

Housing Committee Meeting February 28th @ 6:30PM
CB7 Housing Crisis Conversation with Assemblymember Marcela Mitaynes + Senator Andrew Gouardes

Reminder:

Fifth Avenue Committee's Senior Housing Project - Sunset Ridge - housing lottery is open until 3/17/23

Go to Housing Connect to apply on-line at <https://housingconnect.nyc.gov/PublicWeb/details/3335>

At least one member of the household must be 62 years old or older to apply. Income eligibility is \$0 to \$60,050 from household sizes from 1 to 3 people.

Priority Bills Assemblymember Marcela Mitaynes discussed:

- **Bill #1: Housing Access Voucher Program**
 - [Bill to Create New Housing Voucher For Homeless NYers Gains Traction in Albany](#)
 - Senate Bill S2804B: <https://www.nysenate.gov/legislation/bills/2021/S2804>
- **Bill # 2: Good Cause Eviction Protections:**
 - Right to a lease and lease renewals
 - protect tenants from evictions without a good cause
 - prevent arbitrary rent hikes
 - Senate Bill S3082: Good Cause Eviction <https://www.nysenate.gov/legislation/bills/2021/S3082>
- **Bill #3: Tenant Opportunity to Purchase Act -**
 - Prevents the displacement of lower-income tenants in New York and preserves affordable housing by providing an opportunity for tenants to own or remain renters in the properties in which they reside.
 - [Tenants opportunity to purchase act / Senate Bill S3157](#)

Shared drive that has all three legislative fact 1-

paggers: <https://drive.google.com/drive/folders/1R0P8jaNp6VzY6SHHfXNCLZwAvLLbGILF>

Questions/Comments Transcript re. Housing Crisis concerns:

María Roca: Please address the increase of residential properties by LLCs (Limited Liability Corporations) + REITs (Real Estate Investment Trusts) + the harm this foretells in Sunset Park + all over the U.S. for the availability of affordable housing at different income levels within the local workforce.

Genesis Aquino: [Wait Times for NYCHA Apartments Doubled Last Year, As Number of Vacant Units Climb:](#)

Genesis Aquino: [Apartments Vanish From New York's Rent Regulation System and Questions Linger About How:](#)

Genesis Aquino: In 2018, there were 989,000 rent-stabilized apartments registered with DHCR. In 2019 there were 974,000 rent-stabilized, representing a decrease of 15,000 units, or 1.5 percent in between the passage of the new law. Between 2019 and 2020 there were 21,000 fewer rent-stabilized units, a 2.15 percent decrease (974K to 953). In 2020-2021 and 2021-2022 we see declines of 26,000 units (2.8 percent) and 39,000 units (7.34 percent), respectively.

Jeremy Kaplan: 40K is probably the bare minimum but that's the number that landlords themselves are reporting and we know that there are apartments unreported for various reasons.

María Roca: Has an audit of Rent Stabilized Apts., comparing them to the Dept. of Buildings docs on file, Legal Ownership, required Insurance Coverage in the works?

Jeremy Kaplan: Yes, its more affordable to preserve, and the interesting thing is TOPA bill recognizes that. Plus, any conversations around social housing are looking more at acquisitions then new builds. We have to look at the question of NYC is the densest city in the US, Manhattan incredibly dense yet Manhattan is mostly unaffordable for working people, emphasis on just building doesn't get us affordability otherwise Manhattan would be the cheapest borough but it's not.

María Roca: It is my understanding that buildings in NYC must carry certain levels of Insurance to retain their Certificate of Occupancy in good standing, but it seems that neither NYC nor NYS is consistently dotting i's + crossing t's. How can we make our gov't agencies accountable?

Can we give the union labors some type of incentive to help construct affordable housing?

Senator Andrew Gounardes: If I'm not mistaken, some of the housing built at Atlantic Yards is modular housing.

Jeremy Kaplan: But land is so expensive because of developer speculation and seeing housing as a investment/commodity. cutting construction costs means paying people less or having less construction jobs, we need to focus on developer profits.

Michelle de la Uz: B2 at Atlantic Yards is modular, correct.

Jeremy Kaplan: And sadly, Atlantic yards is not remotely affordable.

Michelle de la Uz: ^ correct Jeremy.

Jeremy Kaplan: One bedroom were what 3K? For "affordable" units

Ellen Izzo: Echostone is a modular company that builds housing mostly i emergency situations. Seems like there could be a dialogue.

Genesis Aquino: HONDA: <https://www.nysenate.gov/newsroom/press-releases/michael-gianaris/senate-deputy-leader-gianaris-assembly-member-reyes-honda>

Genesis Aquino: <https://www.nysenate.gov/newsroom/press-releases/path-greater-affordable-housing-community-rejuvenation-passes-senate#:~:text=The%20Housing%20Our%20Neighbors%20with%20Dignity%20Act%20finances,affordable%20places%20to%20live%20throughout%20New%20York%20State>.

Joseph Lara: [The City Council held a hearing on Office to Residential Conversions today](#)

Jeremy Kaplan: This will be a part of the budget battle.

Genesis Aquino: There is no urgency. If anything, Hochul's plan does start until 2026 at the earliest; it takes a long time for a production plan to produce changes in people's day to day lives.

Jeremy Kaplan: The incentives are implied in her plan because the compact doesn't work if there are no incentives, so our representatives need to oppose whatever new 421A

Jeremy Kaplan: Absolutely genesis, most housing wouldn't be available for at least 5+ years, doesn't address current crisis

María Roca: HT to Andrew Gounardes for including SRO-type housing for today's needs. However, it needs to be re-conceived for stability, safety + security.

Jeremy Kaplan: Absolutely Maria, SROs were very helpful to keep people in more permanent housing than shelters.

María Roca: Could the conversation be brought back to the establishment of Public Land + Housing Development Trusts?

John Santore: <https://sunsetparkreports.wordpress.com/2022/08/28/8-28-22-sunset-park-preliminary-housing-survey-results-summer-2022/>

8.28.22, Sunset Park – This summer, I rode my bike up and down the streets of Sunset Park between 8th Avenue and 2nd Avenue, and between 65th Street and 36th Street. I took note of locations that could conceivably host new housing.

- Five apparently abandoned houses (highlighted in orange on the spreadsheet)
- Four locations that are publicly owned (highlighted in red on the spreadsheet)
- 24 vacant lots, including some that are for sale (highlighted in green on the spreadsheet)
- Several large parcels of vacant land (highlighted in purple on the spreadsheet)
- Four apparently vacant buildings, including two for sale (highlighted in yellow on the spreadsheet)

María Roca: Public Land must remain Public in perpetuity since we don't know what the public need will be in decades/centuries to come. Public Land must never be privatized!

Michelle de la Uz: NYC technically has a program - Neighborhood Pillars - that could be used to purchase rent stabilized properties to bring them into nonprofit ownership and under regulatory agreement in addition to rent stabilization - <https://www.nyc.gov/site/hpd/services-and-information/neighborhood-pillars.page> BUT it hasn't been used (FAC has tried in the past) due to concerns by NYC OMB about 'overpaying' for properties.

Jeremy Kaplan: Michele, I heard that now Brad Landers office has over 40+ million for that program

Jeremy Kaplan: Absolutely agree Maria

Emmitt Mendoza: <https://www.nycacquisitionfund.com/>: a TOPA like NYC program

Genesis Aquino: On a three-year timeline, areas within a half-mile of rail stations run by the MTA will have to change their zoning to allow for more dense housing development.

Jeremy Kaplan: The issue is that if communities don't build, sounds like the compact will try to forego community input and the ULURP process

María Roca: And let's remember compromised land either by toxicity and/or rising seas needs to be excluded from potential housing sites. Case in point is Sunset Park, West of 3rd Ave.

Additional Links:

- The New York Housing Compact: <https://www.budget.ny.gov/pubs/archive/fy24/ex/artvii/elfa-bill.pdf>
- Hochel's Housing Compact Summary Video: <https://www.youtube.com/watch?v=KUPlrCtUEXM>
- Black families are leaving New York and cite increasingly unaffordable cost of living as the number one reason - this was recently [covered by the New York Times](#)
- HONDA: <https://www.nysenate.gov/newsroom/press-releases/michael-gianaris/senate-deputy-leader-gianaris-assembly-member-reyes-honda>