



**NEW YORK CITY DEPARTMENT OF BUILDINGS  
TESTIMONY BEFORE THE NEW YORK CITY COUNCIL  
COMMITTEE ON HOUSING AND BUILDINGS  
FEBRUARY 9, 2026**

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Good morning, Chair Sánchez, and members of the Committee on Housing and Buildings. I am Gus Sirakis, Deputy Commissioner for Development and Technical Affairs at the New York City Department of Buildings (“the Department”) and I’m joined by my colleague Keith Wen, Assistant Commissioner for Code & Zoning Interpretation. I am pleased to testify before the Committee regarding Intro 71.

**Intro 71**

Intro. 71 would require the permit holder responsible for installing a sidewalk shed or scaffolding to repair or replace, within six months, any tree outside the property line within the public right-of-way that is damaged as a result of such sidewalk shed or scaffolding. The Department is supportive of the intent of this bill and the goal of protecting the City’s urban tree canopy. We recognize the value trees add to New Yorker’s quality of life. We are coordinating with our colleagues at the Department of Parks and Recreation (“Parks”) to determine the most effective approach to address this issue. To that end, the agencies are currently considering proactive measures to minimize the potential impact on city-owned trees.

Additionally, the Department engaged consultant services to reimagine sidewalk sheds and develop new designs that are a departure from the widely used sidewalk shed we currently see throughout the City. The goal of this endeavor was to improve the pedestrian and building occupant experience. The design criteria required the selected firms to account for a number of factors including curb cuts, street furniture, and trees. The Department

unveiled six (6) new designs in the latter part of 2025. The designs will allow for a degree of flexibility and versatility to address New York City's unique urban environment. The Department continues to work closely with the selected firms as we move towards implementation of the new sidewalk shed designs. While the Department remains committed to implementing strong pedestrian protections whenever necessary, it also recognizes the importance of reducing their visual and physical impact on the urban environment and preventing temporary structures from remaining in place longer than needed.

The Department and Parks look forward to working with the City Council on this issue.



City of New York  
DEPARTMENT OF  
HOUSING PRESERVATION AND DEVELOPMENT  
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**Testimony of the New York City Department of Housing Preservation and Development  
to the New York City Council Committee on Housing and Buildings**

**Monday, February 9, 2026**

Good morning Chair Sanchez and members of the New York City Council Committee on Housing and Buildings. My name is Michael Sandler, the Associate Commissioner for the Office of Neighborhood Strategies at HPD, and I am joined by my colleagues, Lucy Joffe, Deputy Commissioner of Policy and Strategy, Annmarie Santiago, Deputy Commissioner of Enforcement and Neighborhood Strategies, Emily Osgood, Associate Commissioner of Housing Opportunity and Placement Services, and Stephen Erdman, Assistant Commissioner of Homeownership Opportunities and Preservation. We appreciate the opportunity to testify today and look forward to a productive partnership with the Speaker, Chair, and all of the partners that make affordable housing possible in New York City.

Today, I am eager to discuss a few of the critical issues and opportunities facing our City. While we might have some difference in opinion on the details, I know this Council and HPD share a deep commitment to confronting the City's housing crisis. Our testimony will focus primarily on shared housing, but we're also looking forward to discussing the issues tackled in the other bills being heard today.

**Intro 66 - Shared Housing:**

New Yorkers deserve choices, and our limited housing supply doesn't change that basic fact. That shortage means we must aggressively work to expand housing choice for all New Yorkers. We must both innovate and learn from the past. Reintroducing shared housing is an incredible opportunity to do just that.

Shared housing, privately leased bedrooms with shared kitchens, bathrooms, and living spaces, has a long history in New York City. For decades, models like boarding houses and SROs provided affordable options for immigrants, young workers, and people navigating life transitions. Mid-20th-century policies intended to improve housing quality ultimately eliminated most of this housing. This change, meant to help New Yorkers, unintentionally contributed to today's shortage of low-cost options for single adults.

Between 2013 and 2023, the number of small households grew by more than 11 percent, while the supply of small units grew by only 7.5 percent. Many single New Yorkers rely on roommates, often in illegally converted apartments that compromise safety and tenant protections.

Now, we're seeing a striking growth of informal and commercialized co-living options. There's a clear and strong demand for shared housing at a range of price points.

Intro 66 responds directly to today's reality. This legislation builds on nearly a decade of research, testing, and interagency collaboration. HPD's Shared Housing Roadmap, released in November of last year, draws on lessons from historic models, the ShareNYC pilot, and extensive engagement with tenants, operators, advocates, and other municipalities. The passage of City of Yes for Housing Opportunity removed key zoning barriers; Intro 66 now advances the remaining code changes needed to allow shared housing as-of-right and to regulate it appropriately.

Shared housing creates practical opportunities in today's market. It can lower costs in office-to-residential conversions, expand housing options in amenity rich areas, and provide safer, regulated alternatives to illegal room rentals. Existing programs across the city already demonstrate how shared housing can support students, young adults, new parents, and newcomers without being transitional or tied to the shelter system.

We want to be clear: shared housing is not for everyone. Rather, it is one additional tool to address a severe shortage of low-cost housing for single New Yorkers.

At a time of historically low vacancy rates, addressing the housing crisis requires a multi-pronged approach. Shared housing is one part of that strategy. After the original introduction of this bill in November 2025, we heard feedback from stakeholders that made it clear that ratios of kitchens and bathrooms and safety standards are critical to get right; we look forward to hearing more detailed feedback today and working with the Council to strengthen this legislation. We are grateful for the deep collaboration with former Council Member Bottcher, and look forward to our continued collaboration with Council Member Maloney and the Council to advance this legislation.

## **Intro 271 - Vacates:**

Switching gears — we'd like to discuss emergency vacates. Needing to vacate your home because of an emergency is a nightmare few of us can imagine, but it is the reality for the New Yorkers who've been displaced from their homes due to fires or who have had to vacate due to unsafe building conditions. Intro 271 addresses HPD services and enforcement following a city-issued vacate order. As you know, the American Red Cross (ARC) currently responds to vacate orders and fires in partnership with HPD and provides multiple on-site services to families in need, including informing displaced tenants of available assistance, providing short-term emergency housing, and making referrals to HPD for temporary housing placements.

Following displacement events such as fires or hazardous conditions, we recognize the importance of clear, direct, and coordinated communication so tenants understand how the City is responding and what resources are available. We appreciate the Council's leadership last session to pass Local Law 109 of 2025, which strengthened interagency coordination in response to vacated properties and supported our efforts to assist displaced residents. The administration is actively working on implementing this bill to designate the Mayor's Office of Housing Recovery Operations to provide centralized support for residents displaced by fires, natural disasters, or other residential emergencies and facilitate communication between impacted tenants, property owners and relevant city agencies. We look forward to continuing this work in partnership with the Council.

In addition to directly supporting displaced residents, HPD also works through its Code Enforcement team to monitor and support the timely repair of vacated homes to facilitate tenants' return home after many fire vacates. HPD's current enforcement and monitoring approach prioritizes responsiveness and proportionality, using a range of tools and working collaboratively with owners to achieve timely compliance and durable outcomes for residents. We have concerns about the bill's requirement that HPD initiate 7A proceedings to appoint an administrator to manage a property if the owner does not correct conditions and do not believe 7A is necessary to gain compliance. The 7A Program is an important tool for addressing extremely distressed properties and persistent owner noncompliance after other enforcement efforts have failed, and we support continuing to use the 7A program for that purpose.

We look forward to continuing to work with the Council to address these concerns while advancing our shared goal of supporting displaced tenants and improving outcomes for residents of vacated buildings.

## **Intros 418 and 427 – Housing Connect:**

Now, I am eager to dive into an extremely important part of HPD's work — connecting New Yorkers to affordable homes. Intro 418, which would require HPD to create an in-person Housing Connect assistance program in coordination with other agencies, would unintentionally make it harder to house New Yorkers. We recognize the intent behind this bill and ensuring New Yorkers can get the help they need navigating the affordable housing process is something we as an Agency deeply believe in. To highlight this priority, we have a number of existing relationships with community organizations for our Housing Ambassador program and are supportive of exploring how we can enhance support for these vital organizations. Additionally, we recently launched a new Neighborhood-based initiative, in partnership with public libraries, to provide the kind of in-person support we believe the Council is seeking. From one-on-one digital guidance to multilingual application assistance and help with completed paper applications, these programs are connecting New Yorkers to housing opportunities every day. We'd welcome the opportunity to discuss ways we can work with the Council on these efforts.

Intro 427, which addresses how affordable housing units that become vacant—also known as “second generation units” — are re-rented through the Housing Connect portal, touches on a process we are actively reviewing to ensure that we are delivering the best housing opportunities for New Yorkers. With input from a robust variety of stakeholders, we are actively rethinking how best to connect New Yorkers with these important housing opportunities. We recently rolled out a new temporary update, the third update announced over the last few years, to improve the process. Re-rentals will continue to be required to be posted publicly and accessibly but it will not be necessary to send through HPD's Housing Connect system, though many may continue to do so voluntarily. This added flexibility is one example of ways we're testing strategies to help fill units faster and reduce unnecessary paperwork. We are currently incorporating feedback into our review, using insights from this pilot, housing advocates, New Yorkers, building owner and marketing agents, and recommendations from the Council to guide that work. We are grateful for the deep partnership and collaboration with the Council and stakeholders on this topic to date and are hopeful that today's discussion continues to inform and advance our work.

#### **Intro 421 – Accessory Dwelling Units (ADUs)**

Finally, I'd like to transition to talking about ADUs. Intro 421 is a cleanup bill that clarifies the city's housing maintenance code to explicitly allow new accessory dwelling units (ADUs), including in cellars of one- and two-family homes. Local Laws 126 and 127 of 2024 enabled the legalization of lawful existing basement and cellar residences, and this bill corrects the omission of new lawful cellar residences from those bills. This technical fix will enable the city to make it as simple and straightforward as possible for homeowners to add safe ADUs to their properties and to be able rent their cellar ADU.

Thank you for your continued partnership in expanding access to safe, affordable housing for New Yorkers. We look forward to working closely with Speaker Menin, Chair Sanchez and the Council this legislative session to deliver meaningful results for New Yorkers across the city.

REBNY Testimony| February 10, 2026

## The Real Estate Board of New York to The City Council Housing & Buildings Committee

The Real Estate Board of New York (REBNY) is the City's leading real estate trade association, representing commercial, residential, and institutional property owners, builders, managers, investors, brokers, salespeople, and other professionals active in New York City real estate. REBNY appreciates the opportunity to provide feedback regarding several bills of interest to our members.

### **Intro 66:**

**Subject:** A Local Law to amend the administrative code of the city of New York, the New York city building code, and the New York city fire code, in relation to shared housing

**Sponsors:** Councilmembers Erik Bottcher, Virginia Maloney, Harvey Epstein, Farah Louis

New York City is in the throes of a housing crisis driven by a severe lack of new production and an insufficient supply of affordable housing needed to meet the City's diverse socioeconomic needs. The need to produce more housing is more acute than ever, and shared housing models represent an additional pathway model for the toolbox. REBNY supports Intro. 66 which would permit this model in the local building code.

### **Intro 71:**

**Subject:** A Local Law to amend the New York city building code, in relation to requiring permit holders responsible for sidewalk sheds or scaffolding to repair or replace certain damaged city-owned trees

**Sponsors:** Councilmembers Erik Bottcher, Pierina Sanchez, Shaun Abreu, Farah Louis

This bill would require the permit holder of a sidewalk shed or scaffolding to repair or replace, within six months, any City-owned tree that is damaged as a result of the use or placement of equipment.

While the intent of this bill is laudable, the legislation is vague and requires more detail. For example, there needs to be a definition of "damage" that clarifies a threshold for when tree work or replacement is required to avoid removing trees that do not need to be wholly replaced. In addition, the bill should only apply to tree damage that is directly caused by a sidewalk shed or scaffold, to avoid situations where a tree is damaged if, for example, a windstorm causes the tree

to hit an adjacent shed or scaffold. Finally, the bill should not require work to be done within 6 months and should instead call for work to be done in a reasonable time, as determined in conjunction with the department. Among other things, it may not be a good idea to replace a tree while a construction project is ongoing if it can be done more safely and efficiently at the conclusion of a project.

**Intro 427:**

**Subject:** A Local Law to amend the administrative code of the city of New York, in relation to how affordable housing units which subsequently became vacant are rented through the housing portal

**Sponsors:** Councilmembers Pierina Sanchez, Farah Louis, Oswald Feliz, Crystal Hudson, Jennifer Gutierrez, Amanda Farias, Mercedes Narcisse, Sandy Nurse, Shekar Krishnan, Tiffany Caban, Lynn Schulman, Lincoln Restler, Shahana Hanif, Selvena Brooks-Powers

This bill would require the Department of Housing Preservation and Development (HPD) to post on the housing portal any previously occupied affordable housing unit available for rent. In [comments](#) previously submitted to the Council on its oversight hearing from April 2025 on Housing Connect, REBNY noted the significant deficiencies within the existing housing lottery process for new construction. These issues are exacerbated during the re-rental process for vacant affordable units in which problems such as a lengthy marketing process and the need to sort through thousands of applicants per unit must now occur for a single unit.

Unfortunately, Intro 427 does not address any of the underlying challenges within Housing Connect. Instead, this proposal would override an agency waiver process that has permitted owners and marketing agents to find and qualify applicants for affordable units outside of the Housing Connect system. By doing so, this legislation would make it harder to lease affordable units and inhibit innovation by legislating the particular steps within the lottery process itself, which has led to the current structural problems with Housing Connect in the first place. We urge the Council to instead work with HPD, marketing agents, and the industry to address the problems with Housing Connect to ensure affordable housing reaches New Yorkers who need it.

Thank you for your consideration of these points.

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**New York City Special Riggers Association**  
**Memo in Opposition for Intro 0071-2026**  
February 9, 2026

The NYC Special Riggers Association is an organization formed in 2013 by a group of façade restoration professionals, including Supported and Suspended Scaffold companies and waterproofing and façade restoration contractors. We write in opposition of Intro 0071-2026, which would require permit holders for sidewalk sheds or scaffolding to repair or replace certain damaged city-owned trees regardless of their culpability for said damage.

If signed into law as written, Intro 0071-2026 has the potential to wrongly inflict violations on Sidewalk Shed contractors who construct and erect the sheds, but do not perform the façade restoration repairs. Once a sidewalk shed is erected, there are many variables that can cause damage to a tree, including unrelated trades hired by the building owner, utility companies working on the building or surrounding area, vandalism and/or vehicle collisions. Damage may occur days, weeks, or months after a particular contractor's involvement has ended. Assigning automatic responsibility to a single permit holder or trade, without evidence linking the damage to that party's work or period of control, unfairly creates liability without proving fault.

The NYC Parks Department testified that 100 to 150 of the over 600,000 NYC trees are damaged each year in a construction related incident, but there is no record of which were caused by scaffolding / sidewalk sheds, façade restoration work or other actors / circumstances. Neither the Sidewalk Shed / Scaffold Permit Holder nor the façade restoration contractor can control every situation that can occur and result in damage to a tree. Therefore, passing legislation to hold them liable is an overreach, while we recognize the positive intentions of this legislation.

The NYC Parks Department testified that sufficient laws already exist for the City to seek restitution when trees are damaged. Rather than pass a new law that seeks to lay blame on a particular permit holder, the NYCSRA encourages the City Council to join ongoing conversations with the NYCSRA DOB Committee and the NYC Department of Buildings about how to prevent damage to City trees.

The NYCSRA fully supports the concept of protecting city trees during the construction process, but this is a much more complicated issue than simply focusing blame on one permit holder who may not have any culpability for that damage.

For these reasons, the NYCSRA respectfully opposes this well-intentioned legislation, and welcomes the opportunity to discuss it further.

Thank you for the opportunity to submit this testimony on behalf of our members and industry.



**NYSFAH Testimony**  
**New York City Council Committee on Housing and Buildings**  
**Hearing on Int. 0066 – Shared Housing Roadmap, Int. 0418 – In-Person Housing Portal**  
**Assistance, and Int. 0427 – Vacant Unit Notification**  
**February 9, 2026**

Thank you, Chair Sanchez and Members of the Committee. On behalf of the New York State Association for Affordable Housing (NYSFAH), we are pleased to offer testimony on the bills before you today.

For over 25 years, NYSFAH has represented the for-profit and non-profit developers, organizations and professionals who build, preserve, and finance affordable housing across New York. We appreciate the Council's focus on expanding access and addressing barriers within our housing system.

**Regarding Introduction 0066 (Shared Housing):**

We come before you today in strong support of this bill. Intro 0066 aims to help tackle a longstanding and critical shortfall in New York City's available housing types. The decades-long decline of legal single room occupancy and shared housing options has exacerbated the affordability crisis, reduced overall supply, and failed to meet the needs of our changing population. This bill represents a necessary and overdue step toward legalizing a safe, modern form of housing that is both efficient and responsive to how many New Yorkers live.

Our support is rooted in what this bill can achieve: it will quickly add to our housing supply by using space more efficiently. It provides a responsible pathway to preserve existing buildings that already operate as shared housing but lack clear legal standing. And it directly serves single adults, young workers, and others who are currently underserved by today's rental market.

We urge the Council to pass this important bill and to work with the development community, city agencies and organizations with experience in this field during the implementation phase. The goal must be to ensure the final rules are workable, financeable, scalable and produce a safe housing environment for their residents. By getting the details right, we can unlock a new and necessary form of housing that meets a proven need.

**Regarding Introduction 0418 (In-Person Portal Assistance) and Introduction 0427 (Vacant Unit Notification):**

We share the Council’s goals of making the affordable housing application process more accessible, transparent, and user-friendly. Navigating the system can be daunting, and ensuring all New Yorkers have equitable access to opportunities is paramount. However, we encourage the Council to prioritize alternative approaches to 0418 and 0427, ones that build effectively on existing infrastructure and partnerships.

For application assistance, we believe the most productive path forward is to strengthen and expand proven, community-based programs like the Housing Ambassador Program, which leverages trusted, multilingual organizations already embedded in our neighborhoods. This model can efficiently scale to meet need without creating duplicative systems.

Similarly, on portal functionality and notifications, we recommend providing the Department of Housing Preservation and Development (HPD) with the operational flexibility to implement improvements within a constantly evolving technological landscape. Mandating specific technical processes can inadvertently hinder innovation and create unintended barriers.

Our collective focus should be on sustainable, scalable solutions that empower residents without overwhelming the systems upon which they rely. We stand ready to be a constructive partner to the Council and HPD in developing these solutions, including supporting the community-based organizations that are the backbone of effective housing outreach.

Our shared goal is clear: to help every New Yorker find a safe, affordable place to call home. Thank you for your leadership on this critical mission.

Respectfully submitted,

Irak Cehonski-Rivas  
Director of Policy – NYC  
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**Written Testimony of Baaba Halm  
Senior Vice President of Programs**

**Enterprise Community Partners, Inc.**

**To the New York City Council  
Committee on Housing & Buildings  
Testimony on Intro 0427-2026**

My name is Baaba Halm and I am the Senior Vice President of Programs at Enterprise Community Partners. Enterprise is a national nonprofit that exists to make a good home possible for the millions of families without one. We support community development organizations on the ground, aggregate and invest capital for impact, advance housing policy at every level of government, and build and manage communities ourselves. Since our New York office opened in 1987, we have committed more than \$4.7 billion in equity, loans and grants to affordable housing and community to create or preserve over 69,800 affordable homes across New York City. I thank Chair Sanchez and the Committee for the chance to submit testimony.

Amid our city's historic housing crisis, our top priority should be quickly moving New Yorkers into stable housing. Yet today, affordable homes sit vacant for months on end as tenants and owners navigate complex processes to fill units. These long timelines come with a real cost: each day a unit sits vacant is another day a New Yorker spends in an unstable housing situation or shelter. Delays are also costly for the mission-driven affordable housing operators, adding to an [increasing level of distress](#) in the city's affordable housing stock.

Since the current process of re-renting affordable units was enacted into law in 2021, housing providers have expressed frustration at the significant [delays it causes in leasing these units](#). The process requires all units to go through a centralized system where owners sift through batches of applicants who did not explicitly apply for the unit. Enterprise therefore applauded HPD in April 2025 when they announced a one-year waiver from this system and allowed owners to rent re-rental units through individually maintained waitlists, in addition to HousingConnect.

Enterprise appreciates Intro 427's intent to codify aspects of this waiver by allowing HousingConnect users to specify their preferred location, building size and characteristics when applying for re-rental units. However, the bill as currently written would effectively remove the ability for owners to maintain their own waitlists as part of the process. The current waiver offers a sensible balance, allowing owners to maintain their own waitlists that let qualified tenants move into units quickly, while also allowing new applicants to find these re-rental units through HousingConnect. We believe that this current waiver, which is set to expire in April, should be codified and made permanent.

Thank you again for the opportunity to submit testimony on this important piece of legislation. We look forward to working with this Committee on making sure that we are delivering affordable housing to New Yorkers faster.

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February 6, 2026

New York City Council  
250 Broadway, 8<sup>th</sup> Floor Hearing Room  
New York 10007

Attn: New York City Council

Re: Int. 66 Bottcher (Formerly Int 1475) - Shared Housing

Dear Members of the New York City Council,

We are architects and planners with FXCollaborative, a New York City firm with over 45 years of experience. Much of our work is in the planning and design of tens of thousands of homes across the 5 boroughs; from supportive, to fully affordable, to mixed income, to market-rate housing, and more. Our expertise is trusted by clients that range from government agencies, non-profit groups, and for-profit developers. We are deeply committed to addressing the housing, social, and environmental challenges facing our city. Through our daily practice, we've developed an acute and nuanced understanding of the codes and regulations that impact housing production citywide.

We strongly support Int. 66 (formerly Int. 1475), sponsored by Council Member Bottcher, which would permit the creation of shared housing rooming units within new Class A multiple dwellings or buildings converted to Class A multiple dwellings.

As city demographics evolve, the number of households comprised of non-traditional family members living together has increased. Establishing a flexible yet well-regulated framework for shared housing could help provide new housing options for a wide range of people, including single residents, unhoused individuals, aging New Yorkers, and those newly arriving in the city.

The Int. 66 legislation recognizes both current housing shortages and changing demographics and provides a thoughtful framework to promote a new model of flexible but regulated shared housing. We have studied the implications and opportunities that could be opened by the implementation of Int.66. They could effectively and efficiently create new housing options in the city, in both new buildings as well as the conversion of existing buildings, particularly large floor plate office building conversions.

The New York City Department of Housing Preservation and Development has created a Shared Housing Roadmap that outlines a vision for modernizing and expanding shared housing as a safe and regulated option and acknowledges its importance for people who are unserved by traditional housing models.

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We urge the City Council to pass Int. 66 and stand with the many current and future New Yorkers who would benefit while advancing our city's shared values of equity, inclusion, and housing stability.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack Robbins", followed by a horizontal line.

Name: Jack Robbins, Partner, Director of Urban Design AIA, LEED AP

Name: Wendi Shafran, Principal AIA, LEED AP BD+C

Name: Toby Snyder, Senior Associate, Design Director, AIA, LEED

Name: Hobum Moon, Senior Associate AICP, LEED AP BD+C, Sites AP

Name: John McGill, Senior Associate, AIA, NCARB

Name: Carsten Rodin, Associate AIA, LEED AP BD+C

Organization: FXCollaborative Architects LLP



Open New York Testimony before the New York City Council  
Committee on Housing and Buildings  
February 9, 2026

Good morning, I'm Jack Connors, City Legislative Manager at Open New York – a statewide, grassroots advocacy group that advocates for abundant homes and lower rents. Thank you Chair Sanchez and members of the committee for allowing me the opportunity to speak in support of Intro. 66 today.

We commend former Council Member Bottcher and Council Member Maloney for championing *Intro 66*, which will return single room occupancy (SRO) units to New York City's housing stock. These units were once ubiquitous in New York City, numbering more than [200,000](#) in the 1950s. Unfortunately, City policies intended to address housing quality and to attract more families to the city ended up prohibiting new SROs almost entirely.

Today, the lack of SROs puts single-person households, the number of which grew 8.1% between 2016 and 2023, in direct competition with families for housing. Even as the stock of homes with three or more bedrooms has grown, households that size have declined as multi-person, non-family households (a.k.a. roommates) grew by 11.3% between 2018 and 2023. It's no secret that if you're single in New York and can't afford a studio or one-bed, living with roommates is your only option.

SROs can help end this vicious cycle of scarcity and displacement, but only if the law provides the flexibility needed for projects to be affordable for builders and tenants. Open New York supports Intro 66 but hopes to see the following amendments in the enacted law:

1. Amend sanitary facilities requirement to comply with HUD standards for SROS.

Intro 66 requires one bathroom for every three rooming units. This stringent standard will require a floor of 28 people to have ten bathrooms, severely depressing the number of feasible SROs – particularly in office-to-residential conversions where sewer capacity is more limited. We believe that HUD's guidelines of one bathroom per six units is more appropriate.

2. Allow more units per kitchen, and broaden the type of appliances allowed in rooming units.

As written, Intro 66 requires one cooking facility, including a refrigerator, for every three units. On top of that, shared housing suites composed of two separate bedrooms and a shared bathroom require their own kitchen and refrigerator. We urge you to reconsider these requirements, which are far more expansive than any SROs built across the country. Based on



experiences elsewhere and in New York City, it is far more likely that tenants will use microwaves, mini-fridges, and induction cooktops in their rooming units, which should be permitted as well.

3. Eliminate the mandate for at least one washer and dryer for every twenty units.

Federal guidelines include no such requirement. While in-unit laundry is the dream for every New Yorker, it shouldn't make or break a project in the midst of a decades-long housing crisis. Again, this would be detrimental for SROs in office-to-residential conversions.

4. Eliminate requirements related to intercoms and variation in room size.

Intro 66 requires installation of an intercom system and discourages variation in room size with no clear rationale. Once again, this could pose challenges for SROs in office-to-residential conversions where floor plates are irregular and additional hard-wired systems like intercom come at significant expense.

We appreciate the Council's time and attention to this matter and urge swift passage of this legislation with the requested amendments.

**CONTACT:** Jack Connors, City Legislative Manager | [jack@opennewyork.org](mailto:jack@opennewyork.org)

###



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Welcome Home.

## Testimony on Shared Housing Legislation

### Submitted to:

The Honorable Erik Bottcher  
Chair, New York City Council Committee on Housing and Buildings

### Re: Hearing on Shared Housing

Dear Council Member Bottcher and Members of the Committee,

First, I want to commend you and your colleagues for recognizing *shared housing* as an essential component in addressing New York City's affordability crisis. For decades, shared living arrangements have been a cornerstone of how New Yorkers make this city livable — particularly for young professionals, students, and essential workers.

I am here on behalf of **Outpost, June Homes, and its subsidiaries**, which collectively **manage more than 4,000 housing units across the United States, including approximately 2,500 in New York City**. For over a decade, Outpost has built a reputation for providing **safe, high-quality, and affordable housing** options that are deeply valued by our residents. Thousands of New Yorkers have relied on our homes as stepping stones in their careers and education, and our tenant satisfaction and renewal rates reflect the trust and recognition we've earned in this space.

While we fully support the Council's goal of establishing a clear framework for shared housing, we are concerned that, as currently drafted, several provisions of the proposed legislation may unintentionally restrict — rather than enable — the very types of housing options that help alleviate the affordability crisis.

Shared housing is not a new or experimental concept. Roughly **40% of New York City households** are roommate shares. This model has long served as a practical, market-based response to the city's high housing costs. With today's technology — from roommate-matching platforms to flexible lease management systems — shared housing is safer, more transparent, and more efficient than ever before.

Welcome Home.

However, the current draft legislation introduces several requirements that would discourage both property owners and developers from participating in shared housing programs. A few key concerns include:

**1. Exclusion of Framed Dwellings (#4):**

Prohibiting shared housing in framed buildings overlooks the fact that many of these properties already contain multi-bedroom, code-compliant units safely occupied by roommate households. These buildings already meet all fire and life safety standards under the Multiple Dwelling Law.

**2. Mandatory Cleaning Requirements (#5):**

Requiring owners to provide cleaning services for common areas removes flexibility and increases costs. Cleaning arrangements should remain a *market-driven decision* between owners and tenants. Many residents prefer to reduce their expenses by maintaining their own shared spaces.

**3. Increased Minimum Bedroom Sizes (#7):**

The proposed bedroom size minimums exceed those required under the Multiple Dwelling Law. As long as health and safety codes are met, unit layout and bedroom sizes should remain a matter of consumer choice and market demand.

**4. Limitations on Bedroom Count:**

Apartments with four or more bedrooms are among the most cost-efficient housing options, reducing rent per person and expanding access for working New Yorkers. Restricting bedroom counts would directly undermine affordability — the very goal this legislation seeks to achieve.

**5. The fire regulations do not include windowed fire escapes. It excludes almost all prewar buildings. 54% of all buildings are built before 1947, 80% of NYC buildings are older than 50 years. (Only in 1968 did the building regulations change to favor 2 staircases.) It is more than common that apartment buildings are shared amongst roommates. The proposed legislation is virtually impossible to implement for the vast majority of existing housing. Already, the code mandates that there are 2 egresses per apartment. One of which is often a windowed fire escape. The code already mandates that access to the**



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Welcome Home.

fire escape cannot have a lock on it. So it is accessible to all in the apartment. Further, I would estimate that around 65-75% of all existing housing stock falls outside the existing sprinkler mandates that require sprinklers for buildings over 100 feet.

In summary, while we applaud the Council's intent to create a framework that legitimizes and supports shared housing, we urge the Committee to ensure that the final version of this bill promotes *flexibility, affordability, and growth* rather than imposing additional restrictions. Shared housing has already proven to be one of the city's most effective affordability tools. With thoughtful policy adjustments, it can become an even stronger part of New York's housing solution.

Thank you for your leadership and for the opportunity to provide testimony today. Outpost stands ready to work with the Council and the administration to help refine this legislation and ensure shared housing continues to serve New Yorkers safely, affordably, and effectively.

By: **Outpost Group**  
**Outpost Club**  
**June Homes US**

.....  
**Sergii Starostin, CEO**

Date: February 9 2026

## Testimony on Shared Housing Legislation

Int 0066-2026

Submitted to:

The Honorable Erik Bottcher

Chair, New York City Council Committee on Housing and Buildings

Re: Hearing on Shared Housing

Dear Council Member Bottcher and Members of the Committee,

I am writing in strong support of establishing a clear legal framework for shared housing in New York City.

I am CEO of Propolis, a Miami-based real estate development company specializing in shared housing and micro-studio developments. Since 2016, we have developed over 300,000 square feet across six operating buildings and eleven projects at various stages, serving young professionals, students, and essential workers who rely on affordable, efficiently designed housing options.

Shared housing represents one of the most practical, market-tested responses to urban housing affordability challenges. Our experience developing and operating shared housing demonstrates that when designed and managed properly, these projects deliver safe, high-quality living environments while remaining financially viable and attractive to the private capital necessary to scale housing production.

Legalizing and creating clear regulations for shared housing in New York City will:

- Expand affordable housing options for young professionals, students, and essential workers
- Provide a regulatory framework that ensures safety and quality standards
- Attract private investment to develop and operate shared housing at scale
- Address the affordability crisis with a proven, market-based solution
- Give New Yorkers more choice in how they live and spend their housing dollars

Roughly 40% of New York City households already use roommate arrangements. This legislation would simply recognize and properly regulate what is already a cornerstone of how New Yorkers make this city livable and affordable.

I commend the Council's leadership in recognizing shared housing as an essential component of addressing the affordability crisis. This legislation represents a significant step forward in expanding housing options for New Yorkers.

Thank you for your leadership on this critical issue and for the opportunity to provide testimony.

Respectfully submitted,

Misha

CEO, Propolis

Misha@thepropolis.com



## **Testimony on Shared Housing Legislation**

Submitted to:

The Honorable Erik Bottcher Chair, New York City Council Committee on Housing and Buildings

### **Re: Hearing on Shared Housing**

Dear Council Member Bottcher and Members of the Committee,

Thank you for the opportunity to testify today, and for recognizing shared housing as an essential part of New York City’s housing ecosystem. For decades, shared living has been one of the primary ways New Yorkers, especially young professionals, students, and early-career workers, have been able to afford living in this city.

My name is Or Goldschmidt, and I am the founder of Roomrs, a New York City–based flexible living platform that provides furnished and unfurnished shared apartments across the city. Roomrs was built to make renting simpler, more transparent, and more accessible for people who need flexibility and affordability, while maintaining high standards of safety and quality.

Every day, we see firsthand how shared housing functions as a critical affordability tool. Our residents use Roomrs as an entry point into New York City, to start new jobs, pursue education, or transition between life stages. For many, renting a room in a shared apartment is the only viable way to live in a well-located, code-compliant home without being cost-burdened.

We support the Council’s goal of creating a clear and thoughtful framework for shared housing. However, we are concerned that certain elements of the current draft legislation may unintentionally limit the supply of exactly the types of housing that are helping New Yorkers today.

Shared housing is not a niche or experimental model. Roughly 40% of New York City households consist of roommate shares. This model has existed for generations and continues to evolve with modern technology, including digital leasing, identity verification, background screening, and centralized maintenance, making shared housing safer and more transparent than ever before.

From our perspective as an operator, a few aspects of the draft legislation raise particular concerns:

- 1. Exclusion of Framed Dwellings**

Many framed buildings already contain multi-bedroom apartments that safely and legally house roommates under existing fire, life-safety, and building codes. Prohibiting shared



housing in these properties would remove a large portion of today's affordable inventory without improving safety outcomes.

2. **Mandatory Owner-Provided Cleaning of Common Areas**

Requiring building owners or operators to provide cleaning services increases operating costs and removes consumer choice. Many residents prefer lower rents and are comfortable maintaining shared spaces themselves. Cleaning should remain a market-driven option, not a mandate.

3. **Increased Minimum Bedroom Size Requirements**

Bedroom size standards beyond those already established in the Multiple Dwelling Law risk eliminating thousands of existing legal bedrooms that function well and safely today. As long as health and safety codes are met, layout and sizing should remain driven by consumer preference and market demand.

4. **Limits on Bedroom Count per Apartment**

Four-bedroom and five-bedroom apartments are often the most affordable per-person housing options in the city. Restricting bedroom counts directly raises per-resident rents and works against affordability goals.

In summary, we strongly support the creation of a shared housing framework, but believe it must prioritize flexibility, practicality, and preservation of existing affordable supply. Shared housing already plays a major role in keeping New York livable for working people. With thoughtful adjustments, this legislation can strengthen, rather than shrink, that role.

Roomrs stands ready to work collaboratively with the Council and administration to help refine this bill and ensure shared housing continues to serve New Yorkers safely, affordably, and effectively.

Thank you for your leadership and for the opportunity to share our perspective.

Sincerely,  
Or Goldschmidt  
Founder, Roomrs

## Testimony of The Pew Charitable Trusts

Linlin Liang, Principal Associate, Housing Policy Initiative

Before the New York City Council Committee on Housing and Buildings Meeting

Written Testimony on Int-0066-2026

February 9, 2026

Dear Chair Sanchez and members of the committee,

Thank you for the opportunity to testify. My name is Linlin Liang with the Housing Policy Initiative at The Pew Charitable Trusts, a nonpartisan, nonprofit research organization with a primary focus on state-level policies. We are encouraged by the Council’s consideration of this shared housing bill and that policymakers around the country are considering ways to expand safe and affordable shared housing options.<sup>1</sup> Based on Pew’s research, we have identified several provisions in the Int-0066-2026 draft legislation that could make it difficult or infeasible to convert New York City’s millions of square feet of underutilized office space into dorm-style shared housing.

Decades of underbuilding have left the U.S. short 4 to 7 million homes, driving housing costs to historic highs.<sup>2</sup> In New York City, rents surged more than 120% from 2017 to 2024, while homelessness nearly doubled.<sup>3</sup> Research consistently shows that rising rents are a key predictor of homelessness. Increasing the supply of inexpensive housing is essential to reversing this trend.<sup>4</sup>

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<sup>1</sup> The Pew Charitable Trusts, “How to Fill Empty Offices with Co-Living Residents.” (2026).

<https://www.pew.org/en/research-and-analysis/articles/2026/01/20/how-to-fill-empty-offices-with-co-living-residents>

<sup>2</sup> The Pew Charitable Trusts, “5 Policies to Help Curb Housing Costs Immediately.” (2025).

<https://www.pew.org/en/research-and-analysis/articles/2025/05/14/5-policies-to-help-curb-housing-costs-immediately>.

<sup>3</sup> The Apartment List, “Data & Rent Estimates – Historic Rent Estimates.” (2026).

<https://www.apartmentlist.com/research/category/data-rent-estimates>

The Office of Policy Development and Research in the U.S. Department of Housing and Urban Development, “2024 Annual Homelessness Assessment Report: Part 1 – Point-In-Time Estimates of Homelessness in the U.S.: 2007-2024 Point-in Time Estimates by CoC.” (2024).

<https://www.huduser.gov/portal/datasets/ahar/2024-ahar-part-1-pit-estimates-of-homelessness-in-the-us.html>

<sup>4</sup> Colburn, G., & Aldern, C. P. (2022). Homelessness is a housing problem: How structural factors explain US patterns. Univ of California Press. The Pew Charitable Trusts, “How Housing Costs Drive Levels of Homelessness.” (2023). <https://www.pew.org/en/research-and-analysis/articles/2023/08/22/how-housing-costs-drive-levels-of-homelessness>. The Pew Charitable Trusts, “New York’s Housing Shortage Pushes Up

Historically, single-room occupancy (SRO) units provided low-cost housing in major U.S. cities, comprising 10% of rental units in New York City in 1950. Their decline and decimation since the mid-1900s contributed to today's shortage of low-cost housing options. Had SROs grown at the same pace as the broader housing stock from 1960-2020, the U.S. would have 2.5 million more units—enough to house every person experiencing homelessness more than three times over.<sup>5</sup> There is a path forward to create modern, safe dorm-style options, but the success of the proposed legislation will depend on ensuring flexibility for new shared housing models.

Pew has partnered with the architecture firm Gensler to design a model to convert vacant office buildings into dorm-style housing with shared kitchens and bathrooms.<sup>6</sup> This model complies with the International Building Code and the U.S. Department of Housing and Urban Development (HUD) standards to be eligible for Housing Choice Vouchers.<sup>7</sup> This bill's requirements go far beyond either of those standards.

Specifically, kitchen requirements in the draft bill—such as, limiting size to 250 square feet, prohibiting direct bathroom access, and mandating one kitchen per three units—would make Gensler's design, where 25–50 units share a few large kitchens, infeasible. Similarly, the proposed 3:1 unit-to-bathroom ratio is significantly more stringent than HUD's 6:1 guideline.<sup>8</sup> For example, a 28-person floor would require 10 bathrooms rather than the conventional five, increasing construction costs and therefore rents or subsidies, and reducing usable space. A more balanced standard, such as HUD's, could better support conversions without compromising livability.

In addition, it is unclear whether the bill applies to existing shared housing or SRO units. Without clarification, previous legal units could become non-compliant, risking displacement of residents in those units and a further spike in homelessness. The bill also introduces specific occupant load factors that can limit design flexibility or reduce feasible

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Rents and Homelessness.” (2023). <https://www.pew.org/en/research-and-analysis/articles/2023/05/25/new-yorks-housing-shortage-pushes-up-rents-and-homelessness>

<sup>5</sup> The Pew Charitable Trusts, “How States and Cities Decimated Americans’ Lowest-Cost Housing Option.” (2025). <https://www.pew.org/en/research-and-analysis/issue-briefs/2025/07/how-states-and-cities-decimated-americans-lowest-cost-housing-option>

<sup>6</sup> The Pew Charitable Trusts, “Converting Offices to Tiny Apartments Could Add Low-Cost Housing.” (2025). <https://www.pew.org/en/research-and-analysis/articles/2025/02/04/converting-offices-to-tiny-apartments-could-add-low-cost-housing>

<sup>7</sup> The Pew Charitable Trusts, “Co-Living Could Unlock Office-to-Residential Conversions.” (2024). <https://www.pew.org/en/research-and-analysis/articles/2024/10/22/co-living-could-unlock-office-to-residential-conversions>

<sup>8</sup> The U.S. Department of Housing and Urban Development, “§ 982.605 SRO: Housing quality standards.” <https://www.ecfr.gov/current/title-24/subtitle-B/chapter-IX/part-982/subpart-M/subject-group-ECFR69b4e2f5422a133/section-982.605>

unit counts in conversions, leading to higher per-unit conversion costs. The bill already addresses density through reasonable minimum unit sizes.

Finally, we note the absence of language on New York City's current mandate on window operability, which can prevent office-to-residential conversions entirely.<sup>9</sup> Mechanical ventilation is a viable alternative used in most new offices and hotels. Chicago, which long mandated operable windows, began allowing mechanical ventilation through a pilot program in late 2024.<sup>10</sup>

By addressing these technical issues, the Council can ensure the bill's standards are both protective and practical, increasing the likelihood that innovative shared housing solutions can become a reality for New Yorkers. Thank you so much for having me here today.

Sincerely,



Linlin Liang  
The Pew Charitable Trusts

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<sup>9</sup> Alex Horowitz, "The Silly Rule That's Helping Keep Housing Costs High," *New York Times*, Nov. 6. 2024, <https://www.nytimes.com/2024/11/06/opinion/housing-prices-high-regulation.html>.

<sup>10</sup> Chicago Department of Buildings, "Announcing the Residential High-Rise Mechanical Ventilation Pilot Program," [https://www.chicago.gov/city/en/depts/bldgs/provdrs/bldg\\_code/alerts/2024/november/RHRMV.html](https://www.chicago.gov/city/en/depts/bldgs/provdrs/bldg_code/alerts/2024/november/RHRMV.html).

**From:** [Brendan Mitchell](#)  
**To:** [Testimony](#)  
**Subject:** [EXTERNAL] Written Testimony on Int. No 427  
**Date:** Friday, February 6, 2026 4:07:00 PM  
**Attachments:** [UNHP Testimony on INT 427 2.6.26.pdf](#)

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[REDACTED]

Hello,

Please see the attached CORRECTED ATTACHMENT written testimony for the hearing on **Monday, February 9, 2026, at 10:00 a.m. at 250 Broadway – 8th Floor Hearing Room 3, New York, NY:**

- Int. 427 (Sanchez) - A Local Law to amend the administrative code of the city of New York, in relation to how affordable housing units which subsequently became vacant are rented through the housing portal

Thank you,  
-Brendan Mitchell

--

Brendan Mitchell  
Director of Real Estate and Finance  
University Neighborhood Housing Program, Inc.

[REDACTED]  
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[www.unhp.org](http://www.unhp.org)

[REDACTED]

University Neighborhood Housing Program Inc.

2751 Grand Concourse Bronx NY 10468

**Testimony on Int. No. 427**

Attn: New York City Council Committee on Housing and Buildings

University Neighborhood Housing Program Inc. has been working to raise awareness and identify solutions around some of the issues facing Affordable Housing operations in our portfolio as well as those managed by our partners here in the Bronx. We struggled from 2021 through the first half of 2025 to fill Re-Rental units in our buildings through the Housing Lottery with little to no success. During a period where rent collections in NYC were at an all time low and operating costs at an all time high we were forced to keep quality housing units vacant in our buildings to the detriment of the buildings and the low to moderate income families that could have been living in them.

We were so relieved in April 2025 when NYC HPD took action to address the issue and implemented a temporary 1 year waiver for re-rentals and resales through Housing Connect. The waiver allowed us to rent out to income-qualified families off of a general management waitlist, in the first quarter that the waiver was implemented we rented 8 vacant units, the next quarter we rented 5 more units. The longest vacancy prior to the waiver was 24 months. Since then, we have been able to renovate vacancies and get them linked in as short as 10 weeks depending on whether or not the applicant has subsidy. The waiver has helped significantly in bringing in the cashflow we need and we hope that re-rentals can continue to be managed in house by utilizing individually maintained waitlists where Marketing Agents are interviewing people who are actually interested in moving into the building and neighborhood where the vacant units are located.

Int. No 427. Appears to require **specific** housing units be listed on the Housing Connect Portal as they become vacant and requires Marketing Agents to **ONLY** consider applicants that have applied after the specific unit was listed on Housing Connect. This would mean that Marketing Agents and managers could no longer utilize the in-house general waitlist to fill these vacant units in a project, a process which has worked incredibly efficiently during the waiver period and reduced vacancy rates by many months. This requirement would essentially be reverting back to the “mini-lottery” process for each vacant unit and will undoubtedly cause the same delays we saw prior to April 2025.

We would like to see the 1 year waiver on re-rentals be made permanent so that projects are not once again burdened by costly delays in re-renting vacancies through the lottery and quality apartments are not forced to sit vacant for years.

Brendan Mitchell

Director of Real Estate and Finance

## TESTIMONY OF JESSE HORWITZ

### BEFORE THE NEW YORK CITY COUNCIL COMMITTEE ON HOUSING AND BUILDINGS REGARDING INT 0066-2026 (SHARED HOUSING) FEBRUARY 9, 2026

Good morning, Chair Sanchez and members of the Committee on Housing and Buildings.

My name is Jesse Horwitz. I am a resident of Chelsea. I am testifying today in strong support of Int 0066-2026, regarding the creation and regulation of shared housing and rooming units.

I believe this legislation is the most practical solution we have to solve two crises simultaneously: the vacancy crisis in our commercial districts and the affordability crisis in our residential neighborhoods.

#### **The Commercial Opportunity: Solving the "Shadow Vacancy"**

First, we must look at where we can build. We are currently sitting on a structural surplus of Class B and C office buildings. The official vacancy rates actually understate the severity of the problem because many spaces are technically "leased" but rarely used.

This "shadow vacancy"—where tenants pay for space they utilize only a few days a week—is devastating our central business districts. The lack of daily foot traffic is causing local retail to struggle, creating dreary blocks and shuttered storefronts in what should be our most vibrant areas.

Rents in these older buildings have fallen well below pre-pandemic levels. The market is signaling that these assets need a new use. Int 0066-2026 unlocks this inventory. By allowing these underutilized assets to be converted into shared housing, we can bring permanent residents back to these neighborhoods to support local businesses 24/7.

#### **The Residential Solution: Freeing Up Family Housing**

Second, we frequently hear that the city's top priority is creating more housing for families. While that is the correct goal, I have not seen viable, scalable proposals that can deliver new family units fast enough to meet demand.

The most practical way to create family housing *immediately* is to stop using our existing family stock for roommates.

Currently, because there is no legal housing supply designed for single adults, groups of roommates are pooling their salaries to rent three-bedroom apartments in the outer boroughs. They are effectively outbidding families for family-sized units. These are, in essence, "illegal roommate apartments" born of necessity.

By creating purpose-built shared housing in our commercial districts—closer to jobs and transit—we can draw single adults out of the residential neighborhoods. This will "empty out" those larger apartments and return them to the families they were designed for.

### **The Historical Precedent**

Finally, it is important to correct the historical record. SROs and shared housing were not always marginal housing; they were a mainstream success story we chose to dismantle.

In the 1950s, SROs and rooming units made up nearly 10% of New York City's rental inventory. Buildings like the Barbizon Hotel served as up-market, respectable launchpads for young professionals starting their careers.

We banned this housing typology in the 1960s and 70s because we had a "release valve" that we do not have today: The Suburbs. As mass suburbanization opened up, the city could afford to lose density.

That era is over. The suburbs are full, and restrictive zoning prevents regional growth. We have a massive housing shortage with no suburban release valve. We cannot solve a 2026 crisis with 1970s restrictions. We must restore the flexible housing supply that served this city well for decades.

\*\*\*\*\*

We have empty offices that need people, and single New Yorkers who need homes. The only thing standing between them is outdated zoning. I urge you to pass Int 0066-2026 to unlock this existing square footage for the people who need it most.

**From:** [Louis Coraggio](#)  
**To:** [Testimony](#)  
**Subject:** [EXTERNAL] Written Testimony – Shared Housing / SRO Legislation and Enforcement Reform  
**Date:** Sunday, February 15, 2026 1:59:47 PM

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Dear Members of the Committee,

I am writing to submit testimony on the proposed shared housing/SRO legislation.

I support thoughtful housing expansion in New York City. However, I cannot support expanding or reviving SRO-style housing until meaningful enforcement reforms are in place.

My position is based on regulatory experience, not ideology.

I live in a publicly subsidized mixed-use building in Manhattan, subject to overlapping regulatory frameworks. My experience demonstrates that regulatory misclassification and self-reporting errors can persist for years without correction. In practice:

- HPD does not maintain transparent public complaint dockets comparable to DHCR proceedings
- There is no publicly accessible case-tracking system for regulatory disputes
- Owners are permitted to self-report regulatory classifications
- Amendments and corrections can occur without meaningful tenant notice
- Units may be misclassified across tax incentive programs
- Lease riders may be inserted that attempt to alter stabilization status

When enforcement infrastructure lacks transparency and accountability, expanding housing categories increases the risk of regulatory abuse.

Before creating or expanding SRO-style housing, the Council should first:

- Establish a public HPD compliance docket system similar to DHCR case tracking
- Prohibit participation by owners with unresolved violations or regulatory disputes
- Require independent verification of owner-reported classifications
- Create clear tenant notice and objection procedures for any status amendments
- Audit existing mixed-subsidy buildings to assess enforcement gaps

Housing expansion should not outpace enforcement capacity.

Shared housing may help address affordability. But without transparent oversight mechanisms, expanding this model risks replicating enforcement failures already occurring in mixed-program buildings.

Until HPD demonstrates consistent, transparent, and enforceable regulatory oversight, I cannot support this legislation in its current form.

Respectfully,

Louis Coraggio



New York, NY 10036

City Council District 3 Resident

Date: February 9, 2026

Re: Shared Housing Agenda, Single Room Occupancy.

To the Honorable Members of the Council,

My name is Ron Borovinsky. I am a real estate developer and property manager in New York City since 2008. I appreciate the opportunity to submit this written testimony in support of the new initiated to legalize Single Room Occupancy (“SRO”) housing.

Since 2014, I have developed and operated seven co-living buildings, totaling 98 individual co-living rooms. The tenant experience, affordability, and overall value proposition in these buildings has been excellent and truly reflects the community-based living and convenience that co-living is intended to provide.

As an experienced operator and builder, I would like to offer the following perspectives for your consideration:

1. The Department of Buildings already permits high-density residential floorplans, including layouts with 8 to 10 bedrooms per unit. Co-living floorplans operate well within these existing parameters. Currently there are no bathroom or kitchen to occupant ratio’s, o minimum room sizes. Rejecting SRO legalization will not prevent roommates or co-living operators from existing; it has simply pushed these arrangements outside the formal housing framework, which is unhelpful.
2. In the absence of SRO legalization, co-living operators have relied on legal workarounds to establish tenant relationships and financial accountability. These structures exist only because the law does not yet provide a clear, direct framework. Operators are working honorably, but tenants and landlords are still forced to skirt certain rules, such as limitations on individual door locks, direct leases, etc. Since the framework doesn’t exist, proper protection and accountability on both sides are non-existent. Additionally, the voucher programs are unable to take advantage of co-living, leaving our most vulnerable and underserved demographic with less option, namely single adults.
3. When tenants form roommate groups independently, they often rely on a single “front” tenant. That individual bears full responsibility for rent, utilities, and credit exposure. When relationships break down, that tenant alone suffers long-term financial harm because tenants are not permitted to have direct individual relationships with landlords or utility providers.

For the reasons I mention above, I fully support the creation of new housing laws that formally recognize SRO and co-living housing. **I do formally request and urge the Council to consider the below as changes to the existing proposal to better serve the existing co-living house inventory.**

1. Under the proposed law, only non-residential conversions (i.e. office to residential), or ground up new buildings would be eligible to file for shared housing units. This is to deter taking away existing housing stock from family sized tenants, which makes sense and is agreeable. However, I respectfully request the Council to allow existing

co-living buildings—already serving the single adult demographic, which already are built, operational, have high density floorplans of 6-10 bedrooms, and operating in an “SRO-like” manner—to be eligible to convert to legal SROs as of January 1, 2027, provided they meet fire and life-safety standards, including full sprinkler systems. Legal conversion would allow individualized leases, secure locking mechanisms, access to voucher programs, and clearer tenant protections. Denying conversion to otherwise already compliant existing inventory would disadvantage these buildings compared to newly constructed projects offering identical floorplans and amenities. Currently there are approx. 4,000 co-living rooms and tenants in NYC right now that would suffer from not being allowed to convert. This represents substantial harm to small business’s and small landlords.

- a. I ask the Council to recognize the risk and investment undertaken by early developers and landlords who embraced co-living as a means to make housing more affordable. This early adoption paved the way for the City to study and advance this housing model. Without a grandfathering provision, the tenants who currently occupy the buildings, pioneering small landlords, and small business owners would be unfairly harmed.
  - b. Allowing grandfathering would not reduce housing supply for families. These units already serve single adults and students. Legal conversion would simply allow them to operate under updated standards that strengthen landlord-tenant relationships.
  - c. Limited exceptions may be required where minimum bedroom size or bathroom ratios differ from new proposed standards as they did not exist at the time of construction, but still fully comply with DOB requirements for light, air, safety, construction classification, sprinkler, and fire code.
2. As a developer familiar with construction and real estate tax assessments, I encourage the Council to consider a “substantial rehabilitation” pathway for existing residential buildings to convert to SRO use. Where a full gut renovation is required, an ALT-1 filing—rather than a New Building classification—should be permitted. New Building classification results in higher construction and property tax costs, which are ultimately passed on to tenants. This pathway would allow older buildings to be upgraded safely and responsibly.

In conclusion, I respectfully ask that these points be given strong consideration. I have been in communication with HPD staff and remain available should the Council wish to discuss these matters further.

Thank you for your time and consideration.

Respectfully,



Ron Borovinsky

**From:** [Speaker Menin](#)  
**To:** [Testimony](#)  
**Subject:** FW: [EXTERNAL]  
**Date:** Monday, February 9, 2026 2:59:28 PM

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[REDACTED]

[REDACTED]

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**From:** | [REDACTED]  
**Sent:** Monday, February 9, 2026 2:51 PM  
**To:** Speaker Menin <SpeakerMenin@council.nyc.gov>; District27 <District27@council.nyc.gov>; District1 <District1@council.nyc.gov>; District39 <District39@council.nyc.gov>  
**Subject:** [EXTERNAL]

[REDACTED]

TO:

Committee on Housing and Buildings NYC

Julie Menin Speaker

[SpeakerMenin@council.nyc.gov](mailto:SpeakerMenin@council.nyc.gov)

Department of Housing Preservation and Development, Department of Buildings and rent regulation.

Deputy Speaker Dr. Nantasha Williams NYC

[District27@council.nyc.gov](mailto:District27@council.nyc.gov)

Deputy Speaker Dr. Nantasha Williams, NYC

Since you also are the Chair of the Committee on Civil and Human Rights, I wanted to include you on this email.

DISABILITIES COMMITTEE NYC

**Shahana Hanif** (Chair)

[District39@council.nyc.gov](mailto:District39@council.nyc.gov)

Councilman for my District 1  
Christopher Marte.  
[District1@council.nyc.gov](mailto:District1@council.nyc.gov)

February 9, 2026,

Ms. Julie Menin, Speaker, Committee on Housing Buildings,

Thank you for the invitation to speak and thank you and the committee for listening to me.

There is a serious need, Borough wide especially in Manhattan and the Bronx for appropriate housing options for the people affected by severe and profound Autism.

The most immediate need is the group of older children having aging parents. Like myself. I am 63 My daughter is 35. Having said that, she is in a good stable place. Knowing her medical underlying conditions helps to keep her stable.

We parents have put in the work, we know our adult children. I personally have been doing this by myself over 20 years. As I look to the next part of our lives I see no options here in the Tristate area for Housing for the severe and profound autism community, Ithere is no DD certified Residential Placements that specialize in severe profound autism.

But with SROS being reinstated, it just occurred to me that that SRO MODEL could be USED to Incorporate Certified DD Housing for those who have severe and profound autism. These human beings are one of the most vulnerable populations for abuse and neglect. And also at risk of being farmed out to psychiatric institutions New York is better than that.

I love this city no matter what. I was taken care of and cared for, And I am hoping my child can get the same kind of village.

I know first hand the compassion a community can give, when I was 8years old I was

coming home from my brownie troop meeting, it was raining, I crossed on green but the lady told the police I found out she did not see me, she hit me I woke up in a police car, blood everywhere 4 of my teeth knocked out, and the officer, looked at me he was worried but he told me it was going to be okay don't try to talk, and all I could think of was my mom worked hard to buy me this new light blue pleather jacket, and she was going to be angry I got it dirty. I had no idea I lost my teeth, I was taken to Jewish Memorial Hospital right down the block from the school, the nurse was our pastirs wife

Mrs. Smalls, the hospital knew me and my family, After this the hospital the police, my church the school, cared and made sure I was okay. I was skipped but then they put me back in 3rd grade. I had to learn to talk again. Just a bit about me and why I still love this city.

The recent Supreme Court case over 504 and the right to live in the community is currently being challenged, that is why this new option is exciting to me because, converting an office BLDG provides another option, so that our kids will be safe and taken care of right when we pass on and not warehouse in psychiatric residential facilities, and or medicated all day.

Lastly, I am looking for help where to begin to get one these office BLDGs to use for this purpose. Together with other parents in the tristate area, we can hopefully with the help of any of you, achieve Housing for this population of people that are being overlooked here in the tristate area.

Again, Thank you for allowing me to speak today at the Housing and Buildings committee meeting. And thank you all for taking the time to read this email.

Charlene Cannnady Carlo

[REDACTED]

[REDACTED]

NY, NY 10002

HAVE A BLESSED DAY!

[REDACTED]

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 66 Res. No. \_\_\_\_\_  
 in favor  in opposition

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

(PLEASE PRINT)

Name: Jack Connors  
Address: ~~Brooklyn~~ Brooklyn  
I represent: Open New York  
Address: Manhattan

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor  in opposition

Date: 2/9/26

(PLEASE PRINT)

Name: Tahilla Ward  
Address: 2612 Broadway apt 202 10025  
I represent: The Office of Tahilla Ward  
Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor  in opposition

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

(PLEASE PRINT)

Name: CONSTANTINO (GUS) SIRAKIS  
Address: 280 BROADWAY, NY NY 10007  
I represent: NYC DOB  
Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0066 Res. No. 2026

in favor  in opposition

Date: 2.9.26

(PLEASE PRINT)

Name: Jesse Horowitz

Address: [REDACTED], NY, NY 10001

I represent: \_\_\_\_\_

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 66 Res. No. \_\_\_\_\_

in favor  in opposition

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

(PLEASE PRINT)

Name: Michael Sandler

Address: 100 Gold St

I represent: NYC HPD

Address: 100 Gold St

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 421 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 2/9/26

(PLEASE PRINT)

Name: Stephen Erdman

Address: 100 Gold St.

I represent: APD

Address: 100 Gold St.

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 418/427 Res. No. \_\_\_\_\_

in favor  in opposition

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

(PLEASE PRINT)

Name: Emily Osgood

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

I represent: HPD

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 217 Res. No. \_\_\_\_\_

in favor  in opposition

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

(PLEASE PRINT)

Name: Annmarie Santiago

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

I represent: HPD

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 66 Res. No. \_\_\_\_\_

in favor  in opposition

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

(PLEASE PRINT)

Name: Lucy Joffe

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

I represent: HPD

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

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 66 Res. No. \_\_\_\_\_

in favor     in opposition

Date: 2/9/26

(PLEASE PRINT)

Name: Keith Wen

Address: 280 Broadway, NY, NY

I represent: Dept of Buildings

Address: 280 Broadway, NY, NY

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 71 Res. No. \_\_\_\_\_

in favor     in opposition

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

(PLEASE PRINT)

Name: Matt Drury

Address: Arsenal: 830 5th Ave, NYC

I represent: NYC Parks

Address: Arsenal: 830 Fifth Ave, NYC

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 66 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 2/19/2026

(PLEASE PRINT)

Name: LINLIN LIANG

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

I represent: THE PEW CHARITABLE TRUSTS

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

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 2/19/26

(PLEASE PRINT)

Name: Christopher Leon Johnson

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

I represent: STP

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

Please complete this card and return to the Sergeant-at-Arms