

**MINUTES OF THE HOUSING COMMITTEE MEETING  
OF MAY 29, 2007  
AT THE BOARD OFFICE, 5676 RIVERDALE AVENUE**

**PRESENT**

Jerald Kreppel  
Anthony Creaney  
Tom Durham  
Philip Friedman  
Howard Levinger

**AFFILIATION**

Committee Chairperson CB #8  
CB #8  
CB #8  
CB #8  
Community Resident

The meeting was convened at 7:40 PM.

The Committee discussed the status of pending City and State legislation affecting housing and also discussed the committee's budget priorities for fiscal year 2009.

**Budget Priorities**

It was agreed that our budget priorities for FY 2009 would be the same as last year, to wit;

- 1) Additional funding for Code Enforcement Inspectors for the Buildings Department.
- 2) HPD Affordable Housing Loan Program

**Pending Legislation**

The Chairman reported on the status of pending legislation affecting housing.

**1) Real Property Tax Law 421-a**

The Chairman reported that he spoke with Stephen Levin, the Chief of Staff for Assemblyman Vito Lopez. Assemblyman Lopez has introduced a bill that would substantially reform the "421-a Program." Mr. Levin reported that the 421-a reform bill was recently approved by the Assembly Housing Committee, and that he expects that it will be passed by the Assembly before the end of June. Hopefully, it will also be passed by the State Senate. The background and highlights of the 421-a reform bill are set forth on the annexed hand-out from Assemblyman Lopez's office.

**2) The "Safe Building Bill".**

This is new legislation that was just passed by the New York City Council. This bill would amend the New York City Administrative Code to add a new Article 10 entitled "Alternative Enforcement Program."

This bill would require HPD to identify no fewer than 200 distressed buildings for what amounts to intensive supervision and code

enforcement action by the City. As stated in Section I – Legislative Intent:

The program set forth in this legislation is intended to alleviate the serious physical deterioration of those buildings by forcing the owner to make effective repairs or have city government do so...

One of the more interesting aspects of this program is that if a building is chosen by HPD to be put into the alternative enforcement program, HPD will, in addition to notifying the owner or managing agent that the building has been chosen for alternative enforcement, also notify the occupants of the building and the city council member in whose district the building is located.

Hopefully, the Mayor will sign this Bill into law. The Chairman thanks Jamin Sewell of Councilman Koppell's office for providing the Committee with a copy of this Bill.

Lastly, the Committee discussed the ongoing problems with self certification of plans filed with the Buildings Department by architects and engineers, and the issue of false or least incorrect certifications of compliance with law, by licensed architects and engineers. Indeed, this has been the subject of a New York Daily News special investigation which was published in the May 28, 2007 edition of the Daily News under the headline "So many ways to beat the system".

The Committee will continue to monitor the status of pending housing legislation and Buildings Department issues such as described above.

The meeting adjourned at 9:05 PM.

Respectfully submitted,

Jerald Kreppel  
Chairman  
Housing Committee

JK:db