

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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September 10, 2014
Start: 11:01 a.m.
Recess: 11:08 a.m.

HELD AT: Committee Room- City Hall

B E F O R E:

JUMAANE D. WILLIAMS
Chairperson

COUNCIL MEMBERS:

ANTONIO REYNOSO
ERIC A. ULRICH
HELEN K. ROSENTHAL
KAREN KOSLOWITZ
MARK LEVINE
RAFAEL L. ESPINAL, JR.
RITCHIE J. TORRES
ROBERT E. CORNEGY, JR.
ROSIE MENDEZ
YDANIS A. RODRIGUEZ

A P P E A R A N C E S [CONTINUED]

[gavel]

CHAIRPERSON WILLIAMS: Good morning my name is Council Member Jumaane Williams, Chair of the Council's Committee on Housing and Buildings. I want to say in a great shining example of how we do business in government here. Yesterday we had a, a primary, we had some heated discussions and heated votes and now everybody's back working together moving our city forward. I'm joined today by Council Member Cornegy, Council Member Reynoso, Council Member Torres, Council Member Cabrera, Council Member Ulrich, and Council Member Koslowitz, Council Member Rosenthal. We are here today to vote on proposed introduction number 48A which would amend the administrative code of the city of New York in relation to a rights and responsibilities guide for tenants and owners. In New York City there are multiple federal and state local laws designed to ensure that the balance of power between tenants and landlords doesn't shift too far either way. These laws however are only affective when both parties are aware of them. Unfortunate significant number of New York City tenants simply aren't aware of the rights they have

1 or the responsibilities they are required to meet.
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3 As a person who cut their, built their chops on
4 organizing tenants I am, firsthand knowledge of how
5 important it is for tenants to know and understand
6 their rights and how often tenants do not know and
7 understand their rights. And that's why I'd like to
8 thank Council Member Cabrera for introducing
9 Proposed Intro number 48A. This bill is aimed at
10 educating tenants about their rights and
11 responsibilities. No one could be against that. And
12 informing tenants of the resources available to
13 them. I'm proud to have this piece of legislation
14 come through my committee and I would like to
15 encourage all of my colleagues to vote in favor of
16 this introduction. Just give me a second. Okay well
17 I'll call the roll in a second. I'd like to give
18 Council Member Cabrera's response to the bill
19 couple of moments to say something about it.

20 COUNCIL MEMBER CABRERA: Good morning
21 everyone and thank you Council Member Jumaane
22 Williams Chair of this committee for holding this
23 hearing to vote on Intro 48. This is a local law to
24 amend the administrative code of the city of New
25 York in relations to our rights and responsibility

1 guide for tenants and owners. The guide is an
2 important step in bringing clarity on the housing
3 regulations that tenants and owners alike must
4 abide. Based on this legislation the Department of
5 Housing Preservation and Development shall maintain
6 a housing information guide that highlights the
7 duties and protections of owners and tenants and
8 provide answers to the most common concerns.

9 Building owners shall post a notice regarding the
10 availability of the guide in a visible area in the
11 multiple dwelling to which mail is deliver. Failure
12 to post the guide may result in several penalties.

13 Having the set of rules available in a friendly
14 format will help ensure that dwellings in apartment
15 buildings meet the standards of, of habitability.

16 And I urge my colleagues to vote yes on Intro 48.

17 And Council Member and Chair Williams thank you so
18 much and to the Speaker been waiting for this for
19 two years, at least two years as I recall, maybe
20 three years, and so I'm very very excited about
21 this. The people will know their rights and
22 responsibilities. Thank you so much.

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24 CHAIRPERSON WILLIAMS: Thank you. Again

25 I'd like to congratulate Council Member Cabrera and

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2 thank the Speaker for her leadership actually and
3 and make sure this was at the forefront also, as
4 well. With that I'd like to ask the clerk to please
5 call the roll call. I recommend a aye vote.

6 COMMITTEE CLERK MARTIN: William Martin,
7 Committee Clerk; roll call vote Committee on
8 Housing and Buildings Introduction 48-A. Council
9 Member Williams.

10 CHAIRPERSON WILLIAMS: I vote aye.

11 COMMITTEE CLERK MARTIN: Koslowitz.

12 COUNCIL MEMBER KOSLOWITZ: Aye.

13 COMMITTEE CLERK MARTIN: Cornegy.

14 COUNCIL MEMBER CORNEGY: Aye.

15 COMMITTEE CLERK MARTIN: Levine.

16 COUNCIL MEMBER LEVINE: Aye.

17 COMMITTEE CLERK MARTIN: Reynoso.

18 COUNCIL MEMBER REYNOSO: Aye.

19 COMMITTEE CLERK MARTIN: Rosenthal.

20 COUNCIL MEMBER ROSENTHAL: Aye.

21 COMMITTEE CLERK MARTIN: Torres.

22 COUNCIL MEMBER TORRES: Aye.

23 COMMITTEE CLERK MARTIN: Ulrich.

24 COUNCIL MEMBER ULRICH: Yes.
25

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2 COMMITTEE CLERK MARTIN: By a vote of
3 eight in the affirmative, zero in the negative, and
4 no abstentions item has been adopted. Members
5 please sign the committee report. Thank you.

6 CHAIRPERSON WILLIAMS: I know how much
7 my colleagues love to stay in these hearings but we
8 have completed this part and so I want to say thank
9 you. I'm going to keep the roll open for about half
10 an hour for any colleagues that come in and vote.
11 Thank you very much.

12 UNIDENTIFIED MALE: Chair I just wanted
13 to... [cross-talk] No I just wanted to take this
14 opportunity to personally congratulate you on your
15 choice in tie and kerchief.

16 [laughter]

17 CHAIRPERSON WILLIAMS: Thank you sir.

18 COMMITTEE CLERK MARTIN: Council Member
19 Espinal.

20 COUNCIL MEMBER ESPINAL: Aye.

21 COMMITTEE CLERK MARTIN: Vote now stands
22 at nine in the affirmative. Rodriguez.

23 COUNCIL MEMBER RODRIGUEZ: Aye.

24 COMMITTEE CLERK MARTIN: Vote is now 10
25 in the affirmative.

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COMMITTEE ON HOUSING AND BUILDINGS

CHAIRPERSON WILLIAMS: And with that the
hearing stands adjourned.

[gavel]

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 September 11, 2014