

COMMITTEE ON HOUSING AND BUILDINGS

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CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON HOUSING AND BUILDINGS

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December 4, 2025

Start: 11:59 a.m.

Recess: 12:06 p.m.

HELD AT: 250 BROADWAY - 8TH FLOOR - HEARING  
ROOM 3

B E F O R E: Pierina Ana Sanchez, Chairperson

COUNCIL MEMBERS:

Shaun Abreu  
Alexa Avilés  
Eric Dinowitz  
Oswald Feliz  
Crystal Hudson  
Lincoln Restler

OTHER COUNCIL MEMBERS ATTENDING:

Amanda Farías  
Susan Zhuang

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2 SERGEANT-AT-ARMS: Testing, testing. This  
3 is a New York City microphone check for the New York  
4 City Council on the Committee on Housing and  
5 Buildings. Today's date is December 4, 2025. We are  
6 in HR3. This is being recorded by Sergeant Ben Levy.

7 SERGEANT-AT-ARMS: Good morning, good  
8 morning. Welcome to the New York City Council  
9 Committee on Housing and Buildings.

10 At this time, we ask that you please  
11 silence all electronics, and at no point please do  
12 not approach the dais.

13 Madam Chair, you may begin.

14 CHAIRPERSON SANCHEZ: [GAVEL] Thank you,  
15 Sergeants.

16 Good morning, I am Council Member Pierina  
17 Sanchez, Chair of the Committee on Housing and  
18 Buildings.

19 Today, the Committee will be voting on a  
20 slate of legislation. Proposed Intro. Number 796-A,  
21 sponsored by Council Member Althea Stevens, is in  
22 relation to providing community boards and elected  
23 officials with notice of sidewalk shed permits, which  
24 will foster transparency for when sidewalk sheds are  
25 to be installed in communities. Proposed Intro.

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Number 1217-A, sponsored by Council Member Susan Zhuang, in relation to building inspections and reporting following complaints related to rats and other pests, to bolster the City's response to 3-1-1 complaints about rats and other pests, and ensure our City's building stock remains a healthy environment for all inhabitants. Proposed Intro. Number 1384-A, sponsored by Council Member Lee, in relation to requiring construction site safety trainings related to mental health and wellness, suicide risk and prevention, and alcohol and substance misuse to address the systematically high number of suicides present in the construction industry. Proposed Intro. Number 1456-A, sponsored by Council Member Justin Brannan, in relation to requiring the Department of Buildings and the Department of Small Business Services to provide education concerning the proper installation of awnings and accessory signs, and in relation to waiving penalties and fees related to such signs, to provide relief to small businesses making a good-faith effort to comply with the City's regulatory framework for accessory signs. Reso. 575-A, sponsored by Majority Leader Amanda Farías, calling on the New York State Legislature to pass and

the Governor to sign legislation providing for annual adjustments to the rental and carrying charges for Mitchell-Lama developments based on increases in the Consumer Price Index. And finally, Resolution Number 1016, also sponsored by Majority Leader Farías, calling on the New York State Legislature to pass and the Governor to sign legislation setting the minimum notice period for rent increases to 60 days for Mitchell-Lama rental and co-op residents.

I want to thank my team, Chief-of-Staff Maria Villalobos, Deputy Chiefs-of-Staff Ben Ratner and Kim Castellanos, as well as Gerard Fernandez, Dylan Campos, and our constituent team.

I'd also like to thank the Housing and Buildings Committee Staff, Senior Legislative Counsel Austin Malone; Legislative Counsel Billy Eck; Senior Policy Analyst Jose Conde; Policy Analyst Dirk Spencer; Finance Analyst Carla Naranjo; and Data Scientist Reese Hirota.

I am joined today by my Colleagues, Avilés, Restler, Farías, Hudson, Dinowitz, Abreu, Feliz, and Zhuang.

Before I ask the Clerk to call the roll, I will call on Majority Leader Farías to speak on her legislation.

MAJORITY LEADER FARÍAS: Thank you, Chair Sanchez, for the time to speak on Resos575 and 1016.

The conditions facing Mitchell-Lama residents and the broader housing crisis in our city remain urgent. New Yorkers are being squeezed from every direction, and Trump's federal shutdown made a bad situation even worse, delaying Section 8 payments and leaving families fearing they could lose their homes. And now, with the federal rent assistance payments expected to be delayed this month, families are confronting new uncertainty at the very time they need stability the most, the holiday season. For many, this delay means entering a period already marked by skyrocketing food prices, higher utility costs, increased household expenses, and the added fear of falling behind on rent. The timing is devastating, not just financially but emotionally, for families trying to maintain even a basic sense of security. That instability ripples through our local housing systems, intensifying pressures on residents who are already stretched thin. Inside Mitchell-Lama

developments, some of the last remaining sources of stable, middle-income housing in New York, residents are navigating aging buildings, financial strain, oversight failures, and unpredictable carrying charges increases that make it harder for families to feel stable. We've seen this vulnerability laid bare at places like Jamie Towers, where years of vacancies, mismanaged funds, and delayed state intervention created deep financial distress that fell squarely on the residents. When federal support falters at the same time local systems are already strained, it creates a dangerous convergence of crises that no working family or senior should be expected to withstand, especially during a holiday season.

Reso. 575 addresses the financial instability at the root of many of these problems, ensuring that developments can plan sustainably without resorting to drastic last-minute increases that push residents to the edge. And Reso. 1016 ensures that residents have timely notice when changes occur, so families and seniors are not forced into crisis simply because of poor communication. New Yorkers cannot afford to wait for another round of

mismanagement or another spike in carrying charges. They need structural reform now, and they need the protections these resolutions provide.

I strongly urge the Members of this Committee to pass both Resos forward so we can strengthen this program and continue addressing the larger housing crisis with solutions that protect affordability, stability, and dignity for New Yorkers. Thank you.

CHAIRPERSON SANCHEZ: Thank you so much, Majority Leader.

I'd now like to call on Council Member Zhuang to speak on her legislation.

COUNCIL MEMBER ZHUANG: Thank you, Chair. Thank you, all my Colleagues, co-sponsors on this bill.

This bill begins with constituent begging our office for help after she placed countless 3-1-1 rats complaints and never saw City agency inspectors come to respond to any call. We all know one or several people who filed rats 3-1-1 complaints and never see an inspector. Intro. 1217 will require the Department of Health inspector to inspect a property within 14 days of 3-1-1 call. I'm happy to say we

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2 also include the language to make sure if DOH cannot  
3 gain access in the first attempt, they must make a  
4 second attempt within 20 days. I want to thank all  
5 the Legislative Counsel who worked on this bill and  
6 also Caitlin from my team working hard for this bill.  
7 This is not a law that will fix the issue, but now,  
8 by law, our constituents' calls for help must be  
9 answered. We need inspections to get to the bottom of  
10 this rat problem and end it for good. Thank you. I  
11 urge everyone to vote yes. Thank you.

12 CHAIRPERSON SANCHEZ: Thank you so much,  
13 Council Member Zhuang.

14 And with that, I'd like to ask our Clerk  
15 to call the roll.

16 COMMITTEE CLERK MATTHEW DISTEFANO:  
17 Matthew DiStefano, Committee Clerk. Committee on  
18 Housing and Buildings, roll call vote. All items are  
19 coupled.

20 Chair Sanchez.

21 CHAIRPERSON SANCHEZ: Aye on all.

22 COMMITTEE CLERK MATTHEW DISTEFANO:  
23 Dinowitz.

24 COUNCIL MEMBER DINOWITZ: Aye on all.

25 COMMITTEE CLERK MATTHEW DISTEFANO: Feliz.



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2 COUNCIL MEMBER FELIZ: I vote aye on all.

3 COMMITTEE CLERK MATTHEW DISTEFANO: Abreu.

4 COUNCIL MEMBER ABREU: Aye.

5 COMMITTEE CLERK MATTHEW DISTEFANO:

6 Avilés.

7 COUNCIL MEMBER AVILÉS: Aye.

8 COMMITTEE CLERK MATTHEW DISTEFANO:

9 Hudson.

10 COUNCIL MEMBER HUDSON: Aye.

11 COMMITTEE CLERK MATTHEW DISTEFANO:

12 Restler.

13 COUNCIL MEMBER RESTLER: Aye.

14 COMMITTEE CLERK MATTHEW DISTEFANO: By a

15 vote of seven in the affirmative, zero in the

16 negative, and no abstentions, the items have been

17 adopted.

18 CHAIRPERSON SANCHEZ: Thank you, Clerk. Is

19 that a full Committee?

20 COMMITTEE CLERK MATTHEW DISTEFANO: Yes,

21 it is.

22 CHAIRPERSON SANCHEZ: Thank you.

23 With that, I'd like to close today's

24 hearing.

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2 Thank you to my Colleagues and members of  
3 the public who are present. [GAVEL]

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C E R T I F I C A T E

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



Date December 15, 2025