanction and deter bad actors in the construction industry through the enforcement of safety laws and codes of conduct for construction professionals. In the March 2018 Enforcement Action Report, the following actions are highlighted:

- \$127,650 in fines, including daily penalties, were issued for illegal building alterations at 8 different locations;
- \$90,525 in fines, including daily penalties, were issued for illegal transient use of buildings at 10 different locations;

- \$140,000 in fines were issued for failure to safeguard construction sites at 14 different locations; and
- \$50,000 in fines were issued to 5 different individuals for failure to carry out duties as Construction Superintendents.

Keep in mind that these are just the highlights of adjudicated actions and do not include the thousands of violations we issue routinely each month.

The Department has also been quite active issuing more licenses to construction professionals representing the 25 trades we license or register. The Department issued 3,120 licenses in 2016 and 4,371 licenses in 2017. The increase can be attributed in part to an increase in Construction Superintendent and Journeyman Plumber licenses. We expect this number to continue to grow as we add three license types over 2018 and 2019, including Lift Director, Limited Gas Use and Journeyman Gas Use. In an effort to improve the City's collection of penalties associated with violations, the Department is requiring that all applicants for a license pay any outstanding penalties before being issued a license. This effort has resulted in the collection of \$3.7 million over the last two years.

We are also regularly taking action to suspend and/or revoke the licenses, registrations, or filing privileges of professionals who work unsafely and put their lives and the lives of others at risk. In 2017 the Department took disciplinary action against 77 licensees, including revoking or suspending the licenses of 19 individuals or corporations, and 22 design professionals either surrendered filing privileges or had them revoked. Notable disciplinary actions taken against licensees and design professionals last year include:

- Fazal Hassan, a General Contractor and registered Construction Superintendent, surrendered both registrations after three workers were injured when a roof collapsed on them at 31-25 28th Road, in Long Island City.

- Alfonse Prestia, a registered Construction Superintendent, surrendered his registration after he was convicted of manslaughter for his role in the death of a worker at a construction site located at 9-19 Ninth Avenue, in Manhattan.
- Robert Lenahan, a Registered Architect, had his Directive 14 and Professional Certification privileges revoked for knowingly including false statements on multiple technical reports submitted to the Department.
- Daniel Odigie, a Professional Engineer, surrendered all Directive 14 and Professional Certification privileges for submitting multiple defective sidewalk shed applications to the Department, including for a sidewalk shed that collapsed on November 19, 2017 in Manhattan.

Tenant protection continues to be a focus of the Department. The Department participates in the City's Tenant Harassment Prevention Task Force ("Task Force"), a partnership between multiple City and State agencies in which cellar-to-roof inspections are performed, investigations identify bad actors and the appropriate enforcement actions are taken. Separately, the Department also partners with the Department of Housing Preservation and Development ("HPD") in performing inspections. Over the past two years, the Task Force has conducted over 1,800 inspections, resulting in the issuance of 1,300 violations, 47 partial or full stop work orders and 30 partial or full vacate orders. Resulting from our investigations, several owners have been referred to the State Attorney General's Office and are in various stages of prosecution and settlement negotiations.

Notably, in September 2017, the Attorney General, the Governor and the Mayor announced a first of its kind settlement between the Task Force and ICON Realty Management ("ICON"). The settlement requires ICON to adopt policies and procedures to prevent future violations and safety risks, correct all outstanding violations, establish safe construction practices, provide rent abatements to tenants during disruptions of essential services, appoint a tenant liaison to immediately address tenant concerns, and establish an independent monitor to ensure ICON's compliance with the agreement. The settlement also requires ICON to pay \$300,000 to the State

of New York on behalf of the Task Force and over \$200,000 in penalties, fees, and costs to the City.

Twelve local laws that seek to address the use of construction to harass tenants were enacted last year. The Department is hard at work implementing these laws. When fully implemented, these laws will require, among other things, that:

- Tenant Protection Plans (“TPPs”) include detailed information regarding the measures in place to protect tenants and that the Department inspect 5% of occupied buildings undergoing construction;
- Greater scrutiny of contractors who have been found to conduct work without a required permit; and
- Increases in civil penalties for work without a permit and for violating a stop work order.

The Department received \$5.2 million in funding to strengthen its ability to protect tenants from construction harassment. The additional 75 positions provided relating to tenant protection legislation include inspectorial, administrative and technical staff. We recently received approval for this funding and are actively advertising and recruiting to fill these lines.

### **Streamlining the Development Process**

I would now like to turn your attention to the Department’s work in connection with the development process. There has been substantial improvement in wait times for development inspections despite increases in the number of inspection requests. In Fiscal Year 2017 the Department conducted 156,000 development inspections, up over 12% from 139,323 inspections in Fiscal Year 2015. The average wait time for a development inspection since Fiscal Year 2015 fell by a day from 4 days to 3 days.

The Department has deployed a number of strategies to further improve upon these plan review service levels, including increasing its plan examiner workforce. The Department also created a

supervisory position, Assistant Chief Plan Examiner, to monitor productivity and the quality of plan reviews.

In addition to hiring more plan examiners, the Department has published on its website Project Guidelines. A common refrain from the industry has been that the plan examination process was too unpredictable, varying widely from borough to borough and project to project. In order to ensure our customers receive consistent answers, the Department developed and is publishing a series of plan-exam guidelines for a wide variety of projects. These guidelines, with specific versions for property owners and design professionals, detail the items that must be provided when submitting construction documents and filing for permits. We also use these same guidelines to train our staff, helping to ensure predictable and consistent reviews. The Department is has also hired more Project Advocates to assist customers in navigating the project planning and construction processes, free of charge.

The multi-year replacement of the Department's core information system is progressing as we continue to shift additional filing types off the mainframe system that the Department has relied on for over thirty years to a new browser based system called DOB NOW. Upon completion, customers will be able to perform virtually all interactions with the Department online and the system will also result in increased transparency both externally and internally.

In the second half of 2017, we added a number of permit types to DOB NOW Build including Antenna, Curb Cut, Fence, Elevator, Scaffold, Sidewalk Shed, Sign, and Electrical, which with over 60,000 annual applications, is the largest of the thirty-three different types of Build permits that the Department issues. In the DOB NOW Safety module, we added filing of annual Boiler inspections.

At the beginning of this year we added the ability in DOB Now Inspections for applicants to request Certificate of Occupancy sign-offs for electrical and plumbing work on New Building and Major Alterations. This new functionality has in just a few weeks already saved over 400 applicants from having to visit a Borough Office to make this request in person and the checks

embedded in the online system have also had the added effect of reducing the number of incorrect submissions, thereby also improving the Department's response time to these requests.

By the end of 2018, we expect to complete the second of three phases in the rollout of DOB NOW. At that point, nearly two-thirds of the transactions that the Department processes – applications, filings, inspections, licenses and permit issuances – will be going through DOB NOW. This summer, we will be adding Elevator compliance filings, which consist of more than 100,000 annual inspections and tests. Later on, we will add permits for General Construction, Mechanical, and Structural as well as Limited Alteration Applications. We will also be beginning the roll-out of Licensing, which is the last of four modules of DOB NOW, and which upon completion will handle the issuance and renewal of the more than two dozen different license types that the Department currently administers.

Concerning our Construction Codes, the Department is not only embarking on its periodic revision, which will involve the hard work of over 500 industry and agency participants, we are also moving forward with creating two entirely new codes.

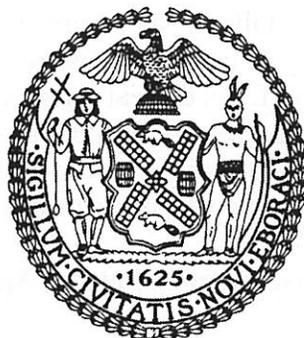
The Construction Codes, which include the Building, Plumbing, Mechanical, Fuel Gas and Electrical Codes are periodically updated to ensure they incorporate the latest technologies and national standards along with local modifications to fit the City's dense urban environment.

Following the Mayor's direction to simplify the codes to make compliance easier, the Department has also kicked off a research effort with the goal of developing recommendations for a code to specifically address work on existing buildings. Currently, when performing construction in an existing building, one or all of a myriad of local and State codes need to be adhered to. An Existing Building Code will improve ease of use by consolidating all the requirements in one place.

To address the need for regulation on waterfront properties, the Department is undertaking an effort to develop code requirements for waterfront structures. While current Construction Code and national code requirements address building construction generally, current regulations do

not specifically address design and construction requirements for waterfront structures such as piers, wharves, and sea walls, which can serve as the foundation for new building construction on water.

While we are proud of our progress thus far, there is more work still to be done. We thank the Council for its support and look forward to continuing our work together to improve the Department for the benefit of all New Yorkers.



**Testimony of the New York City Department of Housing Preservation and Development to  
the New York City Council Committee on Housing and Buildings**

**Preliminary Budget Hearing**

**March 14, 2018**

Good morning, Chairman Cornegy and members of the New York City Council Committee on Housing and Buildings. I first want to congratulate Chair Cornegy on his new role. I enjoyed working on projects with you in my previous roles, and I look forward to another productive partnership. I also want to acknowledge our City's new Speaker, Corey Johnson, who has been a champion for the everyday New Yorker from day one. I am excited about the many opportunities we will have in the coming years to serve the many and diverse housing needs of this great city.

My name is Maria Torres-Springer, and I am the Commissioner of the New York City Department of Housing Preservation and Development (HPD). I am joined by our Deputy Commissioner for Financial Management and Tenant Resources, Eva Trimble, and our Assistant Commissioner for Government Affairs, Francesc Martí. Many members of HPD's senior staff are also here to help answer any questions you may have. Thank you for the invitation to testify on HPD's 2018-2019 (FY19) preliminary budget plan and the way this proposed funding will allow us to achieve our agency's goals. This has been a significant year—January marked four years of Mayor de Blasio's administration and my one year mark as HPD Commissioner. While I have worked with HPD in various capacities over the years, it has been humbling to see the full breadth of the agency's work to protect our city's homes and neighborhoods and develop record numbers of affordable homes.

**FY2019 Budget Overview**

All of this important work requires significant investment from the City and federal governments. HPD's Fiscal Year 2019 Preliminary Budget is approximately \$870 million. However, this includes about \$90 million in pass-through funding for NYCHA. So aside from this pass-through funding, HPD's true expense budget is about \$780 million for FY2019.

Of this \$780 million total, approximately \$118 million comes from City funds and about \$660 million comes from federal funds. That means 87% of HPD's expense budget is federally-funded. This huge proportion of federal versus City funding in the agency's budget is important

because when we seek to save City tax dollars—as we are constantly trying to do—the amount we can save is limited because so many of our programs are restricted by federal requirements. City funding, especially City tax levy (TL), is critical for strengthening areas not otherwise eligible for federal grant funding. We are thankful for the important role that City resources play in our expense budget, and throughout the testimony we will highlight several areas where new City funding will help us further strengthen our programs and services.

### **Administration’s Housing Agenda**

Affordable housing is one of the biggest concerns that New Yorkers face, and correspondingly, it is one of the top priorities of de Blasio’s administration. Through a coordinated interagency effort, we are pursuing a comprehensive agenda to improve the lives of New Yorkers. We have achieved unprecedented results in our first four years, including:

- **180,000 New Yorkers have benefited from free legal services provided through City programs** to stop eviction, harassment or displacement since 2014. Evictions are down 27 percent.
- **148,000 New Yorkers live in apartments that have had long-term affordable rents** protected through the City’s preservation programs since 2014.
- **60,000 seniors are now enrolled in the SCRIE rent freeze program**, up from 50,800 in 2015, and more than 13,300 New Yorkers with disabilities are enrolled in the DRIE rent freeze program, compared to 9,100 two years ago.
- **The Mayor’s Public Engagement Unit has proactively made over 280,000 door knocks and phone calls** to New Yorkers to make sure they know their rights and are helped through repairs, legal services and rental assistance enrollment.
- **5,300 affordable apartments hit the City’s Housing Connect lottery in 2017**, double the number from four years ago.
- **HPD’s M/WBE Build Up Program included in 42 projects with 6,890 affordable homes** in 2017. They are expected to generate over \$177 million in spending.

The administration will continue to advance these efforts, and all of HPD’s efforts to address the housing needs of local residents. HPD’s mission is to promote the quality and affordability of the city’s housing stock and the strength and diversity of its many neighborhoods. We strive to achieve this mission in four key ways:

1. Preserving affordable housing and protecting tenants,
2. Developing new affordable housing,
3. Enforcing the Housing Maintenance Code to ensure quality and safety, and
4. Engaging neighborhoods in planning.

### ***Housing New York Progress: Delivering Results***

HPD is also charged with carrying out the goals of *Housing New York*, the Administration’s plan to build or preserve 300,000 affordable homes by 2026. This comprehensive housing plan is a critical pillar of the Mayor’s broader commitment to keep the city affordable, competitive, and sustainable.

I'm pleased to say that last calendar year, HPD financed more than 24,500 affordable homes, breaking an all-time record previously set in 1989. In total, this administration has financed 87,557 affordable apartments under Housing New York.

We achieved these overall numbers while exceeding our commitment to provide housing for the lowest-income New Yorkers. In 2017, the Mayor dedicated an additional \$1.9 billion in capital funds over the remainder of the HNY plan to ensure that 25 percent of our volume is for extremely low- and very low-income New Yorkers. To date, we have exceeded even this revised commitment: about one-third of the housing we have created or preserved is for extremely low- and very low-income (ELI and VLI) New Yorkers. Nearly half of the homes financed in CY2017 serve individuals making less than \$33,400 per year, or \$43,000 for a family of three. But our work is about much more than numbers. As we provide housing opportunities to low- and moderate-income New Yorkers at an unprecedented scale, we have also worked to create new tools that lay the foundation for our city to grow in a more equitable way.

### **Keeping People in their Homes**

The City has made significant investments to preserve the quality and affordability of the existing affordable housing stock. Preservation represents a significant portion of our work at HPD, and serves as a powerful anti-displacement tool. To date, more than 59,000 homes have been preserved through HNY, securing greater affordability for tenants and financing building-wide and apartment-level repairs to ensure the long-term quality of that housing.

Everyday New Yorkers continue to feel the strain of extraordinary market pressures. Some, unfortunately, have the added pressure of bad landlords who illegally force them to leave their buildings or surrender their rights. HPD does extensive outreach to ensure tenants, especially those in regulated units, understand their housing rights. In addition to HPD resource fairs and essential tenant guides such as the *ABCs of Housing*, the City's Tenant Support Unit goes door-to-door to help educate rent stabilized tenants about the City's resources, including free legal services.

HPD also proactively combats tenant harassment by participating with the Attorney General and State Tenant Protection Unit in the Tenant Harassment Prevention Task Force, which investigates potential harassment and brings enforcement actions—including civil and criminal charges—against landlords who harass tenants. Our Housing Litigation Division also brings cases in Housing Court against owners who do not comply with outstanding violations and, when necessary, seeks findings of contempt and jail against recalcitrant landlords. As many of you know, these robust enforcement efforts have taken shape under the leadership of Deputy Commissioner Vito Mustaciuolo, and I am confident they will continue with similar vigor under the expert hand of Acting Deputy Commissioner AnnMarie Santiago, who is here with me today. To continue these exceptional efforts performing call backs and complaint follow ups, \$181,000 will be added to the Enforcement budget for temporary staff during the cold months. An additional \$530,000 for 30 new vehicles will increase our response time during from October to May by eliminating transit trips for inspectors.

The City Council has also been an important partner in expanding our toolkit to fight displacement and tenant harassment. Thanks to the incredible leadership and collaborative efforts of Council Members Brad Lander and Ritchie Torres, the Council recently passed the Certification of No Harassment and Speculation Watch List bills, important pieces of legislation that will be instrumental in protecting tenants from harassment and speculative behavior. The Certification of No Harassment program will be funded with an additional \$466,000 for contracts

with community partners and \$511,000 to support 8 new positions at HPD. I look forward to working with the Council to implement these programs in the months and years to come.

### **Laying the Foundation for an Affordable New York and Ensuring Overall Housing Supply Increases in an Equitable Way**

It is no secret that there is a housing crisis in New York City. Although we continue to add to the overall housing stock to create the largest housing stock on record in NYC, the vacancy rate remains low at 3.63%. We look forward to our hearing on Monday afternoon to discuss the state of our housing stock and the Housing Vacancy Survey in more depth, but it is clear that the demand for housing exceeds the supply available and the housing market is mismatched to favor higher-end residential developments. It is therefore critical that we increase the overall housing supply, both affordable and market rate, in a cost effective manner, and ensure that as overall production growth increases, so too will the share of affordable housing.

Through our partnership with the City Council, we implemented Mandatory Inclusionary Housing (MIH)—the most aggressive such policy in the nation—to require permanent, mixed-income affordable housing in all areas rezoned for residential growth. We also saw the most significant overhaul of our Zoning code since 1961 with the passage of Zoning for Quality and Affordability (ZQA) to remove many regulatory requirements that significantly constrained the creation of affordable and senior housing projects. We also fought for, and won, reforms in the 421-a program in 2017 so that it now requires affordable housing be provided in all rental developments using the exemption and eliminates tax breaks for luxury condos.

To ensure that growth reflects the needs of our diverse and vibrant communities, we have put neighborhoods at the forefront of the HNY plan. For example, HPD launched a comprehensive community planning initiative in Edgemere in October 2015, a collaboration between City agencies, community members, elected officials, and local organizations. The resulting *Resilient Edgemere Community Plan*, released last year, lays out clearly defined goals, strategies, and concrete projects, representing millions of dollars in planned investment over the next 10 years and beyond. In 2017, we also released *The Brownsville Plan*, the outcome of another community-driven that will result in the creation of over 2,500 new affordable homes, representing more than \$1 billion of investment in housing in the neighborhood.

Further, HPD has also focused on the community-directed revitalization of vacant land in city neighborhoods. We accelerated the RFP pipeline: 27 housing RFPs were issued as of February 2018 for 66 projects across 200 public sites that will generate more than 10,800 affordable homes. And we introduced a new legal tool – a remainder interest – to ensure future public control of all affordable housing developed on HPD’s sites.

Thanks to funding from the Local Initiatives Support Corporation, HPD also launched the Zombie Homes Initiative to better address vacant, deteriorated small homes whose owners are behind on their mortgage payments. And at the close of 2017, we worked closely with Council Members Williams and Rodriguez to pass two laws that shine a spotlight on vacant land, both public and private, across the city to further accelerate the production of affordable housing. I want to thank these Council Members and the many agencies and advocacy groups who partnered with us to find new ways to help unlock more opportunities to develop vacant and underutilized land.

We received a grant to create and expand Community Land Trusts (CLTs) in New York City through Enterprise’s new Community Land Trusts Capacity Building Initiative. The grant will fund three CLTs, including one to support affordable homeownership, and a CLT Learning Exchange for community-based organizations and affordable housing developers seeking to form

CLTs in their neighborhoods. I want to thank Council Member Richards, Williams, and our many partners for supporting these community based organizations in meeting their affordable housing development and neighborhood revitalization goals.

I'm also excited to share that we are working in partnership with the Council on creative solutions to meet the City's housing needs. For example, often basements are converted into illegal and unsafe housing, but if brought up to code they could be safe and affordable options for New Yorkers. Although the logistics of bringing a basement and cellars up to code are complex, we are excited about funding for a pilot program in East New York. Upon the passage of legislation by the Council, HPD will be offering financing to bring these illegal units into compliance in exchange for affordability, and HPD will allocate \$6 million in City Capital to fund the rehabilitation work. The Preliminary Budget provides \$2 million for contracting with community-based organizations and \$65,000 for a new project manager to facilitate the program. Council Member Espinal has been a critical partner in these efforts and we look forward to bringing the program to fruition.

### **Doing More for Special Populations**

In all our work, we have prioritized the need to provide pathways to permanent housing for our city's homeless, create more affordable housing for our growing senior population, and ensure there is more housing accessible to New Yorkers with disabilities. Stable housing is a determinant of so many crucial social outcomes, including education, health, and economic advancement. In order to address an aging New York, HPD created the new Senior Affordable Rental Apartments program (SARA) in 2014 to spur production of senior apartments. This administration also expanded the Senior Citizen Rent Increase Exemption (SCRIE) and Disabled Rent Increase Exemption (DRIE) programs to freeze the rent for more of our seniors and people with disabilities living in rent-regulated apartments.

HPD has introduced a number of targeted programs to address the specific needs of the formerly homeless, which has also been a priority for Speaker Johnson. We appreciate his leadership to support these units within his district and to recognize their importance across all five boroughs. We are building homeless housing at faster pace than ever before, a record 7,231 units since the beginning of this plan in 2014. For the first time we have also required homeless set-asides for all projects financed through our most popular new construction programs and have added a City rental assistance program, freeing up Section 8 and other federal rental assistance dollars to serve more New Yorkers. Moreover, the Mayor's 2015 commitment to create 15,000 supportive housing apartments over 15 years, using a proven, effective model that saves public dollars will help fulfill the City's moral commitment to house New Yorkers in need. Under HNY so far, we have financed over 3,000 supportive housing units, which include units funded under 15/15 and prior administration housing plans. Next week, Commissioner Banks will talk about what the City has achieved with scattered site supportive housing.

### **Building on Our Progress with *Housing New York 2.0: The Next Eight Years***

Four years into our *Housing New York* plan, we have set a new pace and established a new baseline for how affordable housing can and should be built in New York City. As a result, in November 2017, we accelerated and expanded our plan to create and preserve 300,000 affordable homes by 2026—two years ahead of schedule and with 100,000 more homes than initially planned. We released an update to the plan, *Housing New York 2.0* that offers a suite of

new programs, partnerships, and strategies to help thousands more families and seniors afford their rent, buy a first home, and stay in the neighborhoods they love. New programs include:

1. **Seniors First**, a slate of initiatives that will double our goal to serve 30,000 seniors over an extended 12-year plan;
2. **Neighborhood Pillars**, a new fund to help non-profits purchase and protect buildings with rent-stabilized units;
3. **Mitchell-Lama Reinvestment Program**, an effort to anchor affordability of the existing developments for the next generation; and
4. **Open Door and HomeFix**, two programs to help 2,100 families own a piece of New York and make repairs to their homes.

This expanded Housing Plan reflects the urgency of the needs on the ground, and a vision for the kind of city we want to be. This path forward is about doubling-down on our commitment to tackle the affordability crisis that threatens the health and well-being of families and the competitiveness and equity of our city. Despite the threats we are seeing from the federal level, this is how we will ensure that the greatest city in the world will remain what it is and what it was always meant to be—a place for everyone.

### **Opportunities to Work Together**

As I've outlined, this Administration is pushing forward on the broad goals of Housing New York with renewed energy. The important work already accomplished has not been done alone. Although I've said this before, I want to thank the City Council for the leadership and collaboration that has allowed us to achieve this record-breaking progress and the far-reaching policies beyond the numbers. HPD also recognizes the countless community based organizations, nonprofits, and interested stakeholders who represent invaluable partners in this work.

We do this work in the face of very real threats. There is a war being waged on public and affordable housing across our country. All of us need to work together if we are to be successful in fighting for the resources we need to ensure the affordability and equity of our city. For example, the land use process is critical in our efforts to build and protect affordable homes, and to reach our most vulnerable residents. The Council is a critical and necessary partner in this process. We understand that it takes some back and forth to get to "yes" in land use approvals, but it is worth taking a step back and recognizing that each project is a critical battle in confronting the city's affordability crisis. The Administration and the Council both share the responsibility in making sure we don't lose sight of what is at stake.

In addition, during these uncertain times with our federal government, your advocacy for a fully funded Housing and Urban Development (HUD) budget will be critical. I appreciate all of you doing what you can to ensure that we continue to create new opportunities for housing-strapped New Yorkers at every turn.

Thank you again for the opportunity to discuss HPD's pathway to a more equitable and fair New York. I look forward to answering any questions you may have at this time.



**Fiscal Year 2019 Preliminary Budget Hearing**  
Department of Housing Preservation & Development

Testimony by Commissioner Maria Torres-Springer  
Wednesday, March 14, 2018

# HPD Fiscal Year 2019 Preliminary Budget

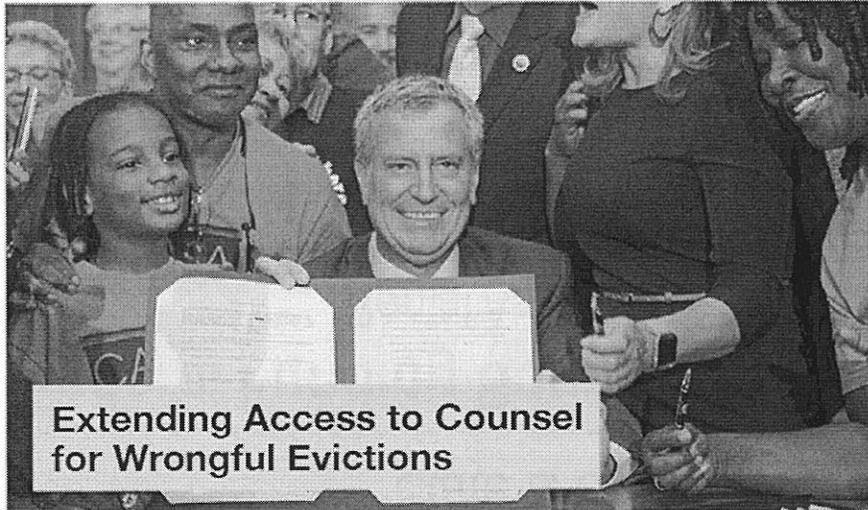
FY2019 Preliminary Budget	+	\$	870,522,571
NYCHA Pass-Through	-		89,907,316
<hr/>			
<b>FY2019 HPD Total</b>	<b>=</b>	<b>\$</b>	<b>780,615,255</b>

!

# HPD Relies Heavily on Federal Funding

<b>FY2019 HPD Total</b>	<b>+ \$</b>	<b>780.62</b>	<b>Million</b>
City Funds	-	118.47	15%
State & Other	-	2.79	< 1%
<b>Federal Funding Sources</b>	<b>= \$</b>	<b>659.36</b>	<b>84%</b>
Rental Assistance		492.51	63%
CDBG		140.48	18%
Disaster Recovery		16.86	2%
HOME		7.80	1%
Other Federal		1.71	< 1%

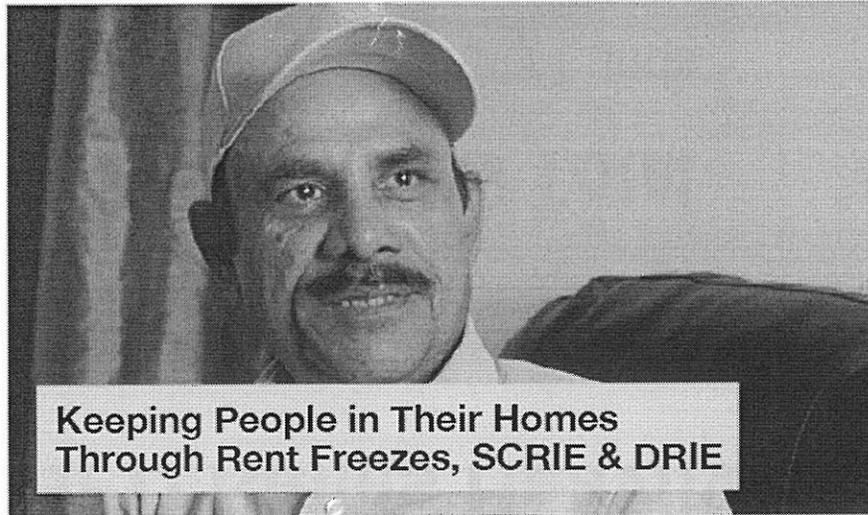
# Comprehensive Interagency Approach



Extending Access to Counsel for Wrongful Evictions



Increase access to Housing Lottery



Keeping People in Their Homes Through Rent Freezes, SCRIE & DRIE



Protecting Tenants from Harassment

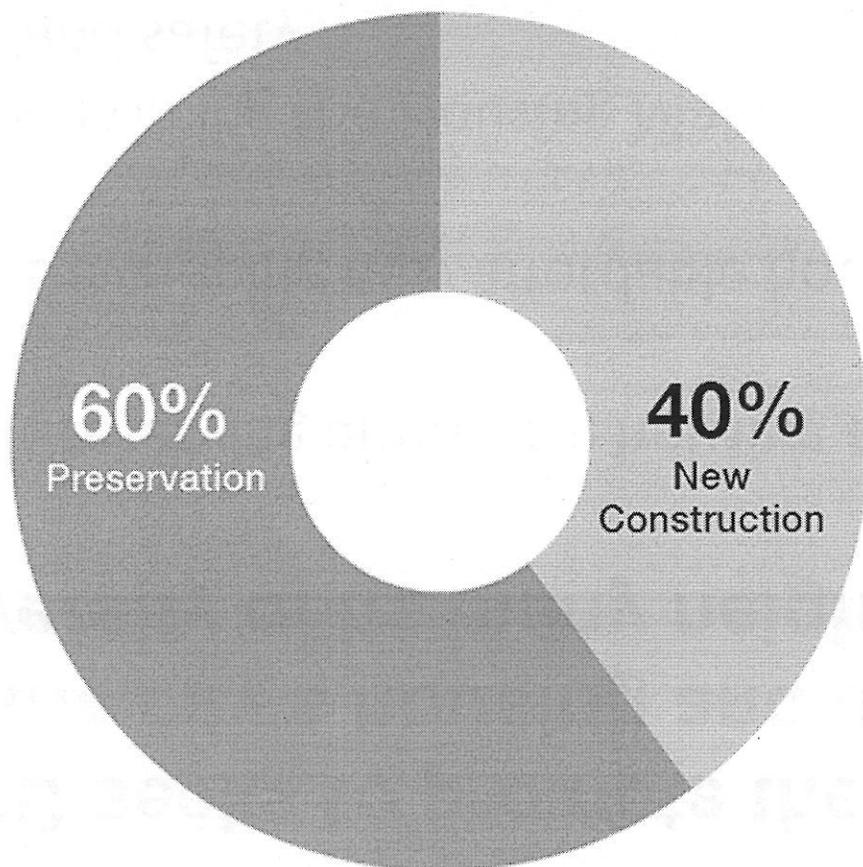
# **HPD seeks to promote the quality & affordability of the city's housing and the strength and diversity of its many neighborhoods by:**

- Preserving affordable housing and protecting tenants
- Developing new affordable housing
- Enforcing the Housing Maintenance Code to ensure quality and safety
- Engaging neighborhoods in planning

# Goals of Housing New York

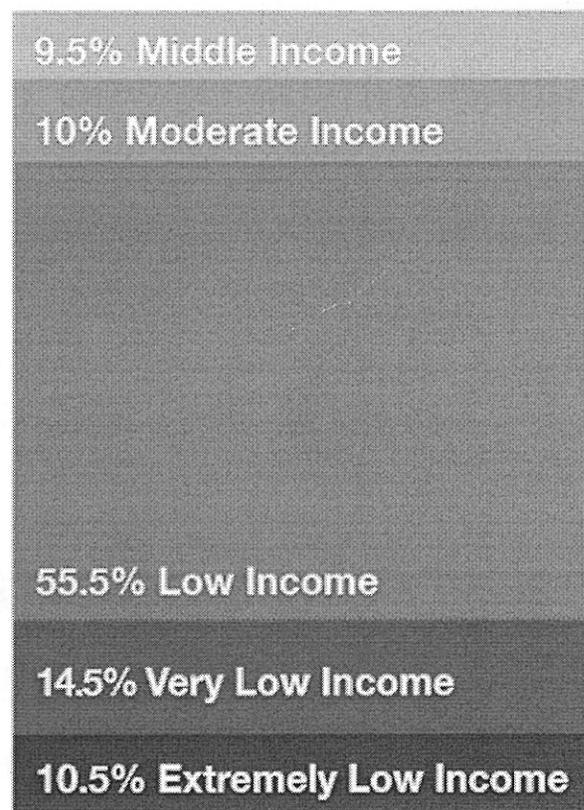
## 300,000 Homes by 2026

Targets for New Construction vs. Preservation



Targets for Households Served

Share of Housing Units Created Or Preserved by Income Band



# Housing New York Progress

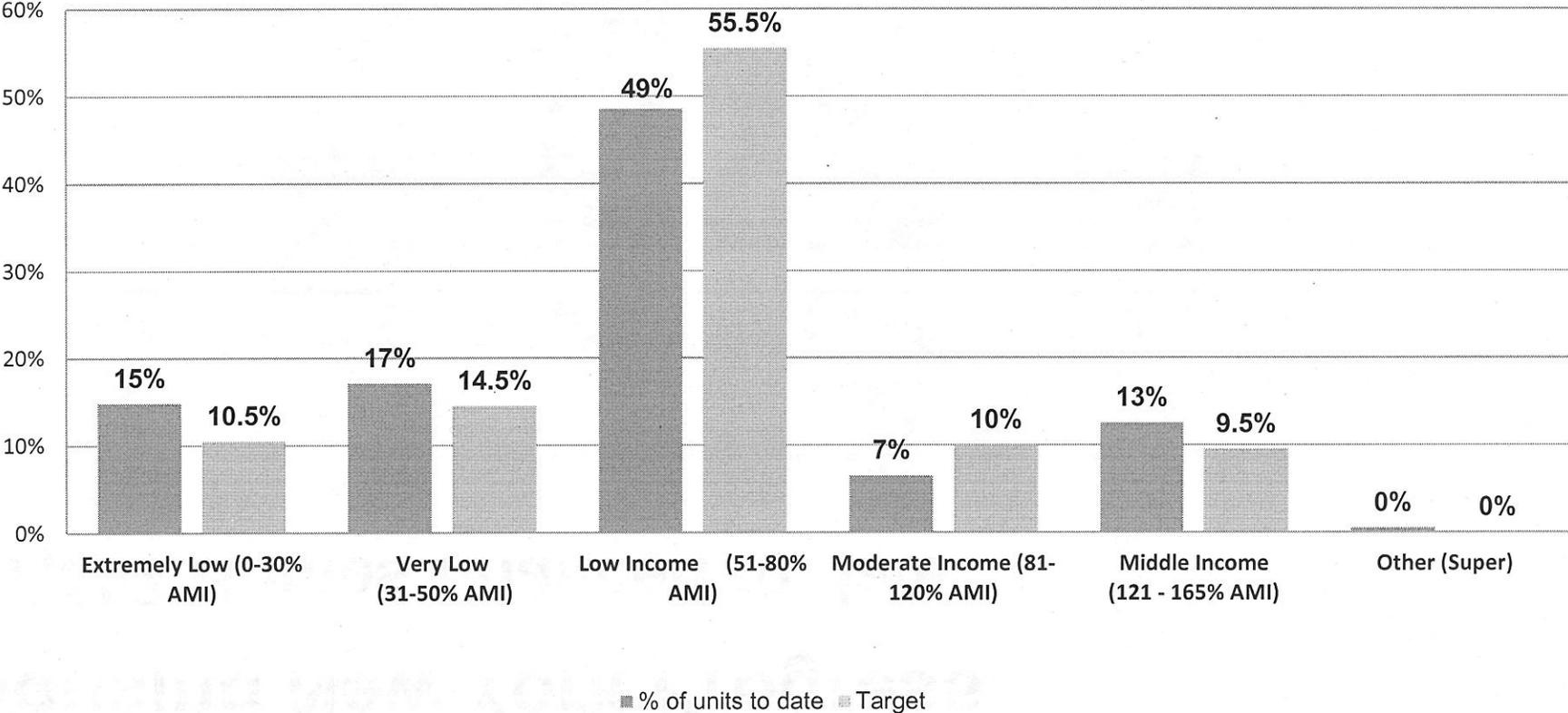
87,557 Homes financed to date



# Housing New York Progress

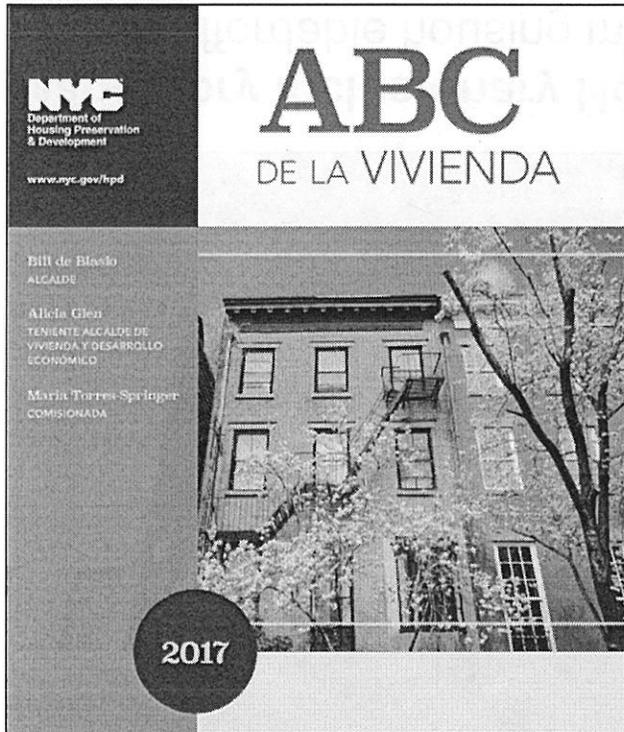
## Affordability

HNY Year to Date (12/31/17) versus HNY Targets



# Keeping New Yorkers in their Homes

## 59,065 homes preserved since HNY



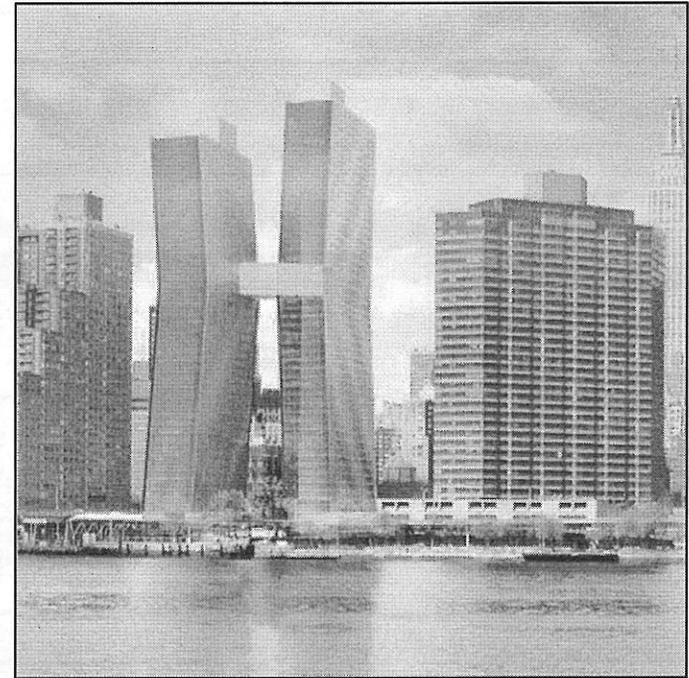
Receiving \$711,000 to support HPD's Enforcement Division & \$977,000 to implement *Certification of No Harassment*

# Leveraging Private Market to Create Affordability



**Mandatory Inclusionary Housing (MIH)** makes affordable housing mandatory and permanent wherever new housing capacity is approved through land use actions.

*Left to right: 3301 Atlantic Avenue, Brooklyn;  
American Copper House, 626 1<sup>st</sup> Avenue, Manhattan (renderings)*



**The Affordable New York Housing Program** reflects reforms we sought in 421-a to secure affordability requirements citywide and end tax breaks for luxury condos.

# Planning in Partnership with Communities

## Brownsville

### Learn

July - September 2016

Research pressing needs and learn about residents' lived experiences. Develop a shared community-driven vision and set of guiding principles.

### Create

October - December 2016

Research pressing needs and learn about residents' lived experiences. Develop a shared community-driven vision and set of guiding principles.

### Finalize

January - May 2017

Create solutions that have consensus and potential to achieve community goals.

### Implement

Ongoing

Coordinate agency programs and capital budgets for implementation of key plan elements.

## Edgemere

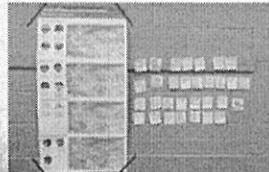
### Learn



### Create



### Finalize



### Implement



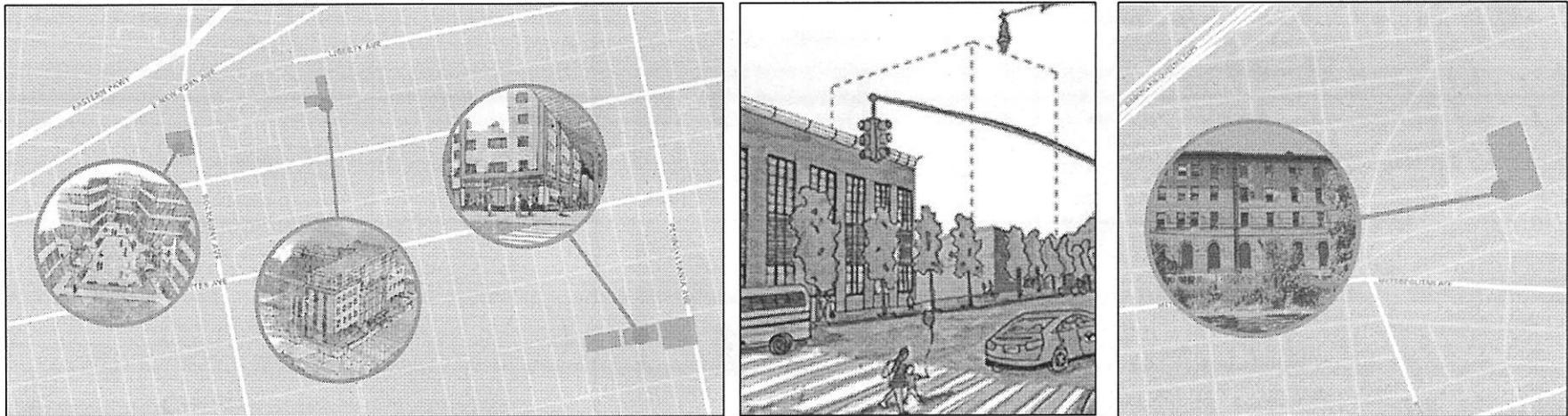
## Downtown Far Rockaway

1. HOUSING
2. TRANSPORTATION AND PUBLIC SPACE
3. ECONOMIC DEVELOPMENT
4. COMMUNITY SERVICES AND CULTURE
5. LAND USE AND ZONING



# Revitalizing Vacant Sites

HPD has issued **27 housing RFPs** for **66 projects** across **200 public sites** that will generate more than **10,800 affordable homes**.



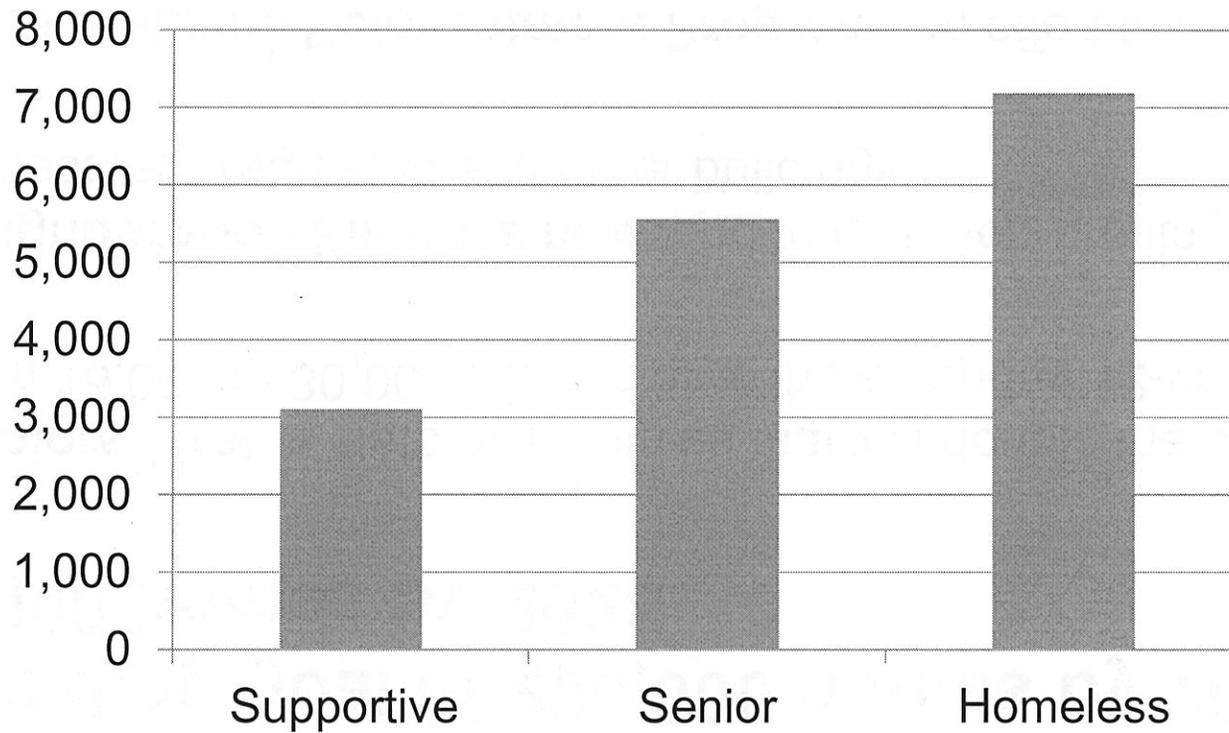
*Left to right: Brownsville RFP sites; depiction of future Inwood Library site; Greenpoint Hospital RFEI site.*

**Remainder Interest** is a new policy to ensure future public control of affordable housing developed on City-owned sites that will be applied in all of HPD's future RFPs & RFEIs for affordable housing development.

HPD will launch **Basement Legalization pilot** in East New York, Brooklyn

# Serving Special Populations

## Housing Starts under HNY (As of 12/31/17)

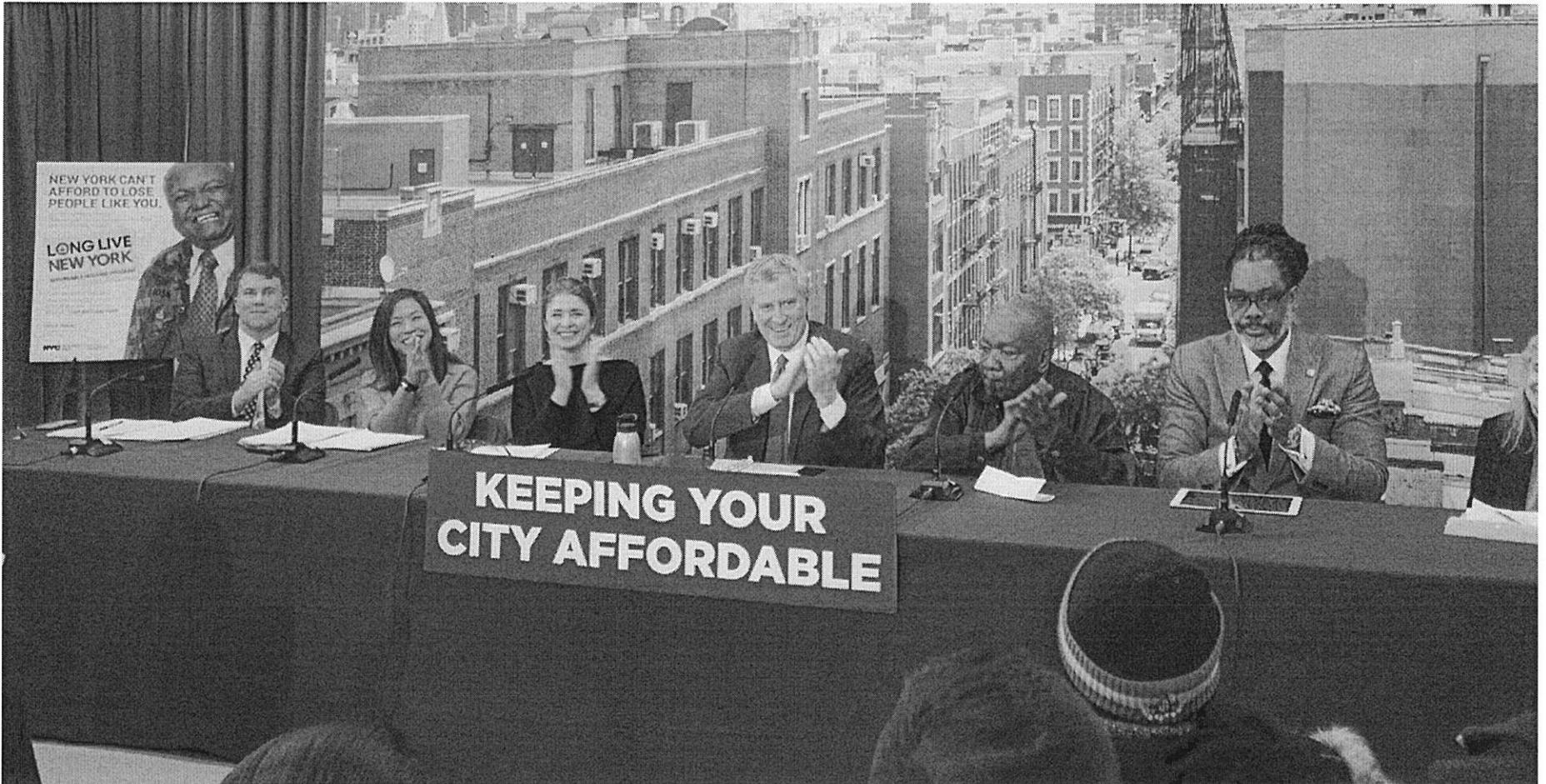


# Housing New York 2.0

## Expanding goal of 200,000 homes by 2020 to 300,000 homes by 2026

- **Seniors First:** a slate of initiatives that will double the seniors served from 15,000 to 30,000 seniors over the extended 12-year plan
- **Neighborhood Pillars:** a new fund to help non-profits purchase and protect rent-regulated and other buildings
- **Mitchell-Lama Reinvestment Program:** an effort to anchor affordability of the existing developments
- **Open Door and HomeFix:** Two programs to help 2,100 families own a piece of the big apple and make repairs to their homes

# Continuing to Build on These Efforts



# Questions?

For additional information,  
contact

Assistant Commissioner for Government Affairs

Francesc Marti at

[martif@hpd.nyc.gov](mailto:martif@hpd.nyc.gov)



FOR THE RECORD

**Testimony of Lorraine Collins  
Director of Public Policy and External Affairs  
Enterprise Community Partners, Inc.**

**To the New York City Council  
Preliminary Budget Hearing – Housing and Buildings**

**March 14, 2018**

On behalf of Enterprise Community Partners, I would like to thank Chair Cornegy and the City Council Committee on Housing and Buildings for convening today's preliminary budget hearing. This hearing provides an opportunity to reflect on city priorities reflected in this year's Housing Preservation and Development (HPD) budget. The Mayor has set ambitious affordable housing goals through the recently released Housing 2.0 plan. The mayor has made it clear that affordable housing is a priority and that all New Yorkers should have access to a safe, decent and affordable home. A record breaking number of affordable homes were financed last year, over 24,500, impacting over 160,000 New Yorkers.<sup>1</sup> We commend the Mayor and HPD Chair Torres-Springer for this achievement and look forward to working with HPD as they work towards their goal of generating 300,000 affordable apartments by 2026.

Enterprise is a national non-profit organization that provides capital for affordable housing and community development, advocates for policies that advance these goals, and supports local groups working on these issues. Since our New York office opened in 1987, we have committed nearly \$3.4 billion in equity, loans, and grants to help create or preserve over 60,000 affordable homes for nearly 160,000 residents in the region.

We commend HPD on introducing an array of new programs as part of its Housing 2.0 plan that ensure long-term affordability and provide resources for residents and owners. We were particularly pleased to see the launch of the Seniors First program which seeks to provide seniors with age-friendly home modifications to create safer living environments and reduce falls and their associated health complications. As the city's population of low-income elderly residents

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<sup>1</sup> <http://www1.nyc.gov/office-of-the-mayor/news/036-18/mayor-de-blasio-city-secured-more-affordable-housing-2017-in-any-prior-year/#/0>



increases, more and more seniors are aging in housing that was not intended for older adults. We believe that this program, modeled off Enterprise's Healthy Aging in Affordable Housing Demonstration, is an important step in protecting our city's growing senior population.

New York City's affordable housing crisis requires innovation and a large-scale response. Enterprise's new Community Land Trusts Capacity Building Initiative provided a \$1.65 million grant to HPD to assist in the development, expansion, and education of community land trusts in NYC. CLTs preserve and strengthen community ownership so that homes can remain affordable over the long term. We look forward to working with HPD as they continue to develop this innovative solution.

While it is important to recognize the steps the city has made to protect vulnerable New Yorkers, we have growing concerns about the large number of children and families who are currently in city shelters. There are over 23,000 children from nearly 13,000 families in the DHS shelter system alone with at least another 4,000 children in homeless shelters operated by HRA, HPD and DYCD. To enable more homeless families to quickly move out of shelter and into permanent housing, Enterprise supports the creation of a 15-year project-based rental subsidy. This rental subsidy could help developers underwrite to deeper levels of affordability, ensuring that vulnerable families can remain housed. The city must take bold steps to ensure that low-income families can access safe, affordable housing and stay out of shelter.

In addition to meeting the overwhelming need for affordable housing, these programs are smart investments for the city and we commend the city's continued investment in critical affordable housing programs. Thank you for your time and we look forward to working with the City Council and HPD to ensure that all New Yorkers have the safety and security that an affordable home provides.



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courtinnovation.org

Research. Development. Justice. Reform.

Greg Berman, Director

**Center for Court Innovation Testimony**  
**New York City Council**  
**Committee on Housing and Buildings**  
**Preliminary Budget Hearing**  
**March 14, 2018**

Good Morning Chairman Cornegy and members of the Committee on Housing and Buildings. My name is **Ignacio Jaureguilorda** and I am the **Director of Legal Hand**, a project of the Center for Court Innovation.

I am here to urge the Council to support the Center for Court Innovation as it seeks to strengthen and expand alternatives to incarceration and access to justice programs through \$1,000,000 in support from the City Council in fiscal year 2019. This includes a \$500,000 continuation of funding for ongoing operations and a \$500,000 enhancement, which will help us advance the City Council's goals of improving fairness, working toward the closure of Rikers Island, and bolstering access to justice. Included in the written testimony submission is a summary of this request, as well as a matrix that reflects the positive outcomes should the Council grant this request.

Support from the City Council is crucial to the continuation of our public safety and alternative-to-incarceration programs throughout the five boroughs. Our programs—which include the Red Hook Community Justice Center, Crown Heights Community Mediation Center, Midtown Community Court, Bronx Community Solutions, Queens Youth Justice Center, and Staten Island Justice Center—have been documented by independent evaluators to improve safety, reduce incarceration, and enhance public trust in government. We work with tens of thousands of New Yorkers each year at these project sites, and the vast majority of the people we serve are LGBTQ, youth, immigrants, low-income, or people of color.

The Center for Court Innovation is also making a deep investment in improving access to civil justice. Our Harlem Community Justice Center works to resolve disputes between tenants and landlords, providing mediation, benefits assistance, and social services to local residents. Hundreds of individuals benefit from this housing assistance every year, and with the Council's support, we can extend the reach of the Justice Center by close to thirty percent. Additionally, our Legal Hand program serves Crown Heights, Jamaica, and Brownsville residents facing housing, immigration and employment issues. Legal Hand trains local residents to empower their neighbors with legal information. Council support would allow us to expand this program to three new communities by hiring additional supervising attorneys, which will serve hundreds of additional low-income New Yorkers, resulting in 50% more people served.

Expanded support from the Council would also enable our youth diversion programs to be a vehicle for the successful implementation of Raise the Age beginning October 1, 2018. The Center currently serves thousands of young people each year in our diversion programs through counseling, academic support, and workforce development. Council support will enable Center programs to serve an estimated 30% percent more vulnerable, at-risk youth, who will soon be charged with delinquency in Family Court, by providing meaningful off-ramps to detention wherever possible.

The City Council's support has been invaluable to the success of the Center for Court Innovation. The Center looks forward to continuing to work with the Council to reduce incarceration and to enhance access to justice. We respectfully urge you to continue to support our work and I thank you for the opportunity to speak. I would be happy to answer any questions you may have.



## Fiscal Year 2019 Citywide Speaker Funding Request

### Discretionary Application Reference No. 57488

The Center for Court Innovation seeks to strengthen and expand our alternative-to-incarceration, youth-diversion, and access-to-justice programs through \$1,000,000 in support from the City Council in fiscal year 2019. This includes a \$500,000 continuation of funding for ongoing operations and a \$500,000 enhancement, which will help us advance the City Council's goals of improving fairness and working toward the closure of Rikers Island.

Council support will allow for the continuation and expansion of our work in the following areas:

#### **Continuing Support**

We work with tens of thousands of New Yorkers each year. The vast majority of the people we serve are LGBTQ, youth, immigrants, low-income, or people of color. Our programs—which include the Red Hook Community Justice Center, Crown Heights Community Mediation Center, Midtown Community Court, Bronx Community Solutions, Queens Youth Justice Center, and Staten Island Justice Center—have been documented by independent evaluators to improve safety, reduce incarceration, and enhance public trust in government.

#### **Youth Justice**

Our diversion programs in Manhattan, Brooklyn, Queens and Staten Island currently serve thousands of young people each year through counseling, academic support, and workforce development. Looking forward, with expanded funding, these programs can be a vehicle for the successful implementation of Raise the Age reforms, serving young people who will no longer go through criminal court. Our goal is to offer meaningful off-ramps, allowing participants to avoid detention wherever possible. We have developed a particular expertise in working with young women and LGBTQ survivors of exploitation and trafficking, offering trauma-informed mental health services. Expanded funding would allow the Center to serve hundreds more from these vulnerable, at-risk populations.

#### **Access to Justice**

The Center for Court Innovation is making a deep investment in improving access to justice. Our Harlem Community Justice Center works to resolve disputes between tenants and landlords, providing mediation, benefits assistance, and social services to local residents. With the Council's support, we can extend the reach of the Justice Center by close to thirty percent. Additionally, our Legal Hand program serves Crown Heights, Jamaica, and Brownsville residents facing housing, immigration and employment issues. Legal Hand trains local residents to empower their neighbors with legal information. Council support would allow us to expand this program to three new communities by hiring additional supervising attorneys, which will serve hundreds of additional low-income New Yorkers.

The Center for Court Innovation looks forward to continuing its partnership with the City Council in the next fiscal year. Please support our crucial work.

For more information, please contact Dipal Shah—[shahd@courttinnovation.org](mailto:shahd@courttinnovation.org) or 646.386.3820.

## FY 2019 Enhancement Request

### Youth Justice and Access to Justice

Issue Area		Target Population	Program Description	Location	Served Annually	FY19 support would allow us to serve up to
Youth Justice	Alternatives to Detention	Young people to be charged with delinquency in Family Court.	After the initial implementation of “Raise the Age” on October 1, 2018, the Queens and Staten Island Youth Justice Centers will offer young people charged with delinquency community-based alternatives to detention. These programs provide comprehensive stabilization and support services including case management, family support, educational advocacy, and vocational training and placement.	Brooklyn Manhattan Queens Staten Island	878	<b>30%</b> more young people.
	Trauma-Informed Mental Health Services	Young women and LGBTQ survivors of exploitation and trafficking.	In response to a spike in the number of sexually exploited youth, the Queens Youth Justice Center will offer young women and LGBTQ survivors of trafficking and exploitation specialized, trauma-informed advocacy to serve this population’s unique challenges and needs.	Queens	30	<b>50%</b> more young people.
Access to Justice	Housing Justice	Litigants in Housing Court.	To promote increased access to housing justice for Harlem residents, the Harlem Community Justice Center will serve an additional number of residents in the Harlem Housing Court through the provision of dispute resolution, benefits assistance, and social service provision.	Manhattan	598	<b>30%</b> more people.
	Civil Legal Support	New York City community members with potential civil legal disputes.	To address the gap in civil legal service provision for low-income New Yorkers, the Legal Hand program will expand to additional New York City communities and provide information to residents with civil legal issues.	Bronx Brooklyn Manhattan Queens	10,015	<b>50%</b> more people.



FOR THE RECORD

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March 14, 2018

Honorable Robert E. Cornegy, Jr., Chairman  
Committee on Housing and Buildings  
New York City Council  
250 Broadway Suite 1743  
New York, NY 10007

Re: Report of the Finance Division on the Fiscal 2019 Preliminary Budget and the Fiscal 2018 Preliminary Mayor's Management Report for the Department of Buildings

**Opposition to City-Funded Construction Safety Training**

Dear Chairman Cornegy and Members of the Committee on Housing and Buildings:

I am the Managing Director of the Building Contractors Association, Inc. ("BCA") (see enclosed "Who Are We" document).

The BCA and its contractor members have reviewed the Report of the Finance Division on the Fiscal 2019 Preliminary Budget and the Fiscal 2018 Preliminary Mayor's Management Report for the Department of Buildings. The BCA opposes any proposed allocation of taxpayer funds to non-governmental entities for Construction Safety Training.

The BCA firmly believes that an allocation of funding to non-governmental entities is an unfair taxpayer subsidized benefit to non-union contractors. The unionized contractors that make up the membership of the BCA all pay contributions out of their own pockets to fund various union local training programs. These employer contributions range from \$.50 to \$1.00 per hour, per worker. To subsidize non-union contractors that always pay their workers lower wages is a public slap in the face to unions, unionized workers and unionized contractors. Non-union contractors should not be the direct or indirect beneficiaries of Local Law 196's safety training mandates.

The BCA appreciates your anticipated consideration of its position on this issue. We are always willing to meet with you and the Committee to discuss any and all issues related to New York City's construction industry. If you have any questions, please feel free to call.

Yours truly,

John O'Hare  
Managing Director

enc.



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## BUILDING CONTRACTORS ASSOCIATION, INC.

### Who Are We?

The Building Contractors Association, Inc. (“BCA”) is Metropolitan New York’s leading membership association of unionized construction contractors. Since its formation in 1933, the BCA has represented and promoted the general welfare and interests of its construction industry employer members. Among its stated purposes, the BCA has historically provided the unified contractor voice needed to address and enter equitable long-term labor-management relationships.

The members of the BCA represent the finest of New York’s builders. One quarter of the Metropolitan areas largest construction firms are BCA members.<sup>1</sup> Some are multi-generational family owned businesses, one reaching back over 125 years. Others represent the new growth of minority and women owned construction firms. Their projects line the streets and skyline of the City of New York. They have employed generations of unionized construction workers providing solid, well-paying jobs to thousands of New Yorkers. They represent the proud tradition of New York’s quintessential construction industry.

Studies show that New York City’s construction industry generates approximately \$66.3 billion in total spending with expectations that that number could reach \$127.5 billion by the end of 2018.<sup>2</sup> New York City’s construction industry is an economic machine.

BCA members are actively interested in promoting and protecting the varied interests and issues related to New York’s building and construction industry. The BCA is committed to the strength of the City of New York.

What we believe:

- Continued commercial and residential development is critical to maintaining the City of New York as the world’s greatest city
- City and State support for public works projects is essential
- Stable labor-management relationships are essential to the well-being of the construction industry
- Construction industry is fully committed to safety first
- Developers, contractors and labor must work together to address high costs of construction work
- Opportunity is the gateway to success

<sup>1</sup> Crain’s, 2017 List of NY Area’s Largest Construction Firms, July 10-23, 2017, pages 11-12.

<sup>2</sup> New York Building Congress 2017 report.

My name is Nikki Leger. I am a New York City tenant who supported, then applauded, the passage of the 13 STS bills into law. The recent, unfortunate events of 85 Bowery and 272 Stagg Street are violations of the LL #188, real time enforcement, and LL#150. The later mandates that an order to repair has to be issued with every vacate order so that tenants may return as soon as feasible. What will be the penalty for violating these laws? How will they be enforced? It is already abundantly clear that assuming voluntary compliance will suffice is seriously flawed. The blatant disregard we witnessed suggests two things to me:

- 1) abundant funding of RTE is required; and
- 2) landlords in violation of either LL#188 or LL#150 be arrested by New York's finest.

Instead, we find ourselves signing petitions to the Mayor for "a written promise for a date by which the tenants can go home," as though LL#150 did not exist! (See <http://bit.ly/85bowery>). The elderly tenants of 85 Bowery are no longer hunger striking (shame on New York!), but housed in hotels, not knowing how long it will be until they return to their homes. This situation was preventable, the laws were in place... but where was the enforcement of said laws? Hearing that twenty inspectors will be funded for the RTE unit, I was stunned. Not 120? or 220?

Our STS laws are a magnificent creation; however, generous funding combined with a fully staffed DOB is mandatory for their functioning as laws. To make it happen, and for real time enforcement to work as it was designed to- to keep our fellow New Yorkers safe- we all need to be keep watch on how matters unfold.

Thank you.



**New York City Council**  
**Committee on Housing and Buildings, Chair, Council Member Cornegy**  
**March 14, 2018**  
**Preliminary Budget and Oversight Hearing**

LiveOn NY thanks Housing and Buildings Chair Cornegy and the rest of the committee for the opportunity to testify on the ways in which the city can make New York a better place to age. LiveOn NY also thanks Mayor de Blasio, Speaker Johnson, and the entire City Council for their consideration of senior's needs as the FY19 budget process moves forward.

With a base of more than 100 community-based organizations that serve over 300,000 older New Yorkers annually, LiveOn NY's members provide core services that allow older adults to thrive in their communities, including senior centers, congregate and home-delivered meals, affordable senior housing, elder abuse prevention services, caregiver supports, transportation, NORCs and case management.

LiveOn NY also administers a citywide outreach program that targets older adults in the communities where benefits are most underutilized. This program educates thousands of older adults, including those who are homebound, about food assistance options, and screen and enroll those who are eligible for SNAP, SCRIE and other benefits. LiveOn NY also staffs a call hotline (212) 398-5045, staffed by a professional client services team that assists older adults and caregivers with benefits screenings and applications, serving approximately 1,000 clients per quarter.

First and foremost, LiveOn NY is proud to note the work of our Affordable Senior Housing Coalition, which is comprised of more than 20 of the leading not-for-profit developers of affordable senior housing in the city. Given the mission-driven nature of these organizations, many offer social services such as senior centers or service coordinators that enrich the lives of thousands of older New Yorkers each year in addition to developing and managing affordable housing.

In recent years, LiveOn NY has been pleased to see increased attention paid to the housing needs of seniors throughout New York City. Following our study which found that an estimated 200,000 seniors are on waiting lists for housing through the HUD202 program in New York City, we have seen numerous investments on both the city and state level to tackle this affordability crisis.

The Mayor's Housing 2.0 program, prominently features a Seniors First Initiative doubling the goal of impacted seniors from 15,000 to 30,000 by 2026. The preservation of HUD 202 buildings, construction and preservation of 15,000 units, and new age-friendly improvements are exciting commitments from the city that will better the lives of a multitude of older New Yorkers. LiveOn NY looks forward to continuing to work with the Department of Housing Preservation and Development to ensure the success of these programs as they are implemented.

It is important to reiterate why these investments are so critical in the lives of seniors. Affordable housing can have significant effects on a senior's overall health and wellbeing by ensuring no senior has to make the difficult choice between skipping meals, going without medications, or avoiding needed healthcare in order to afford rent. With a rapidly aging population, the need to invest in affordable housing is only expected to grow, as by 2040, New York's 60+ population will significantly increase to a projected 1.86 million, a 48.5% increase from 2000.



Investments in ensuring that seniors are stably housed can pay dividends, as the presence of older New Yorkers has a positive effect on communities through their engagement in the local economy, the political system, volunteerism, and assisting in the care of younger generations. In effect, the *inability* for government to enable senior's to age in place would not only have a negative impact on each individual's lives, but would tear at the fabric that makes New York's communities so vibrant and cohesive.

Beyond housing, in order to ensure that seniors are able to age in place, as most older American's desire to do, the city must continue to increase its overall investments in the community-based services funded through the Department for the Aging. In FY16, a total of 232,145 seniors accessed DFTA-funded services. LiveOn NY asks that City Council prioritize a fully-funded system of senior services in all agencies in its March Response to the Mayor's Financial Plan.

Further, LiveOn NY would like to thank the City Council for its continued funding of the Naturally Occurring Retirement Community (NORC) program which represents a unique housing model that improves the lives of countless older adults. We encourage City Council to continue funding and build upon this life-sustaining program and the countless other aging service initiatives found in Schedule C.

Like the NORC program, innovative housing models designed to ensure seniors can age in their communities represents a new way for City Council to support seniors. LiveOn NY looks to promote the model of service coordinators located in senior housing and urges investments to be made in the upcoming fiscal year to fully support seniors by providing service coordinators in senior residences.

Highlighting the value of this proposal, LiveOn NY's member Selfhelp Community Services recently released a study of the residents in their senior affordable housing program. The study compared Medicaid data for residents in SelfHelp housing in two zip codes and compared it to other seniors living in the same zip codes over two years. The crucial research found that the seniors access to a service coordinator led to:

- 68% lower odds of being hospitalized
- \$1,778 average Medicaid payment per person, per hospitalization for Selfhelp residents, versus \$5,715 for the comparison group
- 53% lower odds of visiting an emergency room compared to a non-Selfhelp resident

The fact is, while ensuring that seniors have access to affordable housing creates a unique challenge in New York City, it also represents one of our greatest opportunities to improve outcomes, practice prevention, and improve countless lives throughout the five boroughs. With this in mind, LiveOn NY again thanks the entire city for the commitment to affordable housing for seniors and we look forward to working with you to make New York a better place to age.

In addition, LiveOn NY also joins a coalition of human service sector agencies to strongly support the following agency-wide investments in FY19 for the human service sector:

- Going forward, include trend factor/cost escalation formula for the duration of the contract
- Develop a framework to increase all HHS contracts and all new procurements up to the following minimums:
  - 15% indirect cost rate
  - 37% fringe rate
  - 10% increase to occupancy cost



Making New York a better place to age

- 15% increase to health insurance
- 10% increase to casualty and liability insurance

Thank you for the opportunity to testify at today's hearing.

*LiveOn NY's members provide the core, community-based services that allow older adults to thrive in their communities. With a base of more than 100 community-based organizations serving at least 300,000 older New Yorkers annually. Our members provide services ranging from senior centers, congregate and home-delivered meals, affordable senior housing with services, elder abuse prevention services, caregiver supports, case management, transportation, and NORCs. LiveOn NY advocates for increased funding for these vital services to improve both the solvency of the system and the overall capacity of community-based service providers.*

*LiveOn NY administers a citywide outreach program that supports seniors in communities where benefits are most underutilized. This program educates thousands of older adults, including those who are homebound, about food assistance options, as well as screens and enrolls those who are eligible for SNAP and SCRIE/DRIE.*

*LiveOn NY is also proud to administer the Senior Medicare Patrol (SMP) program for the entire state, which works to prevent Medicare fraud and its associated healthcare expenses. SMP is modeled around recruiting and actively engaging senior volunteers to promote peer counseling, education and assistance on how to protect, detect, and report Medicare fraud. SMPs empower beneficiaries to reduce healthcare costs caused by errors, abuse, and fraud.*

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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 in favor  in opposition

Date: 3/14/18

(PLEASE PRINT)

Name: BRANDON KIEURASA

Address: 61 E 4th St NY NY

I represent: COOPER SQUARE COMMITTEE

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

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

(PLEASE PRINT)

Name: ROLAND GUAMAN

Address: 306 UNION AVE

I represent: STAND FOR TENANT SAFETY

Address: 306 UNION BROOKLYN NY

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

(PLEASE PRINT)

Name: Ignacio Jaureguilorda

Address: 520 8th Ave, New York NY 10018

I represent: The Center for Court Innovation

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

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in favor  in opposition

Date: 3/14/18

(PLEASE PRINT)

Name: Francesca Marti

Address: 100 Gold

I represent: HPD

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

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in favor  in opposition

Date: 3/14/18

(PLEASE PRINT)

Name: Janeva Trimble

Address: 100 Gold

I represent: HPD

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

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Date: 3/14/18

(PLEASE PRINT)

Name: Maria Torres-Springer

Address: 100 Gold

I represent: HPD

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

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in favor  in opposition

Date: 3/14/18

Name: Torvak Komatsse (PLEASE PRINT)

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

I represent: Self

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

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THE CITY OF NEW YORK**

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in favor  in opposition

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

Name: Ligia Gualpa (PLEASE PRINT)

Address: 365 Broadway Brooklyn NY 11211

I represent: Workers Justice Project

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

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in favor  in opposition

Date: 3/15/18.

Name: BARUKA WILLIAMS (PLEASE PRINT)

Address: 50 BROAD ST #1402

I represent: ANHO

Address: 11

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THE CITY OF NEW YORK**

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in favor  in opposition

Date: 3/14/18

(PLEASE PRINT)

Name: Matt Murphy

Address: 100 Gold

I represent: HPD

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

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in favor  in opposition

Date: 3/14/18

(PLEASE PRINT)

Name: Molly Park

Address: 100 Gold

I represent: HPD

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

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THE CITY OF NEW YORK**

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in favor  in opposition

Date: 3/14/18

(PLEASE PRINT)

Name: Ann Marie Santiago

Address: 100 Gold

I represent: HPD

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

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 in favor  in opposition

Date: 3/14/10

(PLEASE PRINT)

Name: Rick Chandler

Address: Commissioner

I represent: DOB

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

**THE COUNCIL  
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Appearance Card

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 in favor  in opposition

Date: 3/14/18

(PLEASE PRINT)

Name: Ligin Kozlovich Feriada

Address: 36 Richmond Street Brooklyn NY 11211

I represent: Workers' Defense Project

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

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 in favor  in opposition

Date: 3/14/18

(PLEASE PRINT)

Name: Roger Patrick Wells

Address: River Street Brooklyn NY 11211

I represent: DOB

Address: DOB

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in favor  in opposition 3/14/18

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

*Rom...*  
**(PLEASE PRINT)**

Name: Sharon P. Neill

Address: DC

I represent: DOB

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

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LC# 168  
LC# 150  in favor  in opposition

Date: 3-14-18

**(PLEASE PRINT)**

Name: NIRKI LEGER

Address: 30 SICKLES ST.

I represent: self and Cooper Sq. Community

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

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