

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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February 11, 2019  
Start: 10:42 a.m.  
Recess: 11:08 a.m.

HELD AT: 250 Broadway - Committee Rm.  
16<sup>th</sup> Fl.

B E F O R E: ROBERT E. CORNEGY, JR.  
Chairperson

COUNCIL MEMBERS: Fernando Cabrera  
Margaret S. Chin  
Rafael L. Espinal, Jr.  
Mark Gjonaj  
Barry S. Grodenchik  
Bill Perkins  
Carlina Rivera  
Helen K. Rosenthal  
Ritchie J. Torres  
Jumaane D. Williams

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

2 [sound check] [pause] [gavel]

3 CHAIRPERSON CORNEGY: Good morning.

4 COUNCIL MEMBER: Good morning.

5 CHAIRPERSON CORNEGY: Thank you for  
6 coming. I'm Council Member Robert Cornegy, Chair of  
7 the Council's Committee on Housing and Buildings, and  
8 we're here to hold a vote on one bill related to in-  
9 door allergen remediation, and another bill related  
10 to legal conversion of basements and cellars into  
11 safe habitable apartments. Proposed Intro 780-A  
12 would amend the Local Law 55 of 2018. Local Law 55  
13 requires in par that owners of multiple dwellings  
14 take reasonable efforts to keep dwellings free from  
15 conditions such as pests and other indoor allergen  
16 hazards, take reasonable efforts to prevent  
17 reasonable foreseeable occurrences of these  
18 conditions and take reasonable efforts to remediate  
19 underlying defects that may lead to these conditions.  
20 Proposed Intro No. 780-A removes the language that  
21 owners take reasonable efforts to ameliorate these  
22 conditions and instead requires that owners of  
23 multiple dwellings keep dwellings free from  
24 conditions such as pests and other indoor allergen  
25 hazards, prevent reasonable foreseeable occurrences

2 of these conditions and remediate underlying defects  
3 that may lead to these conditions. Proposed Intro  
4 1004-A would establish a demonstration program in  
5 Brooklyn Community Board 5 in East New York to  
6 facilitate the creation of habitable apartments in  
7 basements, and cellars of certain dwellings. The  
8 demonstration program would also assist eligible  
9 participant homeowners with low-cost loans, which  
10 would be conditioned upon an HPD regulatory  
11 agreement, requiring that units created by this  
12 program maintain certain affordability criteria and  
13 tenant protections for 15 years. I'm joined today  
14 by Council Members Grodenchik, Torres, Rosenthal,  
15 Chin, Rivera, Espinal, and Perkins, and I should have  
16 said Perkins first because he's been here the  
17 longest.

18 COUNCIL MEMBER PERKINS: [off mic] That's  
19 the words that I wanted. (sic) [laughter]

20 CHAIRPERSON CORNEGY: Yeah, lit-  
21 literally. We'll ask the Clerk to call the roll.

22 CLERK: William Martin, Committee Clerk,  
23 roll call vote Committee on Housing and Buildings.  
24 The items are coupled. Chair Cornegy.

25 CHAIRPERSON CORNEGY: Aye on all.

2 CLERK: Chin.

3 COUNCIL MEMBER CHIN: Aye on all.

4 CLERK: Espinal.

5 COUNCIL MEMBER ESPINAL: Aye on all.

6 CLERK: Rosenthal.

7 COUNCIL MEMBER ROSENTHAL: Aye on all.

8 CLERK: Torres.

9 COUNCIL MEMBER TORRES: Aye on all.

10 CLERK: Grodenchik.

11 COUNCIL MEMBER GRODENCHIK: Aye on 780-A,  
12 no on 1004-A.

13 CLERK: Perkins.

14 COUNCIL MEMBER PERKINS: Aye on all.

15 CLERK: Rivera.

16 COUNCIL MEMBER RIVERA: Aye on all.

17 CLERK: By a vote of 8 in the  
18 affirmative, 0 in the negative and no abstentions,  
19 Introduction 780-A has been adopted by the committee  
20 and by a vote 7 in the affirmative, 1 in the negative  
21 and no abstentions, Introduction 1004-A is also  
22 adopted by the committee.

23 CHAIRPERSON CORNEGY: I ask that we hold  
24 the roll open [coughs] for 20 minutes. Other than  
25 that, we are finished. Thank you. [gavel] [pause]

1 COMMITTEE ON HOUSING AND BUILDINGS

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2 CLERK: Continuation roll call Committee  
3 on Housing and Buildings. Council Member Cabrera.

4 COUNCIL MEMBER CABRERA: Aye on all.  
5 [pause] [background comments]

6 CLERK: Continuation of roll call.  
7 Committee on Housing and Buildings, Council Member  
8 Gjonaj.

9 COUNCIL MEMBER GJONAJ: Aye on all.

10 CLERK: The final vote in the Committee  
11 on Housing and Buildings, Introduction 780-A has been  
12 adopted by the Committee 10 in the affirmative, 0 in  
13 the negative and no abstentions, and Introduction  
14 1004-A has been adopted by the Committee 9 in the  
15 affirmative, 1 in the negative and no abstentions.  
16 Thank you. Council Member Gjonaj. [pause]

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C E R T I F I C A T E

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



Date March 12, 201