

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Tuesday, March 10, 2015**

**9:30 AM**

**Council Chambers - City Hall**

## **Committee on Housing and Buildings**

*Jumaane D. Williams, Chair*

*Members: Rosie Mendez, Ydanis A. Rodriguez, Karen Koslowitz,  
Robert E. Cornegy, Jr., Rafael L. Espinal, Jr., Mark Levine, Antonio Reynoso,  
Helen K. Rosenthal, Ritchie J. Torres and Eric A. Ulrich*

Roll Call

**Present:** Williams, Mendez, Rodriguez, Koslowitz, Espinal Jr., Levine and Torres

**Absent:** Cornegy Jr., Reynoso, Rosenthal and Ulrich

*Other Council Members Attending: Johnson*

Int 0685-2015

**A Local Law to amend the administrative code of the City of New York, in relation to extending the rent stabilization laws.**

**Attachments:** Summary of Int. No. 685, 2/26/15 - Stated Meeting Agenda with Links to Files, Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Fiscal Impact Statement, Hearing Transcript - Stated Meeting 3-11-15, Mayor's Letter, Local Law 26, Minutes of the Stated Meeting - March 11, 2015

**This Introduction was Hearing Held by Committee**

**Attachments:** Summary of Int. No. 685, 2/26/15 - Stated Meeting Agenda with Links to Files, Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Fiscal Impact Statement, Hearing Transcript - Stated Meeting 3-11-15, Mayor's Letter, Local Law 26, Minutes of the Stated Meeting - March 11, 2015

**A motion was made that this Introduction be Approved by Committee approved by Roll Call.**

**Affirmative:** 7 - Williams, Mendez, Rodriguez, Koslowitz, Espinal Jr., Levine and Torres

**Absent:** 4 - Cornegy Jr., Reynoso, Rosenthal and Ulrich

**Enactment No:** 2015/026

Res 0086-2014

**Resolution calling upon the New York State Legislature to pass and the Governor to sign legislation that would create a review process for Individual Apartments Improvement rent increases and make such increases a temporary surcharge rather than a permanent rent increase.**

**Attachments:** Res. No. 86 - 2/26/14, Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

*Proposed Res. No. 86-A*

**This Resolution was Hearing Held by Committee**

**Attachments:** Res. No. 86 - 2/26/14, Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

**This Resolution was Amendment Proposed by Comm**

**Attachments:** Res. No. 86 - 2/26/14, Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

**This Resolution was Amended by Committee**

**Res 0086-2014      Resolution calling upon the New York State Legislature to pass and the Governor to sign legislation that would create a review process for Individual Apartments Improvement rent increases and make such increases a temporary surcharge rather than a permanent rent increase.**

**Attachments:** Res. No. 86 - 2/26/14, Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

**A motion was made that this Resolution be Approved by Committee approved by Roll Call.**

**Affirmative:** 7 - Williams, Mendez, Rodriguez, Koslowitz, Espinal Jr., Levine and Torres

**Absent:** 4 - Cornegy Jr., Reynoso, Rosenthal and Ulrich

**Res 0596-2015      Resolution calling upon the New York State Legislature to pass, and the Governor to approve, A.1865, in relation to repealing vacancy decontrol.**

**Attachments:** Res. No. 596 - 2/26/15, 2/26/15 - Stated Meeting Agenda with Links to Files, Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

*Proposed Res. No. 596-A*

**This Resolution was Hearing Held by Committee**

**Attachments:** Res. No. 596 - 2/26/15, 2/26/15 - Stated Meeting Agenda with Links to Files, Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

**This Resolution was Amendment Proposed by Comm**

**Attachments:** Res. No. 596 - 2/26/15, 2/26/15 - Stated Meeting Agenda with Links to Files, Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

**This Resolution was Amended by Committee**

**Res 0596-2015      Resolution calling upon the New York State Legislature to pass, and the Governor to approve, A.1865, in relation to repealing vacancy decontrol.**

**Attachments:** Res. No. 596 - 2/26/15, 2/26/15 - Stated Meeting Agenda with Links to Files, Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

**This Resolution was Approved by Committee**

**Affirmative:** 7 - Williams, Mendez, Rodriguez, Koslowitz, Espinal Jr., Levine and Torres

**Absent:** 4 - Cornegy Jr., Reynoso, Rosenthal and Ulrich

**Res 0597-2015      Resolution determining that a public emergency requiring rent control in the City of New York continues to exist and will continue to exist on and after April 1, 2015.**

**Attachments:** 2/26/15 - Stated Meeting Agenda with Links to Files, Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

**This Resolution was Hearing Held by Committee**

**Attachments:** 2/26/15 - Stated Meeting Agenda with Links to Files, Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

**A motion was made that this Resolution be Approved by Committee approved by Roll Call.**

**Affirmative:** 7 - Williams, Mendez, Rodriguez, Koslowitz, Espinal Jr., Levine and Torres

**Absent:** 4 - Cornegy Jr., Reynoso, Rosenthal and Ulrich

**Res 0619-2015      Resolution calling upon the New York State Legislature to pass and the Governor to sign legislation that would end deregulation of rent regulated apartments.**

**Attachments:** Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

**This Resolution was Hearing on P-C Item by Comm**

**Attachments:** Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

**A motion was made that this Resolution be P-C Item Approved by Comm approved by Roll Call.**

**Affirmative:** 7 - Williams, Mendez, Rodriguez, Koslowitz, Espinal Jr., Levine and Torres

**Absent:** 4 - Cornegy Jr., Reynoso, Rosenthal and Ulrich

**Res 0622-2015      Resolution calling upon the New York State Legislature to pass and the Governor to sign S.951, which repeals provisions of the Emergency Tenant Protection Act of 1974 that allow a 20 percent rent increase bonus after the vacancy of a tenant in a rent stabilized unit.**

**Attachments:** Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

**This Resolution was Hearing on P-C Item by Comm**

**Attachments:** Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

**A motion was made that this Resolution be P-C Item Approved by Comm approved by Roll Call.**

**Affirmative:** 7 - Williams, Mendez, Rodriguez, Koslowitz, Espinal Jr., Levine and Torres

**Absent:** 4 - Cornegy Jr., Reynoso, Rosenthal and Ulrich

**Res 0625-2015      Resolution calling upon the New York State Legislature to pass and the Governor to sign S.2830, legislation amending the administrative code of the city of New York, the Emergency Tenant Protection Act of 1974 and the Emergency Housing Rent Control Law, in relation to making the Major Capital Improvement (MCI) rent increase a temporary surcharge.**

**Attachments:** Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

**This Resolution was Hearing on P-C Item by Comm**

**Attachments:** Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

**A motion was made that this Resolution be P-C Item Approved by Comm approved by Roll Call.**

**Affirmative:** 7 - Williams, Mendez, Rodriguez, Koslowitz, Espinal Jr., Levine and Torres

**Absent:** 4 - Cornegy Jr., Reynoso, Rosenthal and Ulrich

**Res 0623-2015      Resolution calling upon the New York State Legislature to pass and the Governor to sign A.398, which will provide rent control tenants relief from high rent increases.**

**Attachments:** Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

**This Resolution was Hearing on P-C Item by Comm**

**Attachments:** Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

**A motion was made that this Resolution be P-C Item Approved by Comm approved by Roll Call.**

**Affirmative:** 7 - Williams, Mendez, Rodriguez, Koslowitz, Espinal Jr., Levine and Torres

**Absent:** 4 - Cornegy Jr., Reynoso, Rosenthal and Ulrich

**Res 0609-2015      Resolution calling upon the New York State Legislature to pass and the Governor to sign S.2828/A.3809, which prohibits property owners from adjusting the preferential rent amount upon the renewal of a lease for a rent stabilized unit.**

**Attachments:** Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

**This Resolution was Hearing on P-C Item by Comm**

**Attachments:** Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

**A motion was made that this Resolution be P-C Item Approved by Comm approved by Roll Call.**

**Affirmative:** 7 - Williams, Mendez, Rodriguez, Koslowitz, Espinal Jr., Levine and Torres

**Absent:** 4 - Cornegy Jr., Reynoso, Rosenthal and Ulrich

**Res 0620-2015      Resolution calling upon the New York State Legislature to pass and the Governor to sign A. 344 in relation to Mitchell-Lama and Project-Based Section 8 developments.**

**Attachments:** Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

**This Resolution was Hearing on P-C Item by Comm**

**Attachments:** Committee Report 3/2/15, Hearing Testimony 3/2/15, Hearing Transcript 3/2/15, Committee Report 3/10/15, Hearing Transcript 3/10/15, Committee Report - Stated Meeting, March 11, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Stated Meeting 3-11-15, Minutes of the Stated Meeting - March 11, 2015

**A motion was made that this Resolution be P-C Item Approved by Comm approved by Roll Call.**

**Affirmative:** 7 - Williams, Mendez, Rodriguez, Koslowitz, Espinal Jr., Levine and Torres

**Absent:** 4 - Cornegy Jr., Reynoso, Rosenthal and Ulrich