



Legislation Text

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Res. No. 766

Resolution calling on the State Legislature to pass, and the Governor to sign legislation amending its Multiple Dwelling Law to encourage lawful conversions of underused industrial and commercial environments in order to create diverse, affordable, and safe living environments for New Yorkers.

By Council Member Rosenthal

Whereas, New York City is facing a housing shortage, with a city-wide rental vacancy rate of 3.6 percent according to the 2018 New York City Housing and Vacancy Survey; and

Whereas, The City's population has increased by over 400,000 since the 2010 census; and

Whereas, Approximately 180,000 housing units have been created in the City this past decade; and

Whereas, Over half of New York City's renters are "rent-burdened" meaning that they pay more than 30 percent of their income in rent; and

Whereas, 76,000 workers are employed in manufacturing jobs in New York City, a decrease from the high of 1,000,000 workers in 1950; and

Whereas, There is a surplus of underused space, due to the continuing decline of the manufacturing sector in New York City; and

Whereas, Many New Yorkers are forced to resort to living in interim dwelling units, which are illegally converted commercial buildings, factories, and cellars that do not have valid certificates of occupancy; and

Whereas, Many of these illegally converted spaces do not comply with the New York City building or housing maintenance codes with respect to the requirements for heat, hot water, fire safety, ventilation, pests, vermin, mold, and allergens; and

Whereas, The tenants of these interim dwelling units should have a right to habitable living standards

and protections such as rent stabilization and a lease renewal option; and

Whereas, The landlords of these interim dwelling units should have a recognized lease agreement with their tenants and be able to provide tenants with safe living standards; and

Whereas, Better regulation of these converted spaces will enable greater safety and enforcement; and

Whereas, Penalties for violations of the Multiple Dwelling Law would discourage landlords from neglecting maintenance of the interim dwelling units; and, now therefore be it

Resolved, That the Council of the City of New York calls on the State Legislature to pass, and the Governor to sign legislation amending its Multiple Dwelling Law to encourage lawful conversions of underused industrial and commercial environments in order to create diverse, affordable, and safe living environments for New Yorkers.

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