

CITY COUNCIL
CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON HOUSING AND
BUILDINGS

----- X

August 14, 2019
Start: 10:41 a.m.
Recess: 10:50 a.m.

HELD AT: Committee Room - City Hall

B E F O R E: Robert Cornegy
Chairperson

COUNCIL MEMBERS: Farah Louis
Ritchie J. Torres
Bill Perkins
Francisco Moya
Barry Grodenchik
Carlina Rivera

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

2

3 KEITH POLITE: Testing one, two, one two.
4 This is the meeting on Committee on Housing and
5 Buildings. Today's date is August 14, 2019.
6 Recorded by Keith Polite.

7 CHAIRPERSON CORNEGY: Good morning. Good
8 morning everyone and thank you for coming. I'm
9 Council Member Robert Cornegy, chair of the council's
10 Committee on Housing and Buildings. Council Member
11 Richards? You're disturbing my hearing.

12 COUNCIL MEMBER RICHARDS: You're acting
13 real short today.

14 CHAIRPERSON CORNEGY: [chuckles]. Here
15 we go. Good morning everyone and thank you for
16 coming. I'm Council Member Robert Cornegy, chair of
17 the council's Committee on Housing and Buildings.
18 We're here to hold a vote on proposed Intro 30-A,
19 sponsored by Council Member Chin, which relates to
20 the recovery of tenant relocation expenses. When a
21 building's owner negligence or failure to maintain a
22 property results in unsafe living conditions and the
23 issuance of a vacate order, HPD has the authority to
24 relocate displaced tenants and recover associated
25 expenses. However, recovering these expenses can be

2 difficult for HPD, in large part because they're
3 currently assessed against the building as a low-
4 priority mechanic's lien. Proposed Intro number 30-A
5 would discourage building owners negligence and
6 strengthen the ability of HPD to recover relocation
7 expenses by instead imposing a high-priority tax lien
8 through which HPD can more effectively pursue
9 repayment. I'm joined today by Council Members Farah
10 Louis, Ritchie Torres, Bill Perkins, Francisco Moya,
11 Barry Grodenchik, and Carlina Rivera, and my
12 colleague and the bill's sponsor has a statement.

13 COUNCIL MEMBER CHIN: Thank you, Chair.

14 I'm proud to join the Committee on Housing and
15 Buildings to vote on my bill, Intro 30-A, which will
16 serve as a groundbreaking new tool to hold the city's
17 worst landlord accountable to the burden that tenants
18 experience as a result of a vacate order and get them
19 home sooner. This bill will require the Department
20 of Housing Preservation and Development to create a
21 first of its kind system to charge landlords for
22 temporary relocation costs by requiring landlords to
23 pay up for the temporary housing for residents
24 displaced by a vacate order. This bill will ease the
25 burden on displaced families, hold bad landlords

2 accountable for their repeated offenses against
3 tenants, incentivize landlords to complete the
4 require repair work faster so that tenants can return
5 home as soon as possible. As our city continue to
6 face an unprecedented affordability crisis we have to
7 work creatively and aggressively to hold negligent
8 landlords accountable and break down the pipeline to
9 the shelter system. No longer can landlord take a
10 back seat to the suffering they have caused to
11 tenants displaced by a vacate order. The buck has to
12 stop here. I thank all the lawyers and analysts at
13 the central staff for their work on this bill and
14 thank you, Chair Cornegy, for your support and
15 leadership, and for HPD for your partnership. I urge
16 all my colleagues to vote yes on the bill. Thank
17 you.

18 CHAIRPERSON CORNEGY: Committee clerk,
19 can you take the roll?

20 COMMITTEE CLERK MARTIN: William Martin,
21 Committee Clerk. Roll call vote, Committee on
22 Housing and Buildings. Intro 30-A. Chair Cornegy.

23 CHAIRPERSON CORNEGY: I vote aye.

24 COMMITTEE CLERK MARTIN: Chin.

25 COUNCIL MEMBER CHIN: I vote aye.

1 COMMITTEE ON HOUSING
AND BUILDINGS

6

2 COMMITTEE CLERK MARTIN: Torres.

3 COUNCIL MEMBER TORRES: I vote aye.

4 COMMITTEE CLERK MARTIN: Grodenchik.

5 COUNCIL MEMBER GRODENCHIK: Aye.

6 COMMITTEE CLERK MARTIN: Perkins.

7 COUNCIL MEMBER PERKINS: Aye.

8 COMMITTEE CLERK MARTIN: Rivera.

9 COUNCIL MEMBER RIVERA: Aye.

10 COMMITTEE CLERK MARTIN: I have a vote of

11 6 in the affirmative, zero in the negative. [pause]

12 COMMITTEE CLERK MARTIN: Council Member

13 Louis. I have a vote of 7 in the affirmative, zero

14 in the negative, and no abstentions. The item has

15 been adopted by the committee.

16 CHAIRPERSON CORNEGY: We're going to

17 leave the roll open for Council Member Rosenthal, who

18 is at a press conference, for a few minutes.

19 COMMITTEE CLERK MARTIN: Continuation

20 roll call, Committee on Housing and Buildings,

21 Introduction 30-A. Council Member Rosenthal.

22 COUNCIL MEMBER ROSENTHAL: I vote aye on

23 all, thank you.

24

25

1 COMMITTEE ON HOUSING
AND BUILDINGS

7

2 COMMITTEE CLERK MARTIN: The vote is now
3 8 in the affirmative, zero in the negative, and no
4 abstentions.

5 CHAIRPERSON CORNEGY: Committee on
6 Housing and Buildings now adjourned. [gavel]

7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 August 15, 2019