NEW YORK STATE SENATE

THE STENOGRAPHIC RECORD

ALBANY, NEW YORK

June 14, 2019

11:29 a.m.

REGULAR SESSION

SENIOR BRIAN A. BENJAMIN, Acting President
ALEJANDRA N. PAULINO, ESQ., Secretary
PROCEDINGS

ACTING PRESIDENT BENJAMIN: The Senate will come to order.

I ask everyone present to please rise and recite the Pledge of Allegiance.

(Whereupon, the assemblage recited the Pledge of Allegiance to the Flag.)

ACTING PRESIDENT BENJAMIN: We have today Father John Canorro, pastor of Christ the Good Shepherd Parish, to deliver the invocation.

Father?

PASTOR CANORRO: Let us pray.

God, giver of all gifts and source of life, we ask You to pour out Your wisdom and grace on these New York State Senators today and every day.

As our nation honors our Flag today, may these men and women be ever mindful of the symbol of our country. As they see the white of the Flag, may they be reminded that they are called to serve with purity of heart, and reflect that purity in the laws that they pass.

As they see the red, may it remind them of the sacrifices of so many to give us the freedoms that we cherish, and they protect those
freedoms in the decisions they make.

As they look at the field of blue
and the 50 stars, may they do all they can to
make the State of New York a star that shines
bright for life, liberty and the pursuit of
happiness, and to safeguard it.

And we ask all of this through
Christ our Lord. Amen.

ACTING PRESIDENT BENJAMIN: Father

Canorro is from Oswego, New York.

Reading of the Journal.

THE SECRETARY: In Senate,
Thursday, June 13, 2019, the Senate met pursuant
to adjournment. The Journal of Wednesday,
June 12, 2019, was read and approved. On motion,
Senate adjourned.

ACTING PRESIDENT BENJAMIN: Without

objection, the Journal stands approved as read.

Presentation of petitions.

Messages from the Assembly.

The Secretary will read.

THE SECRETARY: On page 5,
Senator Hoylman moves to discharge, from the
Committee on Children and Families --

ACTING PRESIDENT BENJAMIN: Order
in the chamber, please.

THE SECRETARY: -- Assembly Bill Number 3619A and substitute it for the identical Senate Bill 1481A, Third Reading Calendar 134.

ACTING PRESIDENT BENJAMIN: The substitution is so ordered.

THE SECRETARY: On page 16, Senator Mayer moves to discharge, from the Committee on Investigations and Government Operations, Assembly Bill Number 6542 and substitute it for the identical Senate Bill Number 5081, Third Reading Calendar 503.

ACTING PRESIDENT BENJAMIN: The substitution is so ordered.

THE SECRETARY: On page 16, Senator Skoufis moves to discharge, from the Committee on Rules, Assembly Bill Number 7418 and substitute it for the identical Senate Bill 5191, Third Reading Calendar 506.

ACTING PRESIDENT BENJAMIN: The substitution is so ordered.

THE SECRETARY: On page 22, Senator Sepúlveda moves to discharge from the Committee on Crime Victims, Crime and Correction, Assembly Bill Number 4336 and substitute it for
the identical Senate Bill 2692, Third Reading Calendar 630.

ACTING PRESIDENT BENJAMIN: The substitution is so ordered.

THE SECRETARY: On page 25, Senator Stewart-Cousins moves to discharge, from the Committee on Investigations and Government Operations, Assembly Bill Number 2218A and substitute it for the identical Senate Bill 3404, Third Reading Calendar 722.

ACTING PRESIDENT BENJAMIN: The substitution is so ordered.

THE SECRETARY: On page 28, Senator Comrie moves to discharge, from the Committee on Local Government, Assembly Bill Number 2947 and substitute it for the identical Senate Bill 2769, Third Reading Calendar 787.

ACTING PRESIDENT BENJAMIN: The substitution is so ordered.

THE SECRETARY: On page 30, Senator Addabbo moves to discharge, from the Committee on Rules, Assembly Bill Number 5767A and substitute it for the identical Senate Bill 4165A, Third Reading Calendar 819.

ACTING PRESIDENT BENJAMIN: The
substitution is so ordered.

THE SECRETARY: On page 31, Senator Metzger moves to discharge, from the Committee on Rules, Assembly Bill Number 6751 and substitute it for the identical Senate Bill 5438, Third Reading Calendar 849.

ACTING PRESIDENT BENJAMIN: The substitution is so ordered.

THE SECRETARY: On page 36, Senator Kaplan moves to discharge, from the Committee on Commerce, Economic Development and Small Business, Assembly Bill Number 1971 and substitute it for the identical Senate Bill 5427, Third Reading Calendar 957.

ACTING PRESIDENT BENJAMIN: The substitution is so ordered.

THE SECRETARY: On page 40, Senator Harckham moves to discharge, from the Committee on Judiciary, Assembly Bill Number 4766B and substitute it for the identical Senate Bill 5491, Third Reading Calendar 1067.

ACTING PRESIDENT BENJAMIN: The substitution is so ordered.

THE SECRETARY: Senator Stewart-Cousins moves to discharge, from the
Committee on Finance, Assembly Bill Number 6694
and substitute it for the identical Senate Bill
4466, Third Reading Calendar 1214.

ACTING PRESIDENT BENJAMIN: The
substitution is so ordered.

Messages from the Governor.
Reports of standing committees.
Reports of select committees.
Communications and reports from
state officers.

Motions and resolutions.

Senator Gianaris.

SENATOR GIANARIS: On behalf of
Senator Comrie, on page 28 I offer the following
amendments to Calendar Number 783, Senate Print
5591, and ask that said bill retain its place on
Third Reading Calendar.

ACTING PRESIDENT BENJAMIN: The
amendments are received, and the bill shall
retain its place on the Third Reading Calendar.

SENATOR GIANARIS: I wish to call
up the following bills, which were recalled from
the Assembly and are now at the desk:

Senate Print 5473, by Senator
Martinez;
5522, by Senator Skoufis;
5815B, by Senator Kaplan.

ACTING PRESIDENT BENJAMIN: The Secretary will read.

THE SECRETARY: Calendar Number 1195, Senate Print 5522, by Senator Skoufis, an act to direct the Department of Education to study the frequency of residents who are being assessed library taxes.

Calendar Number 1349, Senate Print 5815B, by Senator Kaplan, an act to amend the Executive Law.

Calendar Number 942, Senate Print 5473, by Senator Martinez, an act to amend the Town Law.

SENATOR GIANARIS: I move to reconsider the vote by which these bills were passed.

ACTING PRESIDENT BENJAMIN: The Secretary will call the roll on reconsideration.

(The Secretary called the roll.)

THE SECRETARY: Ayes, 55.

ACTING PRESIDENT BENJAMIN: The bills are restored to their place on the Third Reading Calendar.
SENATOR GIANARIS: I offer the following amendments.

ACTING PRESIDENT BENJAMIN: The amendments are received.

SENATOR GIANARIS: On behalf of Senator Comrie, I move to amend Senate 5932B by striking out the amendments made on June 13, 2019, and restoring it to its previous print number, 5932A.

ACTING PRESIDENT BENJAMIN: It is so ordered.

SENATOR GIANARIS: I move to adopt the Resolution Calendar.

ACTING PRESIDENT BENJAMIN: All in favor of adopting the Resolution Calendar please signify by saying aye.

(Response of "Aye.")

ACTING PRESIDENT BENJAMIN: Opposed, nay.

(No response.)

ACTING PRESIDENT BENJAMIN: The Resolution Calendar is adopted.

Senator Gianaris.

SENATOR GIANARIS: At this time, Mr. President, once again we're going to be
simultaneously calling a Rules Committee meeting immediately in Room 332 and taking up the resolutions.

ACTING PRESIDENT BENJAMIN: There will be an immediate meeting of the Rules Committee in Room 332.

Senator Gianaris.

SENATOR GIANARIS: Thank you.

Please take up previously adopted Resolution 795, by Senator Serino, read its title only, and recognize Senator Serino.

ACTING PRESIDENT BENJAMIN: The Secretary will read.

THE SECRETARY: Senate Resolution 795, by Senator Serino, memorializing Governor Andrew M. Cuomo to proclaim June 15, 2019, as Elder Abuse Awareness Day in the State of New York.

ACTING PRESIDENT BENJAMIN: Order in the chamber, please. Order in the chamber, please.

Senator Serino on the resolution.

SENATOR SERINO: Thank you, Mr. President.

Tomorrow, June 15th, people from...
around the world will come together to observe World Elder Abuse Awareness Day, in an effort to shed light on the epidemic that has flown under the radar for far too long.

This morning in my district, at our community college, we had hundreds and hundreds of people come together, and organizations, that are all working on combating elder abuse. Each and every single person has the passion to work and do the things that all of us here need to do as well.

Elder abuse is one of the most underreported crimes out there. And when you think about our seniors, all of us here are to be their voice. So it was such an honor and a privilege to speak there this morning and know how much hard work they're doing for our communities, for our parents and our grandparents. We want to see more events like this in communities throughout New York State.

While the statistics vary, we know that for every known case of elder abuse, reports estimate that at least 20 cases actually go unreported. Financial abuse costs our seniors over a billion dollars each year. And I can tell...
you this morning I had people that were coming up and talking to me, whether they were accountants, from a variety of organizations, that said they want to get together with me because it is such a problem.

Our seniors were born and raised in a generation defined by industrious independence, a generation where self-sufficiency was valued above all else. And I think each and every one of us in this room know that too. You don't see seniors asking for help. You know, they try to take care of things on their own. So can you imagine someone that's a victim of elder abuse? It's very hard and very challenging for them to come forward.

And these statistics make it painfully clear that we can and we must do better to more effectively identify and combat abuse. Older New Yorkers play an invaluable role in the fabric of our society, and we have a responsibility to make sure that they can live out their lives and enjoy the communities that they have built, free from harm and safe from abuse.

With World Elder Abuse Awareness Day
just around the corner, I hope everyone here
today will take the opportunity to bring this
important message back to their communities.

Thank you, Mr. President.

ACTING PRESIDENT BENJAMIN:  The
resolution was previously adopted on March 26th.

Senator Biaggi.

SENATOR BIAGGI:  At the request of
the sponsor of today's resolution, it is open for
cosponsorship.

ACTING PRESIDENT BENJAMIN:  The
resolution is open for cosponsorship. Should you
choose not to be a cosponsor of the resolution,
please notify the desk.

Senator Biaggi.

SENATOR BIAGGI:  Yes. The Senate
will stand at ease, Mr. President.

ACTING PRESIDENT BENJAMIN:  The
Senate will stand at ease.

(Whereupon, the Senate stood at ease
at 11:39 a.m.)

(Whereupon, the Senate reconvened at
11:52 a.m.)

ACTING PRESIDENT BENJAMIN:  The
Senate will return to order.
Senator Gianaris.

SENATOR GIANARIS: Can we return to reports of standing committees.

I believe there's a report of the Rules Committee at the desk.

ACTING PRESIDENT BENJAMIN: There is a report of the Rules Committee at the desk.

The Secretary will read.

THE SECRETARY: Senator Stewart-Cousins, from the Committee on Rules, reports the following bills:

Senate Print 1239A, by Senator Serino, an act to legalize, validate, ratify and confirm the actions of the Spackenkill Union Free School District;

Senate Print 1810, by Senator Rivera, an act to amend the Public Health Law and the Insurance Law;

Senate Print 2176, by Senator Bailey, an act to amend the New York State Urban Development Corporation Act and the Economic Development Law;

Senate Print 2371B, by Senator Kaminsky, an act to amend the Penal Law;

Senate Print 3158, by Senator Ramos,
an act to amend the Public Health Law and the
Insurance Law;

   Senate Print 3200A, by
Senator Parker, an act to amend the
Mental Hygiene Law;

   Senate Print 3221, by
Senator Sanders, an act to amend the
Real Property Law;

   Senate Print 3766, by
Senator Parker, an act to amend the
Mental Hygiene Law;

   Senate Print 4417, by
Senator Helming, an act in relation to
authorizing the Town of Webster, County of
Monroe, to alienate and convey certain parcels of
land used as parklands;

   Senate Print 4454, by
Senator Brooks, an act to amend the
Insurance Law;

   Senate Print 4915A, by
Senator Akshar, an act to amend the Highway Law;

   Senate Print 5006A, by
Senator Parker, an act to amend the
Executive Law;

   Senate Print 5047, by
Senator Krueger, an act to --

ACTING PRESIDENT BENJAMIN: Excuse me. Order in the chamber, please. People are having a hard time hearing. Please.

Thank you.

THE SECRETARY: Senate Print 5047, by Senator Krueger, an act to amend the New York Civil Court Act and the Real Property Actions and Proceedings Law;

Senate Print 5402, by Senator Persaud, an act to amend the Social Services Law;

Senate Print 5466, by Senator LaValle, an act to amend Chapter 399 of the Laws of 2017;

Senate Print 5514A, by Senator Montgomery, an act to amend the Civil Practice Law and Rules;

Senate Print 5545, by Senator Addabbo, an act to amend the Tax Law and the Labor Law;

Senate Print 5582, by Senator Breslin, an act to amend the Tax Law;

Senate Print 5595A, by Senator Liu, an act to amend the Tax Law;
Senate Print 5625A, by Senator May,
an act to amend the State Finance Law;

Senate Print 5640B, by
Senator Skoufis, an act to amend the Town Law;

Senate Print 5644B, by
Senator Skoufis, an act to amend the Town Law;

Senate Print 5659, by
Senator Gounardes, an act to amend the
Administrative Code of the City of New York;

Senate Print 5673, by
Senator Gaughran, an act to amend the
Public Service Law;

Senate Print 5716, by
Senator Metzger, an act to amend the
Urban Development Corporation Act;

Senate Print 5741, by
Senator Skoufis, an act to amend the
Social Services Law;

Senate Print 5812, by
Senator Kaplan, an act to amend the
State Administrative Procedure Act;

Senate Print 5820, by
Senator Metzger, an act to direct the New York State Energy Research and Development Authority
to study and make recommendations regarding the
state's electric vehicle inventory;
    Senate Print 5849, by Senator May,
an act to amend the Environmental Conservation
Law;
    Senate Print 5864A, by
Senator Jackson, an act to amend the Tax Law;
    Senate Print 5871, by
Senator Martinez, an act to amend the
Environmental Conservation Law;
    Senate Print 6031, by Senator Mayer,
an act to amend the Social Services Law and the
Public Health Law;
    Senate Print 6358, by Senator Lanza,
an act to amend Chapter 759 of the Laws of 1973;
and
    Senate Print 6458, by
Senator Stewart-Cousins, an act to amend

All bills reported direct to third
reading.

SENATOR GIANARIS: Move to accept
the report of the Rules Committee.

ACTING PRESIDENT BENJAMIN: All in
favor of accepting the report of the
Rules Committee signify by saying aye.
(Response of "Aye.")

ACTING PRESIDENT BENJAMIN:

Opposed, nay.

(No response.)

ACTING PRESIDENT BENJAMIN: The Rules Committee report is accepted.

SENATOR GIANARIS: Mr. President, can we now take up the supplemental calendar, but begin with Calendar Number 1407, by Leader Stewart-Cousins.

ACTING PRESIDENT BENJAMIN: The Secretary will read.

THE SECRETARY: Calendar Number 1407, Senate Print 6458, by Senator Stewart-Cousins, an act to amend Chapter 576 of the Laws of 1974.

SENATOR GRIFFO: Lay it aside.

ACTING PRESIDENT BENJAMIN: Lay it aside.

SENATOR GIANARIS: Mr. President, can we proceed with the controversial reading off of the supplemental calendar.

ACTING PRESIDENT BENJAMIN: The Secretary will ring the bell.

The Secretary will read.
THE SECRETARY: Calendar Number 1407, Senate Print 6458, by Senator Stewart-Cousins, an act to amend Chapter 576 of the Laws of 1974.

ACTING PRESIDENT BENJAMIN: Senator Amedore.

SENATOR AMEDORE: Thank you, Mr. President. Will the sponsor yield for some questions, please?

SENATOR GIANARIS: Mr. President, Senator Kavanagh will be addressing questions on this bill.

ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR AMEDORE: Thank you, Senator Kavanagh.

Through you, Mr. President. I have a few questions here, so hopefully we can get all through and the answers are not pontificated as long as some other answers have been in the past. So we'll start with the first question here.
Are there currently any qualifications for individuals to lease a rent-stabilized unit?

SENATOR KAVANAGH: Mr. President, you know, I appreciate the gentleman from the other side of the aisle's advice on the length of answers. And that is indeed a complicated question, so I'm going to give a bit of a complicated answer for the various aspects of the bill.

So, you know, throughout this session -- indeed, for many years -- New Yorkers have made one thing clear, and that is our state needs stronger laws to empower and protect tenants and halt the displacement that's ravaged many of our communities.

The Housing Committee held five hearings that were attended by many members of this house, including members from both sides of the aisle, and during those hearings, we heard testimony from dozens and dozens of New Yorkers across this state indicating that these laws are not working for them today.

After 13 years of advocating in the Assembly and the Senate for housing justice and

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decency, I'm proud to say that the Housing Stability and Tenant Protection Act represents an enormous progress towards fundamental fairness for every New Yorker who rents their home.

Before I get into the key points of the bill, I just want to thank our legislative leaders in both houses, Andrea Stewart-Cousins and Carl Heastie, all of my colleagues in this chamber and the Assembly who worked hard to get to this moment, and especially Senator Zellnor Myrie, whose work was truly essential. And of course the many tenants who courageously told their stories on behalf of millions of their fellow tenants.

So this bill makes many dramatic changes in the law that address the Senator's question. First, the bill makes sweeping reforms to the system of affordability and tenant protection in the rent stabilization and rent control laws. We're putting an end to the notion that these laws expire.

As you know, Mr. President, our state laws authorizing localities to adopt rent regulation have previously expired every four years or so, and they are currently scheduled to
expire tomorrow. This bill will make them
permanent in the same manner as most other laws,
so they will not sunset at any time in the future
without an act of the Legislature to repeal them.

We are authorizing any city, town
and village in the state to determine whether
they have a low vacancy rate that constitutes a
housing emergency under the terms of rent
stabilization and to adopt the program for their
locality if they believe it to be beneficial in
addressing that emergency.

Currently that option is only
available in New York City and localities in
Westchester, Nassau and Rockland counties. Now
it will be available statewide.

We’re repealing many loopholes that
have undermined the basic purposes of rent
stabilization. We’re repealing the regulation
provisions and the so-called vacancy bonus -- an
increase in the legal rate of 20 percent or more
at each vacancy -- which some of us think is more
aptly named an eviction bonus. These provisions
have caused rampant speculation centered around
the financial benefits to landlords of displacing
their tenants and rapidly increasing rents.
We're also limiting the circumstances in which landlords can remove tenants from rent-stabilized apartments to house themselves or their families. We're protecting tenants whose current rent is below the legal rent, commonly known as preferential rent, from excessive increases for the duration of their tenancy.

We're also protecting 22,000 or so tenants in the rent control program by limiting rent increases to the reasonable level set by their local rent guidelines board. We are ensuring that when landlords charge rents that are higher than the laws allow, tenants have an opportunity to prove they've been overcharged and receive refunds, and damages when the overcharge was a willful act of the landlord.

We're reforming the rules that allow landlords to raise rents when they spend money on major capital improvements to their buildings or improvements to individual apartments, ensuring that landlords get reasonable compensation for this work while ending the huge windfalls and excessive rent increases they can get under current laws. And we're making these increases
temporary and not permanent.

We're also very significantly reforming the laws that protect tenants in buildings in New York City with rent-regulated apartments when the owner seeks to convert a co-op or a condominium. In essence, we're saying that these conversions can only occur when a majority of the tenants want to participate by buying their apartment. And we're extending protections to tenants who choose not to buy and to tenants who move in later.

So those, Mr. President, are the major changes to the rent-stabilization and rent-control laws that protect about 2.5 million New Yorkers and may protect many more in the years to come. We're also in this bill, of course, dealing with other laws that have statewide effect, and to manufactured homes. But since those aren't relevant to the gentleman's question, I'll proceed to the particulars.

The laws, the rent-stabilization laws, are in place to protect the affordability of a particular group of apartments. They do not apply to any building built after 1974 unless the landlord has voluntarily chosen to adopt rent
regulation in exchange for some public benefit. They don't apply to buildings with fewer than six units. But there are no qualifications under the law that we're passing today that apply directly to the tenants.

SENATOR AMEDORE: Through you, Mr. President, will the sponsor continue to yield?

ACTING PRESIDENT BENJAMIN: Will the sponsor yield?

SENATOR KAVANAGH: Happily, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR AMEDORE: I think as my first question I should have asked for an explanation of the bill. But thank you for that detailed explanation.

But my question was are there currently -- because I didn't hear the answer -- are there currently any qualifications for an individual, someone who is leasing a rent-stabilized unit, in the current laws that are about to expire tomorrow?

SENATOR KAVANAGH: The
qualifications for tenants to lease are the qualifications that landlords choose to impose when they seek to rent an apartment. They can do the usual process of checking the background of their tenants. They can do credit checks.

Once they lease an apartment and once a tenant is in place, these laws are intended to protect their tenancy as long as they're able to pay their rent and as long as they're able to pay the reasonable increases that are available to them under the rent-stabilization and rent-control laws.

SENATOR AMEDORE: Through you, Mr. President, will the sponsor continue to yield?

ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR AMEDORE: Thank you, Senator Kavanagh.

Those qualifications were probably to be -- some of them would be to disqualify.
But I'm just trying to get an answer, because I know the bill is fairly lengthy, and the issue is very important because it affects millions of New Yorkers.

I believe that there are current qualifications, threshold qualifications, or a means set for those who will qualify for a stabilization unit, is that correct?

SENATOR KAVANAGH: No. Through you, Mr. President, that's not quite correct. I think perhaps the gentleman is referring to the deregulation provisions that are applied to what is sometimes called high-income deregulation. But there are no qualifications that are mandated for anybody to rent one of these apartments.

SENATOR AMEDORE: Through you, Mr. President, if the sponsor will continue to yield.

ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR AMEDORE: So then if a
person or a household has an annual income of a
million dollars annually, would that household
then be eligible to rent a stabilized unit?

SENATOR KAVANAGH: Through you,
Mr. President. If a landlord chooses to rent a
rent-stabilized apartment to a household with a
million-dollar income, and if a household with a
million-dollar income that presumably could rent
many different kinds of apartments chooses to
rent a rent-regulated apartment, then that
transaction would be valid under this law.

SENATOR AMEDORE: Through you,
Mr. President, if the sponsor will continue to
yield.

ACTING PRESIDENT BENJAMIN: Does
the sponsor yield?

SENATOR KAVANAGH: Yes,
Mr. President.

ACTING PRESIDENT BENJAMIN: The
sponsor yields.

SENATOR AMEDORE: Do you know how
many units have left stabilization due to the
high-rent, high-income deregulation program?

SENATOR KAVANAGH: About 6500
units, is my understanding, is the number that
have been deregulated through what is sometimes called the high-income vacancy deregulation. An additional over 200,000 units have left the system through what's sometimes called high-rent vacancy deregulation.

SENATOR AMEDORE: Through you, Mr. President, if the sponsor will continue to yield.

ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR AMEDORE: Thank you, Senator Kavanagh.

Does this bill prevent those households who can afford to pay market rate from renting stabilized apartments --

SENATOR KAVANAGH: (Inaudible.)

SENATOR AMEDORE: -- in turn -- in turn allowing those more likely who need help in housing allowance or housing itself to rent a stabilized unit?

SENATOR KAVANAGH: Mr. President, I
don't think I understood the conjunction there.

But the --

SENATOR AMEDORE: I could clarify it for you.

SENATOR KAVANAGH: Yes.

ACTING PRESIDENT BENJAMIN: Go ahead, clarify. Please clarify.

SENATOR AMEDORE: Through you, Mr. President. So those who are -- who have the means to afford market rate but yet live in a stabilized unit take away -- because programs like this should help those who need a little assistance or help within the housing allowance versus to the ratio to their annual income.

So someone who has a household income of maybe $60,000 living in New York City -- real small, housing is expensive -- I would think would qualify for a stabilized unit more than someone who has a household annual income of seven figures.

So would this bill, would this bill prevent that from happening?

SENATOR KAVANAGH: Mr. President, just a few points.

First of all, I appreciate the fact
that the gentleman thinks that a $60,000 income
is a relatively low income and that people at
that income are worthy of protection under these
kinds of laws. The current median income of
people renting a rent-stabilized apartment in
New York City is $45,753. So the great majority
of people renting these apartments currently rent
at a level that -- have incomes at a level that
is below the $60,000 threshold that the gentleman
cites.

In addition, it should be noted that
under the current system, apartments that -- when
somebody with a higher income leaves the unit, it
is not the case that the rent goes down to a more
affordable level that somebody with a lower
income could afford. And I think that folks in
this chamber, especially those on the other side
of the aisle, have defended repeatedly the
ability of landlords to raise rents, and
sometimes raise them very rapidly, on those
apartments.

The current -- the provision that we
are -- one of the provisions that we are
repealing in this bill is a bill that ends the
availability of apartments when somebody is
making $200,000 or more in two consecutive years. That is at the option of the landlord. But it
doesn't provide that apartment as an affordable
apartment for anybody. What it does is it takes
the apartment entirely out of the rent-regulated
system and it deregulates, the unit making it
available for someone with an even higher income.

We are eliminating that provision
today, along with many other provisions that we
believe causes landlords to speculate on their
ability to remove tenants to make excessive
profits, and that diminish the ability of this
program to protect affordability for the very
people the gentleman is talking about.

SENATOR AMEDORE: Through you,
Mr. President, if the sponsor would continue to
yield.

ACTING PRESIDENT BENJAMIN: Does
the sponsor yield?

SENATOR KAVANAGH: Yes,
Mr. President.

ACTING PRESIDENT BENJAMIN: The
sponsor yields.

SENATOR AMEDORE: Thank you,
Senator Kavanagh.
The latest New York City housing vacancy survey stated that housing maintenance conditions were very good. And more than half of all renter-occupied units reported no maintenance deficiency in 2017.

This bill drastically reduces the amount a landlord is able to receive in increased rent after providing major capital improvements, MCIs, or individual apartment improvements, IAIs. What effects will this have on maintenance conditions of the units?

SENATOR KAVANAGH: Through you, Mr. President. We think that maintenance conditions in these buildings will continue to be at their current level. We believe that this bill will continue to permit landlords to do the capital improvements that are necessary to keep their buildings in good shape and to comply with the many laws that require them to provide heat and decent housing conditions and habitability.

With respect to individual apartment improvements, those are often done, as the name suggests, to dramatically improve the apartment, to take it from a modest apartment that one person can afford to a much better, nicer, more
expensive apartment that a different kind of
person with a much higher income can afford.

We don't believe that's about basic
housing quality. That is often about
gentrification and displacement.

But again, we are retaining both the
individual apartment improvements and the major
capital improvement provisions at a level that we
believe gives landlords a reasonable return for
the work they choose to do in these buildings.

SENATOR AMEDORE: Through you,
Mr. President, if the sponsor will continue to
yield.

ACTING PRESIDENT BENJAMIN: Does
the sponsor yield?

SENATOR KAVANAGH: Yes,
Mr. President.

ACTING PRESIDENT BENJAMIN: The
sponsor yields.

SENATOR AMEDORE: Thank you.

So with these reforms that you want
to enact today, is there consideration for a
landlord that needs to make improvements to a
building? Are they allowed to increase rent to
make those improvements?
SENATOR KAVANAGH: Through you, Mr. President. First of all, I would just add that the kinds of things the gentleman was talking about, maintenance improvements, the cost of maintenance is included in the calculations of reasonable rent increases that occur every year through the Rent Guidelines Board. So routine maintenance that keeps the apartments and the buildings in decent shape should be covered in that manner.

In addition, as I said, this law continues the major capital improvement increase program and the individual apartment improvement increase program, and it continues those at reasonable rates to prevent the enormous increases we've often seen in those programs in recent years and yet continue to give landlords a reasonable return on the amount of money that they spent so that they're appropriately incentivized to maintain roofs and boilers and windows and all the basic systems of the building, and also to make modest improvements in the quality of apartments, particularly when they become vacant.

SENATOR AMEDORE: Through you,
Mr. President, if the sponsor will continue to yield.

ACTING PRESIDENT BENJAMIN: Does the sponsor yield? Does the sponsor yield? Sponsor, do you yield?

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR AMEDORE: Thank you.

Understanding maintenance and improvements, particularly when we're talking about buildings that were built before 1974 -- and you think about even the environmental hazards in those structures, they definitely need capital improvements. And when a capital improvement is made, landlords typically use either out-of-pocket capital, equity, or they go and seek financing to pay for those projects.

Could reducing the amount that the landlord is able to recover in higher rent hinder their ability to receive funding to make these very expensive improvements?

SENATOR KAVANAGH: Mr. President, through you. It is true that hypothetically
reducing the rate of return that a landlord gets
could impede the ability to get financing, but
not at the rates that are available under this
bill.

Under this bill, the landlord who
makes a major capital improvement gets 1/12th of
the amount they spend each year for the next
30 years. It's 1/12th or 1/12.5 for a slightly
larger building. For individual apartment
improvements, they get 1/14th or 1/15th of that
amount for the next 30 years.

Currently, the gentleman may know
that under the individual apartment improvement,
in a small building they get 30 percent of the
amount they spend each year indefinitely. We
believe that that equates to a return on that
investment of roughly 23 percent. A 23 percent
annual return on the amount they're investing.
That means that a landlord that chooses to spend
$40,000 on an apartment can get -- can raise the
rent by $1000 a month forever as a result of that
work. And again, that equates to a return of
about 23 percent.

We do not believe that an
unleveraged rate of return of 23 percent is
necessary to secure funding for their buildings
and the continued work they need to do.

SENATOR AMEDORE: Will the sponsor
continue to yield?

ACTING PRESIDENT BENJAMIN: Does
the sponsor yield?

SENATOR KAVANAGH: Yes,
Mr. President.

ACTING PRESIDENT BENJAMIN: The
sponsor yields.

SENATOR AMEDORE: This bill would
cap the amount the building owner would be able
to recover, up to $15,000 over a 15-year period,
for no more than 3 units. Do you have the
average cost of any IAI?

SENATOR KAVANAGH: Mr. President,
the gentleman -- it is a complicated bill, and
the gentleman is stating it slightly
inaccurately.

There would be -- the rule would be
that they can make up to $15,000 in improvements
on any one unit over the course of 15 years. So
they could do that in three different
improvements to that one apartment. And they
would have that ability to do that for each of
their apartments.

Under current law there is basically no limit to these improvements. So we have had landlords come tell us that making a $60,000 or a $120,000 improvement to a single apartment is an appropriate thing to do.

For the record, a $120,000 apartment improvement would raise the rent, say, from $1,000 a month to $4,000 a month. We don't believe public policy is well-served by that.

Having said that, the rules that we are enacting today in this bill balance the needs of landlords to continue to invest in their buildings, both in the major systems of the buildings and improvements to individual apartments, with the needs of tenants to continue to be able to live in their communities.

SENATOR AMEDORE: Through you, Mr. President, if the sponsor will continue to yield.

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: Does the sponsor yield? The sponsor yields.

SENATOR AMEDORE: So on average,
how many units receive IAI over a given year?

SENATOR KAVANAGH: Slightly over --
I don't have lots of historical data on this.
But we believe there are slightly over 100,000
individual apartment improvements approved each
year.

SENATOR AMEDORE: Through you,
Mr. President, will the sponsor continue to
yield?

ACTING PRESIDENT BENJAMIN: Does
the sponsor yield? Does the sponsor yield?

SENATOR KAVANAGH: Thank you,
Mr. President, yes.

ACTING PRESIDENT BENJAMIN: The
sponsor yields.

SENATOR AMEDORE: I know, Senator
Kavanagh, you went around the state, you had some
housing hearings. In most hearings we heard from
tenants that they feared retaliation if they
filed a complaint against the landlord. Does
this legislation provide any protection?

SENATOR KAVANAGH: Mr. President,
with respect to the previous answer, to clarify,
I checked with the staff of the Housing
Committee; the number of IAIs is slightly under
100,000. It's many tens of thousands, it's not quite 100,000, but it's something in that --
that's the right ballpark for those.

SENATOR AMEDORE: I thought you were going to correct it. I thought you were going to correct it.

SENATOR KAVANAGH: Okay. But it's still a similarly substantial number.

The gentleman is referring to other provisions of the building that are beyond the rent-regulation provisions. This bill creates a new set of rules for all tenants, regardless of whether they're rent-regulated or what part of the state they're in, addressing situations in which they are seeking to rent an apartment or when they are in an apartment and they're looking to continue to live in that apartment or when they're facing eviction. I could go through those provisions if the gentleman would like.

SENATOR AMEDORE: Will the sponsor continue to yield?

ACTING PRESIDENT BENJAMIN: Does the sponsor yield? Does the sponsor yield?

SENATOR KAVANAGH: Yes,

Mr. President.
ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR AMEDORE: So there is anonymity protection for tenants who file a complaint? Did you say that there was?

SENATOR KAVANAGH: There's -- there are a series of protections. These are various stronger laws that protect security of tenants statewide and not just, again, in rent-regulated units.

We're banning so-called tenant blacklists, protecting tenants from discrimination based on the fact that they've chosen to defend their rights in court. We're eliminating application fees and limiting fees for background checks and other costs landlords sometimes impose before even agreeing to rent an apartment. We're limiting security deposits to one month's rent and requiring landlords to return them promptly when the tenant is entitled to get them back. And we're requiring landlords to provide notice to tenants if they intend to increase the rent more than 5 percent or if they intend not to renew the lease.

We have a wide variety of
protections in eviction proceedings as well. We are strengthening the protections against retaliatory evictions, making it clear that the predicate act for a retaliatory eviction could be a complaint to the landlord. If you're a tenant and you complain repeatedly about the fact that your apartment has rodents or your apartment has no heat, you can go to a court and you can -- when the landlord is trying to evict you and you can assert that that is the basis for -- that is the actual reason they're evicting you. And the landlord then would have to show a different reason.

We are providing tenants with more time in those eviction proceedings -- to get a lawyer, to fix any violation of their leases, or to pay the rent they owe. And we're expanding the ability of judges to stay an eviction if it would cause extreme hardship for tenants.

SENATOR AMEDORE: Thank you. Will the sponsor continue to yield?

ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

SENATOR KAVANAGH: Yes,

Mr. President.
ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR AMEDORE: Senator Kavanagh, the ETPA allows for an emergency declaration to any class of housing accommodations within a locality. For localities outside of New York City, who will define what a class of housing would be?

SENATOR KAVANAGH: Thank you. Mr. President, through you.

The ETPA permits localities to study market conditions in their own locality and choose whether to opt into the rent stabilization system if they meet the minimum qualifications.

Under the state law, no apartment in any building with fewer than six units built after 1974 can be regulated. Whatever the locality decides, they can't regulate anything that is in a building with fewer than six units or anything that was built after 1974.

What they must do is choose a class of housing within that restriction. Most localities that have chosen to opt in simply study the vacancy rate within all buildings of six units or more built before 1974. Some have
chosen to study the housing within, say, 10 units or more built before 1974.

Once they do that, if they determine there is a vacancy rate of less than 5 percent, they may opt into this program.

SENATOR AMEDORE: Through you, Mr. President, will the sponsor continue to yield?

ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR AMEDORE: How would a rent guideline board decide the rent of a newly stabilized apartment?

SENATOR KAVANAGH: Through you, Mr. President. There is -- basically there is a review -- again, a review of the housing conditions to determine there is in fact a housing emergency.

A rent guidelines board is created. The rent guidelines board is generally about setting increases going forward. So the rent
guidelines board each year -- and this already happens, again, in localities across Westchester, Nassau and Rockland counties and in the City of New York -- each year studies market conditions, studies the costs of maintaining buildings, studies other factors that are enumerated in this law, and sets a rent-increase level that they believe is appropriately balancing the affordability needs of the tenants and the needs of landlords to pay their expenses.

SENATOR AMEDORE: Through you, Mr. President, will the sponsor continue to yield?

ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR AMEDORE: So would a property owner have any say or appeal during the process of the building becoming stabilized?

SENATOR KAVANAGH: Through you, Mr. President. Again, it is the governing body of the locality who makes this choice.
Presumably property owners and other residents of that jurisdiction have an opportunity to weigh in on the decision of their local governing body on whether rent stabilization is a sensible program for them.

But there is no individual ability for landlords to opt in or out of the program once it's created.

SENATOR AMEDORE: Through you, Mr. President, will the sponsor yield?

ACTING PRESIDENT BENJAMIN: Will the sponsor yield?

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR AMEDORE: So if a locality decides that they want to enact the ETPA and they select a neighborhood, that neighborhood has private property that's owned by an individual or a family or a corporation or a not-for-profit, that entity has no say whether those units are in or out of the program?

SENATOR KAVANAGH: Through you, Mr. President. First of all, just to clarify one
thing the gentleman said, localities don't have
the option of choosing to regulate one
neighborhood but not another neighborhood. They
can either choose to adopt rent regulation
throughout their jurisdiction or not to do so.

    They can choose the types of
buildings that are regulated, but basically that
has been limited to the size of the building.

    With respect to the particular
examples the gentleman gave, there is a general
exemption for buildings that are used for
nonprofit -- exclusively for nonprofit purposes.
Those are generally not rent-regulated. There's
an exception that's actually being adopted in
this bill for situations where nonprofits are
going out and renting units to house homeless or
formerly homeless people or other people who need
that kind of housing. In that case, when they're
renting from private owners, those will continue
to be rent-regulated under this system.

    But whether it's a corporation or a
private owner of the building has no bearing on
whether it's rent-regulated. It's simply a
question of whether the building was built before
1974 and whether it meets the standard that the
locality has chosen to adopt in terms of the size
of the building and any other qualifications.

SENATOR AMEDORE: Through you, Mr. President, if the sponsor would continue to
yield.

ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR AMEDORE: So if determined that the locality no longer has an emergency
housing crisis because they fixed it, they fixed their vacancy crisis, how does a locality go
about leaving the stabilization system? And do the units go back on market rate?

SENATOR KAVANAGH: Through you, Mr. President. First of all, the locality may,
at its option, opt out of rent stabilization at any time, even if they have not solved their
emergency housing crisis. A simple review of the conditions and a decision that rent stabilization
is no longer serving the needs of the locality is sufficient to opt out. They simply need to enact
a law or a resolution or whatever their local
governing body does to speak for the locality,
and they opt out of the program.

In addition, the current law
requires that the program be eliminated if the
vacancy rate in the relevant housing stock
exceeds 5 percent.

SENIOR AMEDORE: Through you,
Mr. President, will the sponsor continue to
yield?

ACTING PRESIDENT BENJAMIN: Does
the sponsor yield?

SENIOR KAVANAGH: Yes,
Mr. President.

ACTING PRESIDENT BENJAMIN: The
sponsor yields.

SENIOR AMEDORE: How many
localities which would now be covered under this
bill -- because we're talking about a statewide
approach here, not just limiting it to New York
City -- is believed to have vacancy rates under
5 percent in buildings with at least 6 units or
more?

SENIOR KAVANAGH: Through you,
Mr. President, it's a difficult question to
answer.

The way this has typically worked is localities that believe they have a tight housing market and believe that a low vacancy rate is making it difficult for landlords and tenants to make free decisions that -- where they have equal bargaining power, must engage in a study to determine whether the vacancy rate in their particular housing stock that would be regulated is below 5 percent.

There is census data at the sort of locality level and the county level as to overall vacancy rates. But that kind of granular data about whether your building is built before 1974 and with six or more units is not readily available.

So for example, we're standing now in the City of Albany, which by some measures has a vacancy rate of below 5 percent. But I don't think anybody knows at this moment whether this city has a vacancy rate below 5 percent in buildings built before 1974 with six or more units. So if the City of Albany were to choose to go down this path, the first thing they would do is have to do a more detailed study of their
vacancy rate.

SENATOR AMEDORE: Through you, Mr. President, if the sponsor will continue to yield.

ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR AMEDORE: To give you your answer, according to -- as of 2017, the vacancy rate in the City of Albany was 5.10 percent. That's according to the census of the American Community Survey.

SENATOR KAVANAGH: (Inaudible.)

SENATOR AMEDORE: But my question -- my question to you, Senator Kavanagh, is do localities in counties not subject to rent regulation have an affordability crisis due to low vacancy rates?

SENATOR KAVANAGH: Through you, Mr. President. The testimony that we heard and many other indicators are -- lead to the conclusion that there is a very broad
affordability and housing crisis in this state that goes beyond vacancy rates.

We have eviction rates, we have housing quality standards that suggest to us that this is a much broader crisis. But this law we're talking about today defines the housing emergency as a low vacancy rate because of the simple fact if the vacancy rate is low enough, tenants don't have enough options to choose from and landlords have excessive bargaining power in their relationships with tenants.

That's the theory of this. It's been the theory of this for decades. And it is the theory that is the basis of the legislative finding that we'll be enacting today.

SENATOR AMEDORE: Through you, Mr. President, if the sponsor will continue to yield.

ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR AMEDORE: Does this bill
provide any localities any additional resources or tools for local code enforcement officials to go after either bad landlords or, including those buildings that are not subject to this program, is there any help for the localities to enforce old aging building codes? Make them --

SENATOR KAVANAGH: Mr. President, as the gentleman knows as the ranking member of the Housing Committee, the Housing Committee and the Committee on Investigations and Governmental Operations held joint hearings on this very topic, the topic of code enforcement in smaller localities throughout the state, and particularly focusing on four, including the City of Albany.

And this bill does not reflect the legislation that might be appropriate based on our findings at those hearings, but I hope the gentleman agrees that additional legislation and perhaps additional resources would be appropriate. And that is something that we expect to take up in the near future.

SENATOR AMEDORE: Through you, Mr. President, will the sponsor continue to yield?

ACTING PRESIDENT BENJAMIN: Does
the sponsor yield?

SENATOR KAVANAGH: Yes,

Mr. President.

ACTING PRESIDENT BENJAMIN: The

sponsor yields.

SENATOR AMEDORE: We know that the

ETPA requires the HCR, Division of Home and

Community Renewal, to maintain an office in the

counties that they have the program, except in

Nassau, Rockland and Richmond.

So what is the fiscal associated

with -- in this bill that will require the

opening of the HCR offices in upstate counties

that don't have this program?

SENATOR KAVANAGH: Mr. President,

it's -- through you, it's very hard to predict,
because of course we don't know which localities

will qualify to opt into this program because we
don't yet know what the results of their

legalized studies of their own housing markets

might reveal.

We of course also don't know which

localities might decide that this is an

appropriate program for their locality.

But in the event that they do,
the -- under this bill, the law would require
that HCR provide an office so that people can
interact with the state agency that is
administering this program. And of course in
Albany County I think it's fair to say that HCR
already has an office, but they might have to
look to open other offices in other counties if
localities choose to opt in. And of course the
fiscal costs of that would be up to the Executive
to propose in the Executive Budget.

SENATOR AMEDORE: Through you,
Mr. President, will the sponsor continue to
yield?

ACTING PRESIDENT BENJAMIN: Does
the sponsor yield?

SENATOR KAVANAGH: Yes,
Mr. President.

ACTING PRESIDENT BENJAMIN: The
sponsor yields.

SENATOR AMEDORE: This is my last
question, Senator Kavanagh.

So this bill, has it -- have you
made any determination what the state fiscal
impact would be? It sounds like you haven't
considered that. You know that there's going to
be some, and now you're going to -- you just said
that you're going to rely on the Governor to come
up with some type of appropriation.

SENATOR KAVANAGH: Mr. President,
through you. A few points. First of all, we
considered this greatly. And we have had
hearings and we've heard from the commissioner of
HCR, who formally testified at one of our
hearings about this. And we also, of course,
have long experience with working on and passing
a State Budget that reflects these costs.

Just a few points to note. First of
all, under current law, the locality that opts
into this program must reimburse HCR for the cost
of administering the Rent Guidelines Board, which
is the main cost to HCR. HCR provides the staff
support for localities, and the localities --
who, again, have chosen voluntarily to opt into
this program -- reimburse HCR for the cost of
administering this program.

Secondly, this bill increases the
fee -- there is currently a fee of $10 per
apartment for a rent-regulated apartment. This
bill increases that fee to $20 for all the
apartments. Given that there are over a million
apartments already in the system, that is likely to generate about $10 million, and the bill specifies that that money ought to be available to administer this program for the costs of the Office of Rent Administration and the Tenant Protection Unit.

So we do not believe that there is a meaningful state fiscal impact to this bill.

SENATOR AMEDORE: I found one more question. So Mr. President --

ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

SENATOR KAVANAGH: Mr. President, even though the gentleman promised that was his last question --

SENATOR AMEDORE: It's an easy question for you.

SENATOR KAVANAGH: -- I'd be happy to take as many questions from him as he'd like to offer.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR AMEDORE: And if you could just give it a yes or no, that would be great.

SENATOR KAVANAGH: Was that a
question, Mr. President?

SENATOR AMEDORE: Does this bill loosen any zoning restrictions that would lead to increased development of affordable housing?

SENATOR KAVANAGH: I actually -- it's difficult to hear. I missed the question, Mr. President.

SENATOR AMEDORE: Does this bill loosen zoning restrictions that would lead to increased development of affordable housing?

SENATOR KAVANAGH: Mr. President, as I'm sure the gentleman knows, zoning restrictions are a very important matter of local concern and local control.

This bill does not presume to reach into the zoning resolutions of various localities, so it does not have that effect. If localities believe that changing the zoning might increase availability of housing and affordable housing, they can do so, as New York City has done for many years now.

SENATOR AMEDORE: Thank you, Senator Kavanagh.

SENATOR KAVANAGH: Thank you.

ACTING PRESIDENT BENJAMIN: Senator
Krueger. Are you on the bill, or are you asking questions?

    SENATOR KRUEGER: I'm on the bill.

    ACTING PRESIDENT BENJAMIN: Senator Krueger on the bill.

    SENATOR KRUEGER: Thank you. Thank you, Mr. President.

    First off, I want to say how proud I am of my leader, the sponsor of this bill, Andrea Stewart-Cousins; my colleagues who have worked so hard on this bill, Brian Kavanagh, Zellnor Myrie; the amazing staff work that went into this through endless statewide hearings and discussions and meetings.

    And I will say honestly, I came here in 2003 -- I was basically drafted against my will to run. I was doing eviction prevention and antipoverty work. But I recognized that we needed to change the housing and tenant protection laws in this state as well as other crucial programs for lower-income New Yorkers, or I would live to see a skyrocketing crisis of homelessness, of people having to decide between feeding their children or paying their rent, of people in panic and desperation over recurring...
evictions.

I thought perhaps, when I came here in 2002, we could accomplish those goals more quickly than we have. Instead, it took us this many years to get to this day. And during that time period, guess what, Mr. President? I was absolutely right. All the things that I feared did occur. The homelessness rate in New York City is beyond anyone's comprehension of what it could have looked like when I got here in 2002. The desperation we heard from people throughout the State of New York in our hearings, as far north as you can go and throughout the city and Long Island -- that the crisis is there, everywhere.

We've waited too long. So much damage has happened. We won't be able to undo the damage with this law, but at least we can put a floor on trying to stop more harm coming to more New Yorkers. This is one of the most important pieces of legislation that will pass in this house in a very, very long time. I don't think it will be the last very important bill, but it is perhaps the most important one I have been here for.
And so I am very proudly voting yes. I will back up any argument that is made against any section of this bill, because each and every piece has been thoroughly vetted and discussed and analyzed. And what we are doing -- perhaps not perfect, but in the best interests of, yes, all 20 million New Yorkers.

It's not just the million who live under rent regulation now, or the more than a million in 900-and-something thousand units. It's not just the other people who may be impacted by some of the tenant protections that go beyond just rent regulation. It actually is good for the entire universe of people in housing in the State of New York. Because if you are avoiding throwing people out of their homes, avoiding such an overheated real estate market, you are actually holding the line for everybody a step above or a step above that.

And so there's a domino impact when there's bad housing policy, and we saw that for 40 years. And I also believe we will see a domino impact for good housing policy and better protections for now and into the future.

So again, Mr. President, really,
thank you to all of my colleagues and the staff for their work. And I said to several people today I just can't stop smiling today, Mr. President, I'm so very happy that we have come to this point. I vote yes.

ACTING PRESIDENT BENJAMIN: Senator Myrie on the bill.

SENATOR MYRIE: Thank you, Mr. President.

I want to start by thanking the leader, Senator Andrea Stewart-Cousins, and the Speaker of the Assembly, Carl Heastie, for making this act a priority in both of our houses. We were dared to legislate, and we did.

I want to thank Senator Kavanagh, our chair of our Housing Committee, who worked tirelessly and excellently to help put together the best housing package that we could have gotten. Every tenant in the State of New York should thank Senator Kavanagh for his work on this. And I really wanted to put that on the record, because most people don't see that work, but I want to make sure that people know it.

I want to thank our staff, who worked side by side with us to help get the best
bill that we could. We could not have done this
without you, and I want to publicly recognize you
for that.

And I want to thank our tenants,
because without you, this would not be possible.
Our names are on the bill and we are the
cosponsors, but all your names should be on the
bill. You are the ones that brought us to this
point today. Tenants from Buffalo to Brooklyn,
tenants who are on the edge of eviction, our
tenants and neighbors in manufactured homes --
you brought us to this point today.

Now, this is a long bill and it's a
complicated bill and it's packed with policy.
And over the coming days and the coming weeks and
the coming months, we will take time to unpack
all of that.

But I want to step back for a
second, because the Housing Stability and Tenant
Protection Act of 2019 is a once-in-a-generation
bill. It is historic by any definition of the
word. And it will impact millions of people
across the State of New York.

This act is intended to do exactly
what the title suggests: To stabilize a
speculative housing market and to protect the
people most affected by that speculation, our
tenants.

"Profits over people" isn't just a
catch phrase, it is a reality in the State of
New York. I have lived it. My mom came to this
country 40 years ago, moved into a rent-
stabilized apartment. It is where I grew up. It
is where I live today. The district that I
represent, we have some of the most
rent-stabilized units in the entire State of
New York. So this is a personal issue for me.

We held hearings all across the
state, including in my district, and we heard
horror story after horror story after horror
story of tenants who saw the ground beneath them
shift, the communities that they made attractive
that they can no longer afford to live in. The
tools of speculation -- vacancy decontrol, MCIs,
the eviction bonus, IAIs, retaliatory
evictions -- all used to get people out of their
communities in the name of profit.

And it's not a new toolbox. It's
the same toolbox that has been used in this
country for a very long time.
Now, some people have called us crazy for wanting to protect our tenants, for wanting to adjust that toolbox. But luckily, I came with my receipts today. I want to read a couple of items, and I'd like for you to guess what year it is from.

This is an article in the New York Times. The title says "The Realty Market Breaks All Records for Speculative and Investment Buying During This Year." This happened to be 1919, 100 years ago. At its peak, when the real estate industry was benefiting from speculative methods, the City of New York decided to investigate. And let me read a part of that investigation.

It says: "In the course of the investigation instituted by this committee, it has been found that the majority of the complaints from month-to-month tenants of rent increases exists in the Borough of the Bronx, the Washington Heights section of the Borough of Manhattan, and the Brownsville section in the Borough of Brooklyn." This is an investigation from 100 years ago.

Now, many people have said, Well, if we try to tamp down that speculation, if we try
to fight for the tenants that are victims of that speculation, no one will build anymore, the economy will collapse.

By 1922, construction had climbed to record levels. And during that entire decade, New York experienced a net increase of over 100,000 apartments. That's two years after we were the first state in the nation to institute rent control. It was a response, the emergency rent laws, to this speculation. And year after year we have been fighting to renew this and protect the tenants, and the same arguments are being made.

Here's an article from 99 years ago. It says: "The Attitude of the Real Estate Board of New York Explained. Consensus of the opinion that the restrictive legislation aimed to catch profiteers will not produce housing."

It is the same argument a century later to protect profits over people.

But today, in this chamber, the tenants will win for once. This is about protecting our communities, the communities that make us who we are, the communities that make this state great. Today we take a step to
protect them.

   And it's just a first step. There are many other issues that we have to fight for to preserve affordable housing. We have to look at our tax system. We have to look at the incentives that we give to build. There's much work to be done, and I look forward to working with all of my colleagues from both sides of the aisle to help in that development.

   But I stand proudly today, shoulder to shoulder with all of my colleagues, to support a bill that will change the face of this state. I urge you to consider the millions of people that will be protected by what we are going to do today.

   Thank you very much.

   ACTING PRESIDENT BENJAMIN: Senator Boyle.

   SENATOR BOYLE: Mr. President, would the chairman yield for a couple of questions?

   ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

   SENATOR KAVANAGH: Yes, Mr. President.
ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR BOYLE: Thank you.

Senator, just asking about the makeup of these boards outside of New York City. The municipality can opt in, correct -- and this is a town and village -- but the board itself would be on a county level; is that correct? How is that going to work?

SENATOR KAVANAGH: Yes, thank you, Mr. President, it's a good question.

The boards are currently done at the county level. They are constituted by two representatives of landlords, two representatives of tenants, and five of what are called public members, who cannot be people who are part of the regulated community.

Under current law, it simply says there's a county-level board. There are nominations from the county legislature to the -- that are submitted to HCR, and HCR formally constitutes the board.

We are adding a provision in this bill that makes it clear that in the new counties we are adding, the board must be representative
of the localities themselves, as well as being done at the county level.

SENATOR BOYLE: Will the sponsor continue to yield?

ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR BOYLE: Just to expand on that a little more, out on Long Island and in upstate New York we have some small villages, for example. And you're saying that this board would perhaps have a representative of -- I mean, we have some very small villages that may opt in.

So there would be a representative from that village? Does the person have to live in that village or town to be on the board?

SENATOR KAVANAGH: Through you, Mr. President. Again, so first of all, the ETPA has been in place for a very long time in Nassau and Westchester and Rockland counties.

The provision that we've added that is about how the boards are constituted applies.
to the 54 counties that we are adding to the law today. And it simply says that HCR shall reconstitute the board such that it is representative of the localities. And HCR would -- it instructs HCR to provide rules as to how they would do that.

And again, I would note that we're adding new counties. Presumably the first locality within a new county that opts in would be the only locality at that moment. And presumably the board would be particularly reflective of that locality. But as additional localities are added, the county and HCR need to balance the membership of the board so that it's representative of all the localities in that county.

SENATOR BOYLE: Will the sponsor continue to yield?

ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR BOYLE: So I'm just
wondering how big a deal it is. I know Nassau County, they have God knows how many villages. They have a ton. I represent part of Suffolk County; we have a lot of villages too, and towns. And so how big could this board potentially be? And how are you going to have these people representative who don't live anywhere near the village or locality?

SENATOR KAVANAGH: Right. So, Mr. President, through you.

First of all, the board is a nine-person board. It would have two representatives of the landlord interests and two representatives of the tenant interest, and five public members.

The first thing that would have to happen in Suffolk County is that multiple localities would have to determine that they have the relevant housing stock. So for example, a place like Patchogue Village or Babylon Village might decide that their vacancy rate is very low in the relevant stock and make a resolution.

At the point one of those does that, HCR and the county would have to create the first Suffolk County rent guidelines board, and its
charge would be to set rent -- reasonable
increases only for that locality.

At the point where a second locality
opts in, this bill instructs HCR to ensure that
the board is representative of both of those
localities. The bill does not specify how that
will be done. That will be up to HCR, in
regulations.

Presumably if this Legislature does
not like the manner in which HCR chooses to do
that -- and again, we are expressing an intent
that this be representative of localities,
because we think it's very important that local
control be the core of this bill -- we could
certainly be more specific in how we tell HCR to
do that.

SENATOR BOYLE: Mr. President, on
the bill.

ACTING PRESIDENT BENJAMIN: Senator
Boyle on the bill.

SENATOR BOYLE: My colleagues, this
is a historic day in Albany, but I'm not sure
it's a historic day for good reasons.

We have tried this rent regulation
for decades. Getting back -- World War II, we
had an emergency, I understand, a big war going
on and soon thereafter, finding housing stock --
but that emergency goes on and on and on. 2019,
we're still living under an emergency-related set
of housing laws.

Why don't we try something
different? Go to the free market, a truly free
market. And I'm not saying it's going to go away
tomorrow or next year or five years from now.
But in the 1990s we started on a slide towards a
free market system, giving incentives to
developers to create more housing stock, more
units. That will lower the price.

A good example is where I live in
Suffolk County. We have a thing that's caught on
in the last 15 years called transit-oriented
development, TOD. Apartments above retail
located near train stations, young millennials
are coming in by the droves. Rental units. Now,
Long Island has the lowest percentage of rental
property of any metropolitan area in the entire
country. But that is changing very rapidly
because of free-market-oriented, transit-oriented
development.

Let's try it a different way.
Instead of putting government rate decreases and levels on these units, let's let the free market decide. The developers will come in, they'll create more units, and I guarantee you the prices will go down. We'll see if I was right in about five years.

Thank you, Mr. President.

ACTING PRESIDENT BENJAMIN: Senator Little.

SENATOR LITTLE: Thank you, Mr. President --

ACTING PRESIDENT BENJAMIN: Senator Little, are you on the bill or are you asking questions?

SENATOR LITTLE: I would like to ask the sponsor a few questions, if I may, and then speak on the bill.

ACTING PRESIDENT BENJAMIN: Sure.

SENATOR LITTLE: Thank you.

I am going to focus on Part 0 of the bill, because it addresses mobile home parks. And while we're talking mostly -- and actually, my initial thought on the bill was this was about metropolitan areas and rent control and all of that.
So I was kind of surprised to find this section in here about the mobile home parks. But it does affect upstate New York and Long Island, and we have some good ones, we have some not-so-good ones. There are some good things in the changes and the additions to this. But I would like to ask, first of all, if the sponsor would respond to a question as to what is the definition --

ACTING PRESIDENT BENJAMIN: Will the sponsor yield for a question?

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR LITTLE: Thank you. I'd like to know the definition of a mobile home park. Is there a threshold on number, location, or what?

SENATOR KAVANAGH: Mr. President, just paging through this long bill to Part O. This is -- as the Senator knows, this is an issue that the Housing Committee took up earlier this year, and we did advance a bill to this floor sponsored by Senator May on this
issue. And other Senators have also
introduced -- including Senator Metzger, have
introduced legislation on this issue.

The mobile home and manufactured
home parks are already regulated entities under
HCR, and they are defined as such. So this is
not -- one is not a mobile home park if one -- or
a manufactured home park if one just drops a
manufactured home on a piece of land somewhere.

The purpose of this provision is to
recognize the fact that manufactured home owners,
who often own the structure they live in but not
the land underneath the structure, are
particularly vulnerable to some potentially very
bad practices. And we have heard testimony and
we have been contacted by many people, and the
Executive has also expressed a great concern --
HCR, which regulates these -- that there is
increasing speculation, where people will buy the
land and then rapidly increase the rents or, in
fact, convert the land to a different use.

So the purpose of this bill is to
take that already regulated kind of housing and
create some tougher restrictions on rent
increases and evictions.
SENATOR LITTLE: Thank you. If the sponsor would yield to a clarification, perhaps.

ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

SENATOR KAVANAGH: Happily, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR LITTLE: My concern with the number is I have some where there are three, five, six, 10 mobile homes together on one parcel of land, and yet I'm not sure that that constitutes an official park.

And I have worked a lot on the mobile home issue in my years as the Housing chair.

SENATOR KAVANAGH: Mr. President, I was remiss in not recognizing that fact. And the Senator and I have discussed this issue at various times during this year, and her leadership on this issue has been very important over the course of many years.

This is currently regulated under Real Property Law and the Motor Vehicle Law, interestingly. What is defined as a mobile or
manufactured home is under the Motor Vehicle Law, which is a bit relic of a time when these things typically were more likely to have wheels and be more mobile than they are today.

The Real Property Law defines what a mobile or manufactured home park is. And again, these are really statewide. There are manufactured home parks in Staten Island and all the way upstate and all the way across to Western New York. And again, it might surprise people in this chamber to note that there are nearly 200,000 housing units that are in manufactured home parks.

So this is a very big issue. We are offering what we think of as a robust set of protections for these residents. And if the Senator wishes to review the laws that define what constitutes a mobile home park and maybe expand that or clarify that -- I don't believe this bill does that, but it's certainly something that we ought to take up. And I would be happy to work with the Senator on that.

SENATOR LITTLE: Thank you. And I too would be glad to work on it, because some of the requirements --
ACTING PRESIDENT BENJAMIN: Are you on the bill? Or are you asking a question?

SENATOR LITTLE: A little of both.

(Laughter.)

ACTING PRESIDENT BENJAMIN: What are you doing first?

SENATOR LITTLE: I'm preparing my question.

ACTING PRESIDENT BENJAMIN: Senator Little on the bill.

SENATOR LITTLE: Thank you.

Some of the requirements that we see in here in regard to sales, in regard to rent increases, would really be inappropriate in a small, even family gathering.

I have many, many mobile homes in my district, some on land that they own themselves, some in groups on land but not really named or defined as a mobile home park, and they would have difficult complying with all of this.

So I just would ask that -- I assume, and I'm asking, all of this, would this apply to those smaller groups? They're not even parks.

SENATOR KAVANAGH: Yeah. Through
you, Mr. President, if something qualifies as a mobile home park, this law would apply. It does not apply in a situation where somebody owns the land themselves who is the resident or owns the -- the person who owns the manufactured home also owns the land. It does not apply to a single manufactured home that's sitting on a piece of land owned by somebody else.

It applies to groups of manufactured homes that are already defined in the Real Property Law as parks. Generally speaking, that is groupings on a single piece of land that are three or more manufactured homes, if I'm not mistaken. And again, we're not altering the definition of that in this bill.

SENATOR LITTLE: Okay, thank you.
If the sponsor would respond to another question.

ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR LITTLE: This bill seems to
be more about the ability to increase -- there
are some things in here, I would just like to
say, that I do support.

Certainly the lease-to-purchase
agreement really needed to be addressed, and I
commend you for addressing that in here. Because
so many people we have run into think that their
rent is being applied to the purchase of the
mobile home they're in, and it's not.

Do the rent increase -- does that
apply only to the rent for the lot?

SENATOR KAVANAGH: First of all,
thank you for your comments. I hadn't mentioned,
but this does have very specific protections in
rent-to-own agreements. They're similar to
provisions that might apply in other kinds of
housing but have so far excluded manufactured
homes.

And yes, the rent-increase
provisions in this bill apply to the rent of the
land. And those provisions require that if the
rent increase is greater than 3 percent a year,
that it needs to be justified by specific costs.
And of course those costs could be many. Many
manufactured home park owners are responsible for
sewer lines and water lines and other utilities
or other aspects of the thing, or fuel costs.
All of those things might be a perfectly
reasonable justification for a greater than
3 percent increase.

What you can't do is raise the rent
because, you know, you want to speculate on just
how much rent you can extract from folks without
your costs changing.

And in addition, if your rent is
going to go above 6 percent, you would need to
apply to HCR and demonstrate that it would be a
hardship not to allow a 6 percent increase.

SENATOR LITTLE: If the sponsor
would yield to another question.

ACTING PRESIDENT BENJAMIN: Does
the sponsor yield?

SENATOR KAVANAGH: Yes,
Mr. President.

ACTING PRESIDENT BENJAMIN: The
sponsor yields.

SENATOR LITTLE: One of the things
in here it says is that you cannot -- the
manufactured home owner cannot increase the rent
unless the person has a lease. What if the
person refuses to sign a lease?

    SENATOR KAVANAGH: I'm not sure which -- do you have the provision you're referring to so we can discuss it specifically?

    SENATOR LITTLE: I didn't write down which spot it was in, but it's definitely here.

    On page 67, No. 4, if a manufactured home park owner or operator fails to offer a tenant a lease, as provided in this subdivision, the tenant shall have all the rights of a leaseholder and may not be evicted for other than the reasons specified.

    But it also said that he could not increase their rent, and that was elsewhere.

    SENATOR KAVANAGH: Through you, Mr. President, I wanted to actually look at the language the Senator is referring to. But I believe that she is referring to the provision that basically it does not require -- it does not say that if the person refuses to sign a lease you can't evict them. It says that the owner must offer them a lease, and it also says that they can't evict them for nonpayment if they are refusing to offer a lease.
But it does not require that a tenant be able to stay there indefinitely if they decline to sign a lease.

SENATOR LITTLE: Okay. If the sponsor would yield to just a couple more questions.

ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR LITTLE: You know, I believe in disclosure, and there's a lot of disclosure in here that I think is good. But one of the things is if the mobile home park owner wants to sell or has an offer to sell, he must disclose the price, who the offerer is, and everything to the tenants or the manufactured home organization if they have one, or their homeowners association if they have one, to them.

And then they have like 140 days to come back and offer to purchase the park themselves. And in that meantime, it doesn't appear -- and correct me if I'm wrong -- it does
not appear that the mobile home park owner can do anything but sit on his hands and wait to see what happens for 140 days. He has to disclose the offer, and if there's a counteroffer, and just wait to see if the park is going to organize and be able to purchase.

And I have had a park in my district who did form a co-op and is in the process of purchasing. And thankfully, through Housing Community Renewals there is an area where they can get a loan to begin the process to purchase their park.

So, I mean, there's a lot of good things here, I'm not slamming the whole thing. I'm just trying to get at how much more difficult we're making it for a mobile home park owner.

SENATOR KAVANAGH: You know, thank you. Through you, Mr. President.

First of all, I do want to clarify. I misspoke before. To the extent that somebody is applying for a hardship to get a large rent increase, it would be to a court, not HCR. And I misspoke and said they would be -- that would be an application to HCR.

On the issue of the -- I think the
Senator may be conflating provisions that are about the sale of individual -- about the rights of individual owners -- residents of these parks relative to the owner and the provisions that deal with the entire parcel being sold.

But the latter are basically -- both of those kinds of provisions are intended to reflect the fact that somebody owns a home that -- notwithstanding the fact that we sometimes call it a mobile home -- is not particularly mobile. In many cases these structures are quite grounded on the land, they are not easily movable without being damaged or destroyed.

So what we're trying to do here is balance the interests of the residents who have this asset that they can't effectively move that is in fact their home, and people who have chosen to be in the business of renting land to people for that purpose.

So we're setting a fairly lengthy time frame in which the residents have to be given notice that they're planning to sell the park and turn it to a different use. And, indeed, we're giving the opportunity for the
owners -- typically it would be collectively --
to put together an offer to purchase the park
that might be competitive with the offer that the
park owner is getting to sell it to a third party
for perhaps some different use that would require
them to vacate the property.

So again, we think that balances
those interests very well. And again, it's to
reflect the fact that residents of these
communities may be particularly vulnerable, given
that they've got so much of their assets invested
in this property that's really not movable.

SENATOR LITTLE: Thank you.

And on the bill, Mr. President.

ACTING PRESIDENT BENJAMIN: Senator

Little on the bill.

SENATOR LITTLE: Thank you.

One of the things that happens is if
a person -- someone is going to purchase a mobile
home park and change its use, they cannot evict
anyone for two years from after the notice, so
they have plenty of time to move. And if they
are going to keep the park and continue to use it
as a mobile home park, they cannot evict anyone
from the park for like five years.
So there are protections, and there
need to be, because as is pointed out by the
sponsor, it's very expensive to move a mobile
home as well.

But my goal here is I have many
mobile home parks, and we had one recently that
was flooded, in the Plattsburgh area. I mean,
water inside the mobile homes, all of that -- the
river, the ice jams caused that. And with the
help of our Department of Housing and Community
Renewal, we were able to replace 72 of these
homes for these people.

Some people had lived -- there were
families that had lived there over 40 years in
their mobile home. One woman, 35 years in her
mobile home. And it was a community just like
any other neighborhood.

You will find some bad tenants here
and there, but -- and you'll find some bad park
owners. But we have many, many really good park
owners. And this is an affordable way of
housing. It's affordable living in my district.
We have many people who own their own piece of
property and have a mobile home on that. We have
worked very hard to help them when they need to
replace or repair and get them assistance in
doing that.

But for the park owners, certainly
providing full disclosure to the tenants is very
important. It doesn't always take place, and we
need to emphasize that.

But I don't want to see something
that makes a mobile home park an unattractive
thing for purchase or improvement or investment.
And that's partially my fear in this, that there
may be no one to purchase these mobile homes at
some point.

It's been said that there are very
few mobile home parks that are being created, and
so it's important that we look at the tenant but
also look at the park owner and not restrict them
so much that it's impossible for them to
continue.

I also feel that this is a good type
of housing that is appreciated by many residents
of New York State. And I hate to see it thrown
in at the end of a bill that is basically dealing
with metropolitan areas and large housing. So I
would like to see it separated -- would have
liked to have seen it separated. I'm sure it's
too late now.

    But I thank you for answering the
questions. And for the good parts of this, I'm
pleased, but I have a real concern with some of
those restrictions.

    Thank you, Mr. President.

    ACTING PRESIDENT BENJAMIN: Senator
Salazar on the bill.

    SENATOR SALAZAR: Thank you,
Mr. President.

    It's been my own personal
experiences as a tenant in an apartment owned by
an egregiously neglectful landlord and abusive
management company that were once the strongest
motivation for me to eventually take the steps to
even be here in this chamber today.

    Those firsthand experiences as a
former tenant in an unregulated apartment,
including enduring a winter without adequate heat
and having to defend myself and my neighbors in
housing court just to compel our landlord to make
basic repairs; being forced to move out even
after we successfully challenged our landlord,
because they retaliated by denying us a new lease
without any cause; and, in that process, losing
what I had of my late father's belongings due to an illegal lockout.

All of this revealed to me at the time just a glimpse of the similarly outrageous injustices that fellow tenants across our state face every day.

Throughout this session, tenants from Brooklyn to Binghamton to Buffalo have shared their own experiences with us to testify to the failure of our current rent laws, our failure to protect them from harmful and predatory practices. Housing experts, attorneys and community stakeholders have urged us to finally pass rent laws that will alleviate the rampant problems of homelessness and displacement of families across our state. Their stories and lived experiences should motivate all of us to act and to support this legislation.

By passing this bill, I'm proud to say that we are responding to their call. We are finally taking long-overdue steps to confront the injustices of our state's housing crisis and keep more families in their homes. The paramount purpose of rent regulation is to give tenants the security of knowing that they can continue to
live in their homes without fear that their life
and their families' lives will be disrupted by
eviction.

But this purpose has long been
obstructed in New York because of various
mechanisms and tools within the law at landlords'
disposal to deregulate apartments, to preclude
tenants from exercising their rights, and to
privilege profits over people.

We are repealing the deregulatory
policies of vacancy decontrol and ending vacancy
bonuses that for years have directly led to the
loss of thousands of rent-stabilized apartments
from the rent regulation system, particularly in
my own district.

We're expanding the provisions of
the previous Emergency Tenant Protection Act so
that communities across the state can finally
choose to adopt policies that the tenants who
live there are begging us for.

We are codifying provisions for
families living in manufactured homes and mobile
homes who are so often left out of the rent laws
conversation. And we're doing much more than I
can concisely say.
Under current law, the rent regulations would expire tomorrow. But because we are passing this legislation today, and this time without any arbitrary sunset date, we won't have to say that again.

By making these laws permanent, we're ending the cycle of only revisiting these laws every four years -- a cycle that has vastly favored the interests of big real estate over the needs of working families.

I wholeheartedly support this bill, even as I recognize that our efforts to secure basic protections for millions of tenant households are not finished. We celebrate today's victory for tenants, but we will not rest and our housing justice movement will not rest until every tenant is empowered to live without fear of eviction.

Thank you, Mr. President.

ACTING PRESIDENT BENJAMIN: Senator Ranzenhofer --

SENATOR RANZENHOFER: Thank you, Mr. --

ACTING PRESIDENT BENJAMIN: Are you on the bill, or would you like to ask a question?
SENATOR RANZENHOFER: I have a few questions for the sponsor, if the sponsor will yield.

ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR RANZENHOFER: Thank you, Senator.

One of the things I wanted to ask you is in my Senate district I have 29 separate jurisdictions, some over 100,000 residents and some with as few as 5,000 residents. So under this bill, will each jurisdiction have to have their own separate entity to determine whether they're going to opt in or opt out?

SENATOR KAVANAGH: Through you, Mr. President. The decision whether to opt in or out of this program, of this set of laws, is a decision that's made by the local government. So presumably a village, through its village board or whatever its governmental structure is; a town, through, you know, its structure, which
might of course encompass villages; or a city -- each of those types of localities may choose, through their own local process similar to passing a local law, to opt into the program. Once they do so, they are effectively delegating to a rent guidelines board constituted by HCR the role of administering the basics of this program, choosing the appropriate rent increases.

SENATOR RANZENHOFER: If the sponsor will continue to yield.

ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR RANZENHOFER: So does that mean for the 29 separate jurisdictions that I have within my Senate district, 29 separate entities will have to make decisions about whether they opt in or not? Is that fair?

SENATOR KAVANAGH: Mr. President, through you. Each local government chooses for the voters of their community whether this law
works appropriately for them. And presumably
they consider the -- you know, they might
consider whether it's available in neighboring
communities or how it fits in with the broader
context of the housing market in their locality
or their county.

But yeah, that's the way it works. And again, I would remind the Senator that the
locality can only opt in if within their
jurisdiction they can demonstrate a vacancy rate
that is low enough to meet the threshold for the
program. Otherwise, they don't have the legal
authority to opt in under this law.

SENATOR RANZENHOFER: Thank you.
If the sponsor will continue to yield.

ACTING PRESIDENT BENJAMIN: Does
the sponsor yield?

SENATOR KAVANAGH: Yes,
Mr. President.

ACTING PRESIDENT BENJAMIN: The
sponsor yields.

SENATOR RANZENHOFER: So back to
the point that you had raised and that is very
relevant in my Senate district. So if you have a
town, and I'll give you an example, of over
100,000 people, and -- well, let me back up. So I have a village with about 10,000 people. And the village would qualify, and the village decides that they do not want to opt in. The town decides, their own independent board, that they do want to opt in. Now, is the village then bound by the decision of the town, since the village is within that town?

SENATOR KAVANAGH: Mr. President, I would say that this is probably a fairly complicated question of conflicts of jurisdictional authority that probably, I would imagine, might come up in a variety of contexts.

But remember -- I would ask the Senator to remember that if the town opts in, the town is adopting a set of rules that would apply to the regulated housing within that town. They would not be requiring the village government or the village as an entity to be doing anything in particular. But again, there may be some precedent for villages having their laws supersede the law of the town, and that general area of law might apply here. I'm not familiar with that.

But my assumption would be that
under the current law, if a town opts in, then
the town is saying that all of the housing over
which they have jurisdiction, these laws now
apply.

SENATOR RANZENHOFER: If the
 Senator will continue to yield.

ACTING PRESIDENT BENJAMIN: Does
the sponsor yield?

SENATOR KAVANAGH: Yes,
Mr. President.

ACTING PRESIDENT BENJAMIN: The
sponsor yields.

SENATOR RANZENHOFER: Yeah, that's
a very important issue in my hometown and in my
Senate district in particular, where villages
very often feel very strongly what they want to
do may not be what the town wants to do.

And if I'm hearing that the town
would have the authority over the entire housing
stock within the town, which would include the
village, is there any way the village can protect
itself, those 10,000 residents, if they feel
differently than the larger town? Is there any
protection for them?

SENATOR KAVANAGH: Again,
Mr. President, you know, the sort of overlapping governmental structures is presumably a thing that applies to a variety of areas. There's nothing in this bill that addresses that conflict specifically with respect to these laws. The law says that the town can exercise its authority and the village can exercise its authority under these laws. And, you know, I think that is probably a circumstance where lots of towns and villages have to make choices.

And again, presumably the residents of the village also have some say over -- some influence over their town government, as all citizens do. And, you know, presumably the village as an entity and perhaps the residents of that village can lobby their town to make a different choice.

SENATOR RANZENHOFER: Will the sponsor continue to yield?

ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.
SENATOR RANZENHOFER: That answer is very disturbing to me because in my area, you know, to say that a village can then lobby its town board and really has no control over its own housing stock if the town decides to go in a different direction is very, very problematic, especially because when you're dealing with a law which only applies to property which is more than 45 years old and the majority or a lot of that property is within an older village, that could be very problematic.

Let me ask and let me get to the question. So if you have a town -- and we're very concerned in my town with sprawl and increasing development -- and you have a developer or a landlord who owns property which is more than 45 years of age -- you know, prior to 1974 -- and these laws would apply, and they could either fix up existing properties that they have and be subject to those rules or they could go to areas where there's more land and really develop the land, which would create sprawl, where would be the incentive for a developer or a mobile park owner or whatever -- why would they confine themselves and fix up the properties
which are now going to be governed by this law,

as opposed to just do new construction or newer

construction outside of the confines of this law?

SENATOR KAVANAGH: Again -- through

you, Mr. President -- I would emphasize that the

adoption of those laws is entirely a choice of

localities. So if a town is choosing whether to

adopt these laws, they would presumably be

grappling with the questions the Senator is

raising and they would be making a decision that

it is in the best interest of their town to adopt

these laws.

I would also note that buildings

that are gut renovated that are vacant now or in

very bad shape that are completely renovated,

often -- you know, it's a tricky question exactly

what constitutes such a renovation. But in many

cases, those would not be subject to rent

regulation if they are, you know, sort of

sufficiently changed that they would be deemed

new housing for the purpose of this law.

But in any case, these are questions

that localities across the state have been

answering since 1974 in Westchester, Rockland and

Nassau counties, and they now -- localities
across the state will have the opportunity to
answer that question and determine whether the
system works well for their locality.

SENATOR RANZENHOFER: If the
sponsor will continue to yield.

ACTING PRESIDENT BENJAMIN: Does
the sponsor yield?

SENATOR KAVANAGH: Yes,
Mr. President.

ACTING PRESIDENT BENJAMIN: The
sponsor yields.

SENATOR RANZENHOFER: Yeah, that
really didn't -- that really got at my last
question, but it really didn't address the
question that I have right now.

You know, if you have someone who
owns apartments and they have dozens or hundreds
of apartments and they get to make a decision on
what they want -- you know, where do they want to
put their money, where do they want to invest --
and I know that other jurisdictions have had to
do this, but upstate New York is very different
than Manhattan and very different than Rockland,
very different than Nassau.

So as someone who is developing
property and as someone, at least in my hometown, who's very concerned with sprawl and spreading out and losing farmland, where is the incentive for a developer to work on his existing properties which are not in that great shape?

The neighborhoods are becoming rundown because the apartments are not as good. Where's the incentive for the developer to fix up those properties when it's going to be under this new law, as opposed to going out and, you know, fixing newer apartments in areas that are further from the town or from the city center or simply developing new property -- again, that are not going to be bound by those restrictions?

SENATOR KAVANAGH: So again, Mr. President, the first -- I'll just reiterate that this is a decision that -- the Senator is mentioning that there may be different economic conditions, different housing conditions in different parts of the state. This bill reflects that. This is not a bill imposing a New York City system on any other place. It is a bill that allows localities to choose the set of tools if they think that is in the public interest within their jurisdiction.
On the specifics of how a landlord might think about this, we believe that responsible landlords who own rental housing will continue to be appropriately incentivized to make reasonable investments in their property. This bill allows major capital improvements to be amortized over a modest period of time and added to the rents of the residents.

And it also allows individual apartment improvements, basically improving the quality of each apartment, to be added to the rent.

Of course, in a situation where there is not demand for higher-rent housing that -- the economics of that may not make sense whether this law is in place or not. But this law does not impede reasonable investments to maintain the housing stock. And the supposition is that responsible landlords will continue to do what's necessary to provide heat and to maintain the integrity of their buildings.

SENATOR RANZENHOFER: If the sponsor will continue to yield.

ACTING PRESIDENT BENJAMIN: Does the sponsor yield? Does the sponsor yield?
SENATOR KAVANAGH: Yes,
Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR RANZENHOFER: So can you tell me what was the -- and we're dealing now with the manufactured home. What was the rationale with the 6 percent threshold, and how did you come up with 6 percent as opposed to 7 percent, 8 percent? What's the basis of the 6 percent as opposed to a different number?

SENATOR KAVANAGH: We've had discussions with various stakeholders, including with HCR, the state agency that currently has some regulatory responsibility over this.

And again, we thought for clarity's sake it was appropriate to set specific thresholds so that the owners of this land know when they need to go to court to -- if they need rent increases that are higher. So again, if the thresholds are above 3 percent, they need some specific justification. And above 6 percent -- and again, this is 6 percent each year, which could lead to a fairly rapid rent increase over time -- if they want an increase of more than
6 percent a year, it needs to be justified because of a hardship they can demonstrate. And that 6 percent increase only lasts as long as the hardship persists.

SENATOR RANZENHOFER: If the sponsor will continue to yield.

ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR RANZENHOFER: So if you're anticipating a court challenge and this has to go through the court system, which could take a year, and the landlord has incurred these expenses because of hardship, whether it's increased taxes, whatever the reason is, and then the landlord is successful in getting that additional money, and it's taken, say, a year and a half to make that decision, is the landlord then allowed to go back and recoup that cost against the tenants who have not had to pay that during the year and a half while the case is pending?
SENATOR KAVANAGH: Thank you. I just wanted to check with counsel on that.

So this is a -- typically this would come up in court in an eviction proceeding. So an owner of the park might tell the residents that, you know, the rent increase is going to be particularly high this year because, you know, we had to do this work or we had taxes going up or other costs going up. If that explanation is acceptable to the resident because they can see that that work is going on, or they understand that taxes are going up in the jurisdiction, they could simply agree to pay the rent and there would be no approval necessary.

This would come up in a context where the resident does not accept that the landlord needs a 6 percent increase due to any hardship. At that point the owner would go to court, presumably to dispossess the person of the land, and the judge would have to determine whether a hardship is present. And if the hardship is present, the rent increase above that is acceptable and the landlord can use the refusal to pay that increase as an acceptable reason to dispossess the person of the land.
And those proceedings are -- you know, eviction proceedings are usually fairly quick in courts around the state, and we expect that that is a decision that could be made promptly and the increase would either go through or not go through.

SENATOR RANZENHOFER: Will the sponsor continue to yield?

ACTING PRESIDENT BENJAMIN: Does the sponsor yield?

SENATOR KAVANAGH: Yes, Mr. President.

ACTING PRESIDENT BENJAMIN: The sponsor yields.

SENATOR RANZENHOFER: So my experience is a little bit different. I normally don't see landlords and tenants agreeing on what is a reasonable increase. And, you know, I'm not as optimistic as you that tenants will say, Well, yes, this 6 percent is fair. So I would anticipate that there would be some sort of court challenge.

But back to my original question, whether it takes two months or a year and a half, is the landlord allowed to then recoup that
additional monies from the tenant?

SENATOR KAVANAGH: The court would decide in that case.

SENATOR RANZENHOFER: So the tenant could be on the hook for the additional rent -- for the additional back rent increase. Okay.

SENATOR KAVANAGH: The court would be empowered to determine what the appropriate level of rent increase based on the evidence the landlord is presenting that there's a hardship, and the court would be allowed to determine whether the equities require that the tenant pay the increment.

Again, there would be no basis for the tenant to refuse to pay that base rent that does not include the increase.

And again, whether tenants decide to enforce their rights in court and landlords decide to enforce their rights in court is of course decisions that all New Yorkers make every day when they're in disputes. And, you know, predicting whether landlords and tenants can agree on rent or not I think is going to be very specific to the individual circumstances.

SENATOR RANZENHOFER: On the bill.
ACTING PRESIDENT BENJAMIN: Senator Ranzenhofer on the bill.

SENATOR RANZENHOFER: First of all, I'd like to thank the sponsor for his answers to the questions.

But there are a couple of things that disturb me, and one of the things is that we are really applying a New York City-based structure -- and I shouldn't say just New York City, but some of the larger towns in and around New York City, and applying that across the state when conditions in the rest of the state really don't match what's going on downstate.

And there are two particular pieces of information that the sponsor provided which are troublesome to me, especially in the jurisdictions that I represent. And that is in many of the areas that I represent, you have towns and villages. And villages are very, very -- feel very, very strongly about their self-determination and their ability to control what happens to their own residents and what happens to their own properties, what happens to their housing stock.

Just for example, several years ago...
there was an effort by some countywide folks to
dissolve a village, saying, We know better than
you, we don't need these little villages anymore.
You know, we know best. And the village spoke
very, very strongly that they wanted to continue
with their self-determination.

So it is very troubling to me that
under this bill you can have a larger town, a
town of 125,000 people, tell a village of
10,000 people that you really have no control,
you can't determine what's going to happen in
your community.

And the answers -- Well, the village
can petition the town board, or they can try to
lobby the town -- really are not the type of
protections that people in my area want to hear.

The second thing is, again, my
experience with respect to how people develop
properties and what's actually going to happen in
a community. We're dealing with properties here
that are 45 years old, which is an older housing
stock in my community. And if you have somebody
with limited resources -- you know, nobody has
unlimited resources, whether you are a building
owner or whether you are a developer -- and you
have a choice, where are you going to put your money? Are you going to put your money in an area where you can make a 3 percent return, or are you going to put your money in an area where you're going to make a 5 percent return?

Nobody that I know is going to put their money into the area where they are going to make less money. No matter how well-intentioned they are, no matter what kind of community spirit they have, these people are business individuals, men and women. And when you don't have a balance and you don't have a law which -- which really this law really does not provide any incentive to invest your money in older housing stock. You're going to invest your money in a newer housing stock, you're going to build new housing, just because that's the economic principle I think which controls almost all of us.

So I'm not going to talk about the mobile home portion now; I'll get into that when we explain our vote. But again, I just want to thank the sponsor for his answers. I know what he's doing he believes is best for tenants in Manhattan, in his jurisdiction. But this bill does not work for my community and the Senate.
district that I represent.

   ACTING PRESIDENT BENJAMIN: Senator
Rivera on the bill.

   SENATOR RIVERA: Thank you, Mr. President. Good afternoon, Mr. President.
   It's a great, great day to be in this house.
   I am a tenant, Mr. President. I've been -- I was born and raised in Puerto Rico, as
   I've said many times on this floor, came to
   New York in 1998, lived for a very short period
   of time in a dorm room on 44th between Sixth and
   Broadway. Then I moved up to East Harlem, where
   I bounced around a couple of apartments for a
   year and ultimately found my way to the
   boogie-down Bronx.

   I've spoke many times about the
   Bronx on this chamber floor. I moved into an
   apartment that was a studio which, back in 2000,
   was $600. For a studio. In a community that I
   still couldn't, you know, believe that it was the
   Bronx, because it was the first time that I had
   really been up there. I fell in love with it.
   And I still live there in that building to this
day. I actually moved as soon as I won, from a
   studio to a one-bedroom, and that's where I've
been living since then.

   So I am a tenant. As I've said many
times, I would not be able to live in this city
or thrive in this city or in this state were it
not for rent stabilization. But the fact is that
considering the people that I represent, 318,000
of them, I am lucky. I am quite privileged. We
certainly can have a conversation about whether
we have the salary that we should have. But the
fact is that compared to my constituents, who to
this day, Mr. President, have less than $30,000 a
year median income -- and when you consider that
my district, the 33rd District in the northwest
Bronx, has the second-highest number of units in
the entire state, about 67,000 right now -- and
Mr. President, the last time that we had this
debate, I said on the floor that I had
70,000 units of rent-stabilized apartments in my
district, and it was a fact. But now I have
67,000. And every one of those units is an
affordable unit that is no longer available to
the type of folks that currently live in the
Bronx and that find that they have less and less
places to be able to live or thrive in the City
or the State of New York.
So what we're doing here today, as has been said before, is historic. Because for once -- in a long time, Mr. President -- we actually have the tenants, there are many of them that are here to join us today -- who are being victorious. Because the changes that we are making, the incredible changes that we're making today -- certainly as many of my colleagues will probably guess, I am one of the crazy lefties here, so I do think that there are some places that we could have gone a little farther. But the reality is that I am ecstatic about the package that we're passing today.

And the main difference is this, ladies and gentlemen. Why is it that it's so important that we get this done? It is important that we get this done because the system that exists currently, before we pass this piece of legislation, encourages and incentivizes bad landlords to use housing as a speculative commodity. There's a lot of technical words there, but ultimately what that means is that you have people that are making decisions about the property that they own without considering the people who live in those homes who, if they
didn't have rent stabilization, would have nowhere to live.

    We are changing the system to make sure that we go away from a system of incentivizing using this housing as a commodity. We want to disincentivize that, we want to limit the speculative market. We want to make sure that we get people a place that they can live.

From Buffalo to the Bronx to everywhere in the state, we are protecting people. Because not only are we dealing with rent-stabilized tenants, we are now dealing with further protections. The conversation that we had on the floor about tenants who live in mobile homes -- these are things that are certainly not in the Bronx, Mr. President, but the reality is that we need to protect them too, and we are doing this in this piece of legislation. And we are putting protections in place which will make sure that tenants are protected everywhere in this state. This is a historic day.

    As has been said before, I will thank my leader, who made sure that we put this in a highest priority. I will thank both Senator Myrie and Senator Kavanagh who both -- and by the
way, up here I stay at a little apartment that I share with Senator Kavanagh. So when Senator Myrie said that he was tirelessly working on this, he was absolutely right. I would get home at 10:30 or 11:00, and I would go to sleep, and then I would be woken by somebody coming in 2:00 a.m. in the morning, eating a sandwich and getting right back to the office. I'm not even lying, Mr. President.

This is the type of stuff that he put this work in. The staff has done an incredible job. But most of all -- and I want to finish with this, Mr. President -- I want to thank the tenants. Specifically, I want to -- I want to point out two organizations, CASA and the Northwest Bronx Community and Clergy Coalition, which are in the heart of my district and have been relentlessly fighting for the changes that we're seeing on this floor today.

It is those folks that I think deserve all the credit. And as was stated earlier by Senator Myrie, without them, we would not be here today. We celebrate you. But more importantly, we protect you today.

I am very glad to be voting in the
affirmative, Mr. President, on this piece of legislation. I encourage my colleagues to do the same. Bottom line, it is a historic day. We want to make sure that people can live and thrive in this state. We will continue to protect tenants. This is a historic piece of legislation. I'm incredibly proud to be here.

Thank you, tenants. Thank you, my leader. Thank you, my colleagues and my staff. I vote in the affirmative.

ACTING PRESIDENT BENJAMIN: Are there any other Senators wishing to be heard?

Seeing and hearing none, debate is closed.

The Secretary will ring the bell.

Read the last section.

THE SECRETARY: Section 3. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Senator Gianaris to explain his vote.

SENATOR GIANARIS: Thank you, Mr. President.
Today is a big and important day in what has become a big and important session, starting in January, when we had in our first legislative day a historic package of electoral reforms that are going to make it easier for millions of New Yorkers to cast their ballot. We have protected women's rights. We have enacted responsible gun laws. We have protected victims of child sex abuse. We have, for the first time in eight years, allowed the letters L-G-B-T and Q to be uttered on this floor again, thanks to Senator Hoylman and his great work. We have enacted critical criminal justice reforms. And we have a week to go, where you'll see more important progress made in this state.

But none of those things is more important than what we're doing at this moment.

For decades the tenants in New York have been on the short end of the conversations in this chamber. When the rent laws were up for renewal, there was a different majority that cared about different things and had different priorities and sought to use the expiration of these laws as a cudgel against the people who rent in this state, to open up more loopholes, to
deregulate apartments.

I heard some of my good colleagues, as Senator Skoufis would say, talk about how proud they were that we were on some slide towards deregulation, when all that means is that hundreds of thousands of New Yorkers were being displaced at a faster and faster rate.

Well, today we start pushing back in the other direction. There is a housing affordability crisis in parts of our state where people are being pushed out of their homes, homelessness is growing as a result, and it seems like all some people can care about is how to make sure that some of the richest people in our state are making even more money.

Well, we are a majority that cares about working people, people who are struggling to pay their rent. And today we are enacting the strongest tenant protections this state has had since these laws were enacted.

And what's more, we're going to make them permanent so that no one can use it to extort concessions again. Because it is time to break the wheel of how Albany functions, and it's time to say that everything the people of this
state have hated about Albany for so long is
over. We do things here not as a trade for
something else, but because it's the right thing
to do.

And so to the legislators that
worked on this, so many of the Majority -- of
course our leader, Senator Andrea
Stewart-Cousins, most of all -- but Senator
Kavanagh, Senator Myrie, people like
Senator Krueger, who has been fighting this
fight for many, many years, I say thank you.

But most of all, to the tenants who
were in this Capitol for so many years and yet
felt like it wasn't a place of their own. This
public building they felt was working against
them. I know many of them are in this room
today. They should be proud of what they have
done, including my good friends from Woodside,
who I know are up here in the chamber.

But today we say that this state
government stands for working people, stands for
those who are struggling to make it, and we take
big steps today. And they are not our last
steps, because we have more to do. We have more
to do to protect our tenants, and we have more to
do to protect all New Yorkers across this state.

I proudly cast my vote in the affirmative, Mr. President, thank you.

ACTING PRESIDENT BENJAMIN: Senator Gianaris to be recorded in the affirmative.

Senator Bailey to explain his vote.

SENATOR BAILEY: Thank you, Mr. President.

I am -- this is an extremely important day, and I want to make sure we thank our leader, Andrea Stewart-Cousins, for having -- again, this isn't a new topic we're speaking about. Even when we weren't in the majority, Senator -- Leader Stewart-Cousins was speaking about the importance of rent regulation and tenants' rights. And now that we're in a position to do something, she's certainly done so.

Speaker Carl Heastie, my mentor and somebody who has been standing out in this regard, I thank him as well. And for my colleagues, I want to make sure we thank Senator Kavanagh, who is a wealth of information on many things, housing being one of them. And Senator Myrie -- and I'll get to some comments
more about Senator Myrie, because I have a point
of personal privilege I'm going to speak about.

You know, I'm a tenant myself,
Mr. President. I happen to have a great
landlord, and that's the reason why I missed the
tenant hearing in Brooklyn, because my washer and
dryer broke in the house. Which is not a
necessary component, but I have two small
children. And as you may know, kids go through a
lot of laundry. My landlord is excellent. She
made sure that somebody was going to be there,
and they gave me one of those amazing windows
from 9 a.m. to 9 p.m., and you don't know what's
going to happen. That's why I couldn't go to
that hearing, because I have a landlord who
cares. Cares enough about my well-being and
cares enough about my children's well-being.

But our job is to protect those who
their landlord would -- sometimes they don't
care. What about those landlords from Gates
Place who came to my office -- those tenants from
Gates Place, in the northwest Bronx, speaking
about the inhumane conditions they live in. What
about them? What about those tenants from Gun
Hill Road, Mr. President? And they come to my
office in the same ways. And those throughout
Mt. Vernon and the Norwood section of the Bronx
and Wakefield and Williamsbridge. And they come
to our offices, and they call, and they say:
Help us. Well, help's on the way. Help's on the
way today.

    And to Senator Myrie, somebody who
I've known for the better part of the last
decade -- And 10 years ago, I couldn't imagine
that either one of us would be an elected
official, to be honest with you. And now that
we're both elected officials -- Senator Myrie was
saying to me, "If I make it, I'm going to do
something about this rent situation. I'm going
to do something. It's what I'm going to make
sure that it's my calling card." And at his
inauguration, he spoke from the Book of Isaiah,
and he said, "I am doing a new thing."

    We are doing a new thing in this
house. We are protecting tenants. Senator
Myrie, I am personally proud of everything that
you've done, my brother.

    I proudly vote aye, Mr. President.

    ACTING PRESIDENT BENJAMIN: Senator

Bailey to be recorded in the affirmative.
Senator Jackson to explain his vote.

SENATOR JACKSON: Thank you, Mr. President. I rise today to speak in favor of the bill.

I've heard my colleagues speak in favor and against. And I heard my colleague -- Senator Gustavo Rivera indicated that he has the second-highest number of rent-regulated apartments not only in New York City but the State of New York.

Well, I represent the 31st Senatorial District, which includes part of Marble Hill, Inwood, Washington Heights, West Harlem, Upper West Side, Midtown, and part of the Chelsea area. Thirteen miles long. For my colleagues upstate, that may sound like a short little distance. And it is, compared to some of you that go 40 miles and many, many counties and it takes a couple of hours to drive your senatorial district.

But in Manhattan, it's a very gerrymandered district, let me tell you that. And it ranges from people that earn a lot of money to people that are very poor. And the most rent-regulated apartments in any Assembly
district is in the 72nd Assembly District, represented by Carmen de la Rosa. And then, obviously, Al Taylor, the 71st Assembly District. Inez Dickens, in the 70th. Dick Gottfried in the 75th. Linda Rosenthal in the 67th. And Danny O'Donnell in the 69th. These are all Assembly districts that touch on my senatorial district.

And you may say, Well, why are you mentioning them? Because we are all part of the same solution in the Assembly and Senate, and these individuals are advocating, like me, in order for us to pass this bill, these bills.

And you heard Senator Myrie talk about 1919 when rent regulations were put in place. And one area that he mentioned, he said the Bronx, and then he mentioned Washington Heights. And quite frankly, I represent almost all of Washington Heights. And you heard my colleague talk about that they live in rent-stabilized apartments. Well, my entire life I've lived in rental apartments. And I say to you that I wish that I owned, but I don't.

And I live in a rent-stabilized apartment in Manhattan now. And the number-one issue, the number-one issue during the campaign
was the affordability of housing. The number-one issue that comes to our offices -- and I say "ours" collectively: Many of my colleagues, especially in the Assembly, and the Senators that have the highest number of rent-regulated apartments -- is housing. Over 70 percent of all of the constituents that came into Al Taylor's office -- and I mention him because when he came to interview for an endorsement of our Democratic Club, he had the number of people that came into his office for services. And over 70 percent of those individuals that came into his office was for housing.

This is a bread-and-butter issue in New York City. And I am so proud to be a part of this body today that's going to vote in favor of it, understanding that that's what I was elected to do. And I can now go back home and say to my residents, Thank you for sending me to Albany. Thank you for continuing the fight for your survival. And thank you to everyone -- obviously, Andrea Stewart-Cousins, our Majority Leader; to Brian Kavanagh, who shepherded this through as the chair of the Housing Committee, along with Zellnor Myrie. And thank you to all
of those that put the energy and time and effort
and resources to bring us here today.

Mr. President, I respectfully vote
aye. Thank you.

ACTING PRESIDENT BENJAMIN: Senator
Jackson to be recorded in the affirmative.

Senator Hoylman to explain his vote.

SENATOR HOYLMAN: Thank you,
Mr. President.

I rise to echo the sentiments of my
colleagues in thanking our leader, Andrea
Stewart-Cousins, for this legislation; Deputy
Leader Senator Gianaris, and Professor Kavanagh
and Professor Myrie --

(Laughter.)

SENATOR HOYLMAN: -- for their
exposition this afternoon, and their deep
knowledge about an issue that is so important to
my district and so important to so many of our
colleagues' districts.

I agree, this is a watershed moment
for this chamber. It is a tectonic shift in the
way we conduct policy here. We are truly freeing
ourselves from the shackles of real estate and
the old thinking around real estate that has
hovered over this chamber for so many decades,
where the issue of the rent laws was often
bundled into extraneous issues during the
Big Ugly or during different times of this
chamber's history, whether it's charter schools
or 421-a or other laws that have nothing to do
with the well-being of our tenants -- 52,000
units in my district alone -- and making sure
their homes are preserved.

So just as we did at the beginning
of the session by closing the LLC loophole, at
the end of the session we are renewing the rent
laws, but doing so permanently. So all of those
headlines, Mr. President, all of those scandals
around real estate that we've seen repeated year
after year, today they come to an end.

So I thank my colleagues for their
support of this important legislation. I thank
my tenants who are here, including Michael McKee,
who's been fighting the good fight for the better
part of 50 years on this issue. I think we're
officially retiring his efforts -- although I
understand he wants to do this statewide, and we
have laid the groundwork for that. And of course
Ellen Davidson, from the Legal Aid Society, who's
been such a staunch advocate.

I proudly vote aye.

ACTING PRESIDENT BENJAMIN: Senator Hoylman to be recorded in the affirmative.

Senator Liu to explain his vote.

SENATOR LIU: Thank you, Mr. President. I rise in support of this watershed legislation.

You know, there are people who have opposed these efforts for a long time, saying that having such a complicated system of tenant protections is nothing more than artificial price controls. I think the reality, though, is that because we have had such an emergency housing shortage for a long time, this legislation is not so much about price controls, it's more about fighting or prohibiting price gouging. It is in fact anti-price gouging legislation. It will help -- it will not only help our constituents and tenants, but it ultimately will serve to stabilize our neighborhoods, the neighborhoods that we rely on being strong, to be a strong state, to be a strong community.

So I vote in favor of this legislation. I also want to echo the many
accolades that have been heaped upon our leader, Andrea Stewart-Cousins, our sponsor; as well as Senator Brian Kavanagh, who has spent countless hours really corralling all of the votes as well as making sure that people understand the complicated issues surrounding this legislation; and also, of course, somebody who's been at Senator and Chairman Kavanagh's side the entire time. That would be Senator Zellnor Myrie.

Thank you.

ACTING PRESIDENT BENJAMIN: Senator Liu to be recorded in the affirmative.

Senator Mayer to explain her vote.

SENATOR MAYER: Thank you, Mr. President.

And it really is an honor to stand here today and speak about this very important moment, and so important for the rent-stabilized tenants of Westchester. And I want to say that I'm so proud that this bill and this conference finally understood that there is a crisis of affordable housing in Westchester and that the ETPA and rent stabilization has been one of the few ways we have been able to maintain a declining stock of affordable housing.
But this bill finally understands that the suburbs, and especially Westchester, absolutely need to continue to preserve affordable housing for the thousands of renters. Between the leader, Senator Andrea Stewart-Cousins, and myself, we have 27,000 units of rent-stabilized housing in our districts.

People think, Oh, this is a New York City issue. This is a suburban issue. This is for the future of the people in our districts, over half of whom are renters, who cannot find affordable housing in our county. Today we are saying we care about those people.

I want to thank the advocates, particularly Mike McKee, who has stood up for suburban renters. I want to especially thank, obviously, Senator Kavanagh and Senator Myrie for understanding that this issue of rental housing belongs to every tenant, and particularly belongs in the suburbs of New York, where the price of housing has become absolutely prohibitive.

And I want to say, two issues that I promised the tenants I would address -- one is major capital improvements, which for years and for no good reason were treated differently in
Westchester than in the City of New York.

Finally we have made a fairer calculation, both
for tenants and ultimately for landlords, in
having a flat amount that will be the same. And
while it is not -- does not end until 30 years,
it will not be permanent. And that just is an
issue of principle to the tenants in my district.
We have finally made a significant change for
that, and I'm so appreciative.

And also vacancy decontrol, which
was the leader's bill for the last 10 years, and
has led to the loss of 10 percent of our
affordable housing in Westchester, we are finally
going to end.

I'm so proud that we have recognized
there are thousands of people in the suburbs of
New York who are dependent on these protections
and our expansion of protections. Today is a
watershed moment, and I very proudly vote in the
affirmative.

ACTING PRESIDENT BENJAMIN: Senator
Mayer to be recorded in the affirmative.

Senator LaValle to explain his vote.

SENATOR LaVALLE: Thank you,

Mr. President.
This may be a bread-and-butter issue for New York City. I come from the great county of Suffolk, and this legislation would have a deleterious effect on providing affordable housing that is much needed for our citizens, but particularly our young people, who are looking for rental housing.

That being said, for a period of 10 years I have fought for protections for manufactured-home residents. And the provisions that are in this bill are -- well, they mirror provisions that I had in my stand-alone bill, which are very good and will protect the residents of our mobile homes. Many of them, as you well know, are senior citizens. So we are giving our seniors some peace of mind with the passage of this bill.

However, given the overall impact outside of the mobile home issue, I would have to vote no on this bill.

ACTING PRESIDENT BENJAMIN: Senator LaValle to be recorded in the negative.

Senator Ramos to explain her vote.

SENATOR RAMOS: Thank you, Mr. President.
Today is yet another great example of the unity of our conference and the leadership of Andrea Stewart-Cousins.

I couldn't be prouder. I'm voting yes because I'm a tenant. My parents are tenants. We've been tenants all our lives, and many people from my generation will likely be on the same bandwagon too.

In New York City, the rent is too damn high, but also so are our student loans. And so while renting used to be a mechanism that would allow for some savings to put a down payment on a co-op, a condo, a house, that just isn't the case anymore in the current economy. And it was because this entire system had been rigged against us in favor of landlords.

So this legislation -- and I don't want to repeat all of the great points that my colleagues have made, but really does make a difference in a district like mine where 70 percent of renters are people of color. And I want to particularly give a shout-out to my neighbors in LeFrak City, who have been under the guise of a myriad of unscrupulous, crazy MCIs that have been slowly but surely resulting in the
gentrification of our neighborhoods.

We deserve to live where we work.
We deserve to live where we were born. We
deserve to live where we're raising our children.
And I couldn't be prouder to be a New Yorker
today. Thank you.

ACTING PRESIDENT BENJAMIN: Senator
Ramos to be recorded in the affirmative.

Senator Lanza to explain his vote.

SENATOR LANZA: Thank you,

Mr. President, to explain my vote.

It's true this is not a -- this is
nothing new. In fact, I think in the years I've
been here, I've twice voted for rent regulation.
I think ensuring that every citizen of this state
has a roof over their head is a basic right and a
solemn responsibility that we have to make it
happen.

You know, I first learned about rent
regulation when I came out of law school and took
a job working for one of the greatest bosses you
could ever have, which was Robert Morgenthau in
the Manhattan DA's office. I soon learned that I
was one of the few people who got there on my
grades, as I came to work with a bunch of
wonderful people, but people who came from very wealthy families, people who were there because of who their families knew or who they knew or their celebrity status.

I also quickly learned that I was the only one doing a Lewis and Clark commute every day, taking a boat and a train and a bus to commute back and forth from Staten Island. Because many of my colleagues there lived in Stuy Town and Peter Cooper Apartments. I didn't know what they were, as a kid from Staten Island, but I learned that they were rent-regulated apartments. And it just never made sense to me that all these wealthy people were living there. It turns out most of them were cheating.

And the problem I have with this legislation here and why I can't vote for it today is because it changes something very fundamental. It eliminates the means test. And so it makes those people who were dishonest then, cheating, it makes honest people of them now. And it doesn't make sense to me.

You know, to hear that people making $110,000 are living in rent-regulated apartments or that now, if you make $150,000 or $250,000 or
$500,000 or a million dollars a year, you can have one of these apartments -- which means you're taking this apartment from someone making $30,000 or $50,000. It just doesn't make sense to me.

You know, $110,000 and you live in a rent-regulated apartment -- on Staten Island, if you have a household income of $110,000 or $150,000, you know what this state calls you? It calls you rich. That's what it calls you. And as such, you don't get TAP for your kids, you don't get financial aid. But I'll tell you what you do get. You know who the deadbeat landlord is for you if you're lucky enough to scratch out and buy a modest house on a little 40-by-100 piece of property, barely making ends meet -- do you know who the deadbeat landlord is? It's government. Because you know what they do? They hand you a property tax check for $10,000. They hand you an income tax bill for $15,000. They hand you a water bill for $2,000. And by the way, whatever you have left, the bank wants. Those are the owners of the house. Those are your landlords, the bank and city government and state government. And now to hear...
that you could make $150,000 or $500,000 or $600,000 and have a rent regulated -- it just doesn't make sense to me.

And that's the one reason why I can't, as I've done in the past, which is supported, I've supported rent regulation -- this does not make any sense.

I want to thank all my colleagues. I know a lot of hard work went here. I especially was impressed and grateful to hear the questions and answers between Senator Amedore and Senator Kavanagh. It's very -- I think we all owe them a debt of appreciation, including all the other people that worked here.

But to hear the comprehension and the knowledge and the detail with which they understand this topic as a colleague was -- it makes me proud.

But unfortunately, Mr. President, I'm going to vote no.

ACTING PRESIDENT BENJAMIN: Senator Lanza to be recorded in the negative.

Senator Amedore to explain his vote.

SENATOR AMEDORE: Thank you, Mr. President. I want to explain my vote.
And I first want to thank Senator Kavanagh for the exchange, the questions.

This is a pretty complex issue. And we all know, we dreaded the day that we would have to face more rent-regulation laws. I've been in the Legislature since 2007, and every single -- so many years we dealt with more rent regulations, whether it was extensions or whether it was improvements or whether it was to deregulate or decontrol or whether it was to change the various thresholds.

And now, my colleagues, we're talking about the most momentous moment in this year's legislative session, which I just find a little hypocritical. And the reason why I find that is because we're talking about the housing problem that we have, or the vacancy problem that New York City has -- which, by the way, is on the rise. It's not decreasing.

It was in the twos, the high twos, low threes percentage, but now it's starting to increase. And the reason for that is because of market conditions. Because of the way the system was built, because of other laws that were -- and regulations that this body, years ago,
implemented.

But this bill today goes far beyond trying to bring protection to just the tenants of New York City. This bill now expands into the entire State of New York, where we don't have a housing crisis, as they say there is in New York City, in upstate New York.

As a matter of fact, the vacancy rates, whether -- you could talk about it in Albany County, where here in Albany County it's 6.39 percent. In Broome County it's 11.1 percent. In Monroe County it's 5.18 percent. In Warren County it's 11 percent. And the list goes on of many upstate counties, or even cities.

The problem that we have in the State of New York is not the fact that rent regulations were going to expire in New York City and we needed to do something which should have been done -- and you had your chance of doing it, and you could have done it right, but you failed.

Because the programs that we were supposed to extend to bring the protections to the tenants, those who make -- are on the lower income spectrum now have a whole lot more
competition and are going to be put on the bottom of the list because those who are making more income and who are able to afford a market-rate apartment are going to now go into a stabilized unit. Which once again takes away from the intent and the quality in a very well purposed program, and that is to help those in need.

This bill does not help those in need. It takes away the opportunity for them for good housing and improved housing, because it also went too far in eliminating the ability for the landlord to really make the much-needed improvements and to be able to get paid back or even get the funding mechanism to make the capital improvements or the unit improvements necessary.

So, Mr. President, without the means check that was taken out of this bill, as Senator Lanza has mentioned, and other reasons, and not having a housing crisis here in upstate New York as there may be in New York City, I don't believe that this is the best bill to bring tenant protection as well as affordability and fix the true problem that we have in the State of New York with affordable housing.
Because it is affordability that needs to be worked on -- property tax reduction, energy cost reduction, the cost of construction to make the necessary improvements, how you're going to make that more affordable to do. None of that is being addressed in this bill.

So it's not really doing much other than allowing now those who make maybe seven figures to be eligible for a stabilized unit. And I think that's wrong. And because of that, I will be voting in the negative.

ACTING PRESIDENT BENJAMIN: Senator Amedore to be recorded in the negative.

Senator Stavisky to explain her vote.

SENATOR STAVISKY: Thank you, Mr. President.

And I thank both Senator Kavanagh, Senator Andrea Stewart-Cousins, and especially the advocates who have been so tenacious in making sure that we finally get it right. And I think we finally did.

I feel a personal sense of gratitude, although it's a bit late. I grew up in a rent-controlled apartment on the Upper West
Side. And my mother was able to live there until she passed away because it was rent-controlled. It was an old apartment house built in 1925, but it was subject to the rent control laws.

Yes, I remember the days when the landlord would harass her because he really wanted that apartment. He could have made a lot of money. And instead, my mother was able to continue to live in that apartment after my father passed away.

When I got married, my husband and I lived in a rent-regulated or rent-stabilized apartment because we couldn't afford to buy a house. My husband was a college professor originally and then a legislator. And you know what legislators were making in those days. It hasn't changed.

It's the idea that we provide assistance to the middle class. And I firmly disagree, this is a middle class -- this is a wonderful way for people to continue to live in New York City. I represent a district in Queens where we have rent-regulated apartments, and I hope that we continue to make sure that it's affordable for the people who need the help.
I proudly vote aye. Thank you,
Mr. President.

ACTING PRESIDENT BENJAMIN: Senator
Stavisky to be recorded in the affirmative.

Senator Metzger to explain her vote.

SENATOR METZGER: Thank you,
Mr. President.

I want to thank my colleagues
Senators Kavanagh and Myrie for their incredibly
hard work, and of course to our leader, Andrea
Stewart-Cousins.

I rise to speak on this legislation
as a Senator who represents rural communities and
small cities in the Hudson Valley and Catskills.
I rise to say that this is legislation that
benefits not just New York City but working
people, seniors, residents in our communities
upstate struggling to pay their bills. This is
legislation that benefits all New Yorkers across
the state -- upstate, downstate, small cities,
large cities.

I am very pleased that this
legislation encompasses manufactured housing and
mobile homes, which are an important affordable
housing option in our communities. These laws
will provide much-needed protections against unreasonable lot rent increases and other important protections to these residents. I appreciated Senator Little's comments, and I am also happy to work with you on fine-tuning any legislation. But this is an incredibly important first step.

The City of Kingston, which is about ten minutes from my house, is not actually in my district. It's in Senator Amedore's district. And I have to differ with Senator Amedore, in that this city faces an enormous affordable housing crisis. We heard really tragic, horrible stories by renters at the public hearing in Newburgh from Kingston. It's facing incredible gentrification pressures, and that city asked to be able to have the ability to participate in these rent regulations. And I am so pleased to be able to give them that tool to address the affordable housing crisis there.

We have taken a historic step today to secure one of the most fundamental basic needs, shelter. And I am so proud to vote aye for this legislation. Thank you very much.

ACTING PRESIDENT BENJAMIN: Senator Kirkland Reporting Service
Metzger to be recorded in the affirmative.

Senator Sepúlveda to explain his vote.

SENATOR SEPÚLVEDA: Thank you, Mr. President, for allowing me to explain my vote.

So I come from -- at this bill with certain experiences that I think many of my colleagues don't have. I've been both a landlord and a tenant. For 27 years, I practiced housing law in the Bronx. I've defended the poorest people in my district, in my county, and in my state. I also defended -- when I was a former attorney for the New York City Police Benevolent Association, I defended police officers that were tenants in buildings.

Unfortunately, the current housing market right now has created an environment where people who invested blood, sweat and tears, people who raised their families, people who stayed in our communities when everyone else was leaving, people who worked to improve the community that I live in, the district that I represent -- which by the way has the sixth most stabilized units, and is probably the poorest
district in the State of New York. These people invested a lot of time, a lot of energy in this community.

And what's happened with the housing market with gentrification is that they're being displaced. They are being displaced at a pace that is unconscionable. These are people who want to remain in their apartments until the day they die. These are people who have family members that want to live there. They're part of the fabric of the community. And because of the current market, they are now leaving in droves. And that is something that we have to correct.

We need these housing laws now when there's so much uncertainty. And this bill, this law when we pass it here today will alleviate and clear some of that uncertainty.

Now, I agree with my friend Senator Lanza when he says that there are people who are abusing rent regulation. There are people who are making $200,000, $300,000 a year and living in rent-stabilized apartments. And I have a problem with that. I've litigated in court against these people. I've defended some. But it is inherently unfair that rent stabilization
laws, that were created to keep people in their
apartments years ago, are now being used in this
manner.

But let me tell you the main reason
why these rent-regulation laws now are necessary.
I've represented landlords, many landlords, who
are decent people, who care about their
buildings, who care about the tenants and do
their best to maintain their buildings in good
repair.

But you have a significant number of
other landlords, shady landlords, unscrupulous
landlords, that ruin it for those that do good
work, that follow the rules, follow the laws and
want to create a healthy environment for their
tenants in their buildings. They are the ones
that have made these laws necessary. They are
the ones that the landlord associations --
REBNY -- they're the ones that they should be
getting the wrath. Because they're the ones that
created an environment where we absolutely need
these laws.

Now, I want to thank Professor
Kavanagh and Professor Zellnor Myrie, because I
know that they worked so hard. Senator Kavanagh
and I served together in the Assembly, and he's a very thoughtful legislator.

And so I'm very proud to vote on this bill. I want to thank the leader for bringing it to the floor. But please, don't blame these advocates that are up here for this. Don't blame my colleagues on this side. We are reacting to a situation that I believe has been created, exacerbated, made worse by those unscrupulous landlords who refuse to do the right thing. And now those that do a good job are going to have to pay the price.

I vote in the affirmative.

ACTING PRESIDENT BENJAMIN: Senator Sepúlveda to be recorded in the affirmative.

Senator Harckham to explain his vote.

SENATOR HARCKHAM: Thank you, Mr. Chair.

This is a watershed moment. You know, like many of us, end of session, I'm running around, working the phones, speaking to colleagues, trying to get things done. But the political junkie, the political historian in me is saying, you know, Wow, this is a big moment.
You know, this is a landmark shift that will impact hundreds of thousands of people across this state, not just in New York City.

And I want to thank Senator Kavanagh, Senator Myrie, the leadership, the team who worked on this. And I want to echo the words of what Senator Mayer was talking about in Westchester.

I first got into public service as the head of a nonprofit that built and managed affordable housing in northern Westchester. And from there, I ran and won a county board seat in Westchester. And immediately we dealt with housing issues and a federal housing lawsuit. And we fought and we fought to see that that suit settlement was complied with and that we built units. We spent tens of millions of dollars in Westchester County to build 800 units. And we all patted ourselves on the back at the great job we did.

And you know what? At the same time, we lost 1,000 ETPA units. One thousand. So we spent tens of millions of dollars, all of that hard work, for a net loss of 200 units.

So the first rule of affordable
housing is protect the stock that you have. And that's what this regulation and that's what these laws will do. We've got to protect what we have. It's a heck of a lot cheaper to protect housing stock than to build new stock.

And for all the Senators who have talked about the need to build housing, I certainly agree. And this bill is not housing-creator legislation; this is housing-protection legislation.

But colleagues are right, we need to work much more aggressively, especially as the federal government has pulled back on the tax credit program. The state needs to be more aggressive in investing in land and land banks and things like that, tools that we know can help facilitate the creation of affordable housing both in and outside New York City.

So I'm proud to vote yea on this, Mr. Chair. I really want to congratulate colleagues and advocates on a job well done. This has been many, many years in the coming. But we have much, much more to do in terms of creating new units throughout the state that are affordable for all New Yorkers.
ACTING PRESIDENT BENJAMIN: Senator Harckham to be recorded in the affirmative.

Senator May to explain her vote.

SENATOR MAY: Thank you, Mr. President.

In Syracuse, one-quarter of tenant households move every year. Many of them are forced to move because of eviction or substandard housing conditions. This kind of housing instability has a cascade of negative effects. Children do worse in school if they're moving all the time. Adults have a harder time getting jobs and keeping jobs. And neighborhoods are less safe, because neighbors don't know each other.

This bill shifts the balance in favor of housing stability. For renters in Syracuse and for mobile home owners, this is going to make an enormous difference.

I cannot thank enough Leader Stewart-Cousins, Senators Kavanagh and Myrie, and the staff who have worked so hard on this bill. They faced a very tight deadline to try to avert a crisis tomorrow. But even so, they took time to listen to renters in my district and across the state, and to come up with a bill that
addresses problems statewide in a way that I
think is going to make a difference for people
everywhere.

I want to thank you, and I proudly
vote aye.

ACTING PRESIDENT BENJAMIN: Senator
May to be recorded in the affirmative.

Senator Biaggi to explain her vote.

SENATOR BIAGGI: Thank you,
Mr. President.

Olinville Avenue, the Evergreen
Houses, Riverdale Avenue, Fifth Avenue. These
are just a handful of blocks spanning District 34
in the Bronx and Westchester that are inhabited
by tenants who for so many decades have been
waiting for Albany and, more broadly, for the
State of New York to prioritize their best
interests. In fact, there has not been a single
day that has gone by where the phones in my
office or the emails that have been received are
not from tenants who are pleading, who are
begging for Albany to act and to protect their
best interests.

And I have to say that on my
campaign, similar to so many of my colleagues,
the number-one issue that I heard when I knocked
on someone's door and they opened it was, How can
you help me with my housing? What can you do to
protect me? Strangers inviting me into their
homes to see the conditions that they were living
in.

And for the first time, I would
argue, in our state's history, New York is giving
tenants and renters the protection that they
deserve. I'm not saying anything new by
proclaiming that this is historic legislation.
This is an incredible moment that I am even in
awe of as I stand here and speak these words
right now.

The most important part, I think, of
this legislation is the fact that yes, it is a
tectonic shift. And it's a tectonic shift away
from the disturbing, disturbing stranglehold of
powerful special interests that have bought and
sold many of the members of this house who have
sold out tenants for far too long, putting their
bottom line over the well-being of those
New Yorkers.

And today, I am proud to be standing
here to vote aye for what is, in my opinion,
transformational government, transformational politics. I am proud to go home to say that we delivered, that what we promised we have achieved.

And to those colleagues on the other side of the aisle who are, you know, saying some negative things about this bill, this bill does help those in need. It helps thousands and thousands of New Yorkers in need.

And lastly, I want to thank our leader, Andrea Stewart-Cousins, Senator Kavanagh, Senator Myrie and Senator Salazar, and the thousands and thousands of tenant activists, including Mike McKee, of course, and Northwest Bronx Community and Clergy Coalition, Bronx Park East, and all of those who have come together to make this possible. It is because of your voices and all of the fighting that you have done that we are here today to vote on this historic legislation. People over money always wins.

I vote aye, Mr. President.

ACTING PRESIDENT BENJAMIN: Senator Biaggi to be recorded in the affirmative.

Senator Gounardes to explain his vote.
SENATOR GOUNARDES: Thank you, Mr. President.

You know, I have to say as I was sitting here listening to all of my colleagues remark on this bill, and I heard Senator Gianaris rattle off all of the achievements and accomplishments that we've done in this session so far, I got the chills. Because I like to go back home and tell people that I've been given the gift to represent my neighborhood here in this chamber. And I don't know how long I'll have this gift to use it to help other people, but I can say without a single hesitation or doubt that what we are doing today will be transformational for the 40,000 rent-stabilized tenants that I represent, the apartments I represent, and the millions of people who will benefit across the entire State of New York with what we are doing here today.

No one in this day and age should have to work two or three jobs just to put a roof over their head. No one. That's criminal. No one should have to face those circumstances.

As Senator Ramos was alluding to, it's especially difficult for those of us who are
on the younger side in this chamber. Millennials
today, 300 percent more student loan debt than
our parents had a generation ago; the rising cost
of living; we're half as likely to be able to
afford to buy a home -- that makes many of us
 tenants and renters for life. Seventy percent of
us here in New York live paycheck to paycheck. A
single rent increase, an illegal rent charge --
overcharge, a preferential rent jumping $500 on a
dime's notice, that throws us out of our
apartment. We can't afford to throw people out
of their apartments, out of their homes. And
that is what this legislation will do today.
It's going to put an end to the most egregious
abuses that have been plaguing our housing system
for years. And for that, I'm incredibly proud to
vote in the affirmative.

And I want to thank Senators
Kavanagh and Myrie. And I want to also align
myself with the spirit and sentiments with which
Senator Myrie addressed this chamber a few hours
ago. And the passion that he brought to this
fight has truly been infectious. And I thank him
for his advocacy, and everyone who helped make
today a reality.
Thank you.

ACTING PRESIDENT BENJAMIN: Senator Gounardes to be recorded in the affirmative.

Senator Breslin to explain his vote.

SENATOR BRESLIN: Thank you very much, Mr. President.

As relatively one of the longer-standing members of this body, years ago when we came up to tenant protections in New York City, upstate Senators would kind of sit on the sidelines. And they'd ask their brothers and sisters in New York City, How should we vote?

And then we've watched over the years as affordable housing moved up the Hudson River, or it didn't move up the Hudson River to cities like Newburgh and Kingston and Hudson, and then to Albany. And then west towards Syracuse, and west further towards Rochester and Buffalo.

We don't have a balance in affordable housing. We're looking at families who are working -- the breadwinner working more than 40 hours a week, yet spending in excess of 50 percent of their income on housing, sometimes 60 percent on housing. And what does that do? It allows landlords to be a little loose.
They're always going to have a tenant. So they began to treat their tenants in a bad way, a way that they had the balance over them.

This legislation is going to create the balance we need. It creates it in New York City on a permanent basis, and it gives 54 of our counties the opportunity to opt in in a gentle way -- not an overpowering way, a gentle way, to say if there's 5 percent or less vacancy, then we have the chance to come in and balance that, to give the tenants some rights.

And over those years when I was deferring to New York City, I was watching upstate New York having more and more tenant problems. And I saw people like Mike McKee locally, Maria and Roger Markovics, who devoted their life towards tenant problems. And those problems increased on a yearly basis.

Finally, we're here in the year 2019, and we're blessed to have Brian Kavanagh and Senator Myrie, who have done such a phenomenal job putting this together, a multidimensional task that I don't think I've seen any legislator with their qualities to be able to do what they've done.
So as my fellow Senators have said, this is a monumental day in the New York State Senate. It's a very, very special day. We're going to protect tenants, and there's going to be many counties around me -- I have five cities, each of them have their own different kinds of problems, and a lot of them deal with landlord-tenant. But there's lots of areas in upstate New York who don't need it now, but it will available in case they do need it.

So I applaud again our leader, Andrea Stewart-Cousins, for her leadership in allowing us to do as many things as Mike Gianaris outlined, which made us all think of these past number of months and how proud we are to have been led by Andrea down a path to protect people's rights in so many different ways.

So this is a day that we will remember for many, many years to come, and I vote aye.

Thank you, Mr. President.

ACTING PRESIDENT BENJAMIN: Senator Breslin to be recorded in the affirmative.

Senator Ranzenhofer to explain his vote.
SENATOR RANZENHOFER: Thank you, Mr. President.

And thanks again to the sponsor for addressing some of the concerns and answering some of the questions.

I represent areas like the Village of Williamsville, Town of Amherst, Town of Clarence, Town of Newstead, Village of Akron, Genesee County, City of Batavia, Village of Leroy, Village of Churchville, Town of Riga, City of Rochester, and a lot of the issues and comments that I've heard about this bill don't address the 300,000 residents that I represent.

I don't want to minimize the concerns that you have, but this is a statewide bill, or it's supposed to be statewide bill, which really doesn't address statewide issues. It may address some of the issues that your constituents have, but as a statewide bill it needs to address issues from across the state. And the issues that I was discussing with the sponsor before, it's very clear to me that those are not addressed.

Now, there are just two other points that I want to make, and I have not heard an
answer to the point that was raised by Senator Lanza. I don't know what you say to your constituents in New York City when they ask you, Why did you remove the income limit? If this is supposed to protect people that are making $35,000, $45,000 a year, why are people that are making $150,000 and $200,000 a year going to be able to get these apartments that you once got? I have not heard one member on this side of the aisle address -- and maybe the reason for that is there really is no answer. Why would you protect wealthier people over people who are living paycheck to paycheck?

The mobile home provisions are good. But on balance, for my community, which is an urban, rural, and suburban district, this bill just doesn't cut it, and I'll be voting no.

Thank you.

ACTING PRESIDENT BENJAMIN: Senator Ranzenhofer to be recorded in the negative.

Are there any other Senators wishing to be -- Senator Sanders to explain his vote.

SENATOR SANDERS: Thank you, Mr. President.

When you sit next to such a
distinguished Senator and close to another, it really gives you a moment to pause and to reflect. But I'm hoping that greatness does rub off.

In my district, my friends, I come from southeast Queens, and the middle class and the working class communities there are under attack, and they feel it every day. They feel this attack coming from gentrification, they feel this attack coming from high rents, and they are buckling under those pressures. And therefore we have to figure ways of aiding great New Yorkers to stay in a great city and a great state.

And with that in mind, the number-one issue of southeast Queens that people come to me about is affordable rent. In the words of that great sage, rents are too damn high, and we need to do something about it.

This is a movement towards it. Is this a perfect bill? No. But it's dang close to it. We have to continue this. We have to continue. We have to find ways of aiding good small landlords and help them become even greater landlords. We have to continue our promise that we made to the people of New York that we would
put their interests first -- their interests first, not any special interests, but their interests.

I want to thank our leader, who was able to marshal such great forces where, from the first day that we've been out here till the last day, history is made over and over and over. You pick the department, we've made the history. And if we haven't, give us another week.

(Laughter.)

SENATOR SANDERS: So I really want to thank the leader. I want to thank these great people who -- the doctors, who were able to teach a lesson on how rent is supposed to be organized.

And having said that, I will just say that we have something to take home. We can say that we have not ignored the issues of the people of New York, that we have addressed them every way and every chance that we got, and their investment in us as legislators was not wasted.

I adamantly, vigorously, and if I could think of any other words -- I vote yes, sir.

ACTING PRESIDENT BENJAMIN: Senator Sanders to be recorded in the affirmative.
Any other Senators wishing to be heard?

Senator Jacobs.

SENATOR JACOBS: Thank you, Mr. President.

I represent parts of the City of Buffalo and Erie County. In 1970, the County of Erie had about 1.1 million people in it, 600,000 of them residing in the City of Buffalo. In 2010, Erie County had just under a million people in it, but under 300,000 of them lived in the City of Buffalo. Meaning our population in the county shrank a little bit, but our population in the city shrank immensely. The people spread all over the county.

As a result, we did not grow, we shrank a little bit, but we spread over more land mass. A very unique thing. A lot of areas have never experienced something like that.

It has been a real problem in our area because of the fact we have no more people, but they're spread over more land mass, using more infrastructure, more costs on our government. That is one of the reasons, one of the reasons that our property taxes are so high.
The good news is in the last number of years, there's been a bit of a renaissance, an uptick in the City of Buffalo. And there's been a little bit of a tide turned where people are reinvesting in the City of Buffalo and the suburban sprawl has slowed down. People are reinvesting in older buildings downtown, and people are looking to move back in.

My concern here is that this legislation, which is really a New York City-centric piece of legislation, is imposing some new laws that can impact us and impact us negatively. Because I believe it will be a real disincentive for people to look at investing in older buildings in our urban core.

And as Senator Ranzenhofer mentioned, the option will be do I purchase an older building, a residential building, and make a major investment to revitalize it with the threat that maybe there may be rent control imposed on that, or do I go and take a vacant piece of land in the suburbs that I can be assured there would not be that sort of regulation on, and build new.

So we have finally started to move
things in the right direction, and this piece of legislation I believe can be very, very damaging.

I listened with interest to all the comments and very personal stories of those colleagues of mine from downstate. Clearly New York City is a different place. And I don't claim to know your area, but you don't know mine. And I think this piece of legislation will be very damaging. And that is why I'm voting no.

Thank you.

ACTING PRESIDENT BENJAMIN: Senator Jacobs to be recorded in the negative.

Are there any other Senators wishing to be heard?

Seeing and hearing none, the following order will close this conversation: Senator Kavanagh, Senator Flanagan, and Senate Majority Leader Andrea Stewart-Cousins.

Senator Kavanagh to explain his vote.

SENATOR KAVANAGH: Thank you, Mr. President.

Lots of people in this chamber have probably heard enough of me on this topic at this point, both during this debate and also darkening
their doorstep and buttonholing them in the
hallways of this Capitol for several months now.

But I did want to take a moment to
close. First of all, just to note very briefly
that the rent regulation laws that we are making
available statewide are not being imposed on any
locality unless they review these laws and review
the circumstances in their locality and decide
that this is a set of tools that are useful for
them.

I will note that New York City
maintains some of the densest housing in the
country. We are -- to the extent we continue to
experience an emergency, it's because, unlike
many other cities, we are at an all-time high
population because we have maintained the ability
of ordinary people to continue to live in our
communities, largely through our rent regulation
system.

I would also note that there are
provisions in this bill that are intended to
apply statewide, and they're intended to deal
with the basic fact that housing instability and
particularly evictions have become a scourge in
many communities of all kinds across this country
and across this state. Evictions have increasingly become not just a result of economic instability and poverty, but a cause of economic instability and poverty.

So we are taking some very basic steps today to make sure that tenants throughout this state have some basic rights when they're facing those situations when they're in disputes with their landlords.

I would also just note that this is a set of provisions specifically with respect to manufactured housing. We may not agree on the details, but I would acknowledge that my predecessor as the Housing chair, Senator Little, has worked very long and hard on that, and this budget included some funding that she has advocated long and hard for to make sure that those communities remain stable, particularly when they've been threatened by storms and other threats from the outside. So we agree on a lot.

I do want to thank my colleagues, not only my colleagues who are supporting this bill, but my colleagues who helped to host our hearings, which were put together very rapidly and were very successful at getting many
perspectives -- Senator May, Senator Mayer, Senator Metzger, Senator Myrie, the four Ms -- plus Senator Breslin, we had a hearing in his district as well -- and the many supporters of the bills and the many authors of provisions of this bill that have now been incorporated into our leader's bill on this.

I want to thank my colleagues on the other side of the aisle for engaging in a real debate. Very often in this chamber people make speeches about bills that kind of talk past each other. I think it's valuable that questions were asked and answered, even though we didn't necessarily agree.

To Senator Lanza, who I had the experience of commuting from Staten Island for four years to Manhattan. He called it the Lewis and Clark expedition. I was in Manhattan for a long time before I realized the term "schlep" for that commute.

But, you know, it is very important, I think, that we engage in this conversation. I want to thank the many advocates. There are too many to name. But, you know, so much activity across the state, bringing people...
to our hearings to make sure that we heard many
perspectives. I would be remiss if I did not
particularly acknowledge Ellen Davidson. To the
extent that I've been called a professor and some
other kind words today, I have learned over many,
many years about this issue on the ground in our
communities and how the laws work from
Ellen Davidson and from the people at Legal Aid.

I want to end by thanking the staff.

I decided not to do this at the beginning,
because of course we were still relying on the
staff throughout this very proceeding.

I just want to begin by thanking my
own office staff, who were very -- who had to
jump in and help get those hearings together and
provide support for this process -- Cleveland
Stair, Jonathan Shapiro, Venus Galarza-Mullins,
my director of community affairs, who deals with
these issues on the ground every day in our
community, Shana Mosher and Danielle Segall and
Danielle Zuckerman, and Zameena Mejia, who's
ready to tweet the results out about this vote
any minute.

And most importantly today, the
staff who worked tirelessly to put this package
together: Nic Rangel, Amber Marshall, Kenan Kurt, Michael Szydlo, Allison Bradley, Rhett Maiorana, and Nadia Gareeb, who led the negotiating team from the staff perspective, and of course Shontell Smith, who manages so much of what we do here today. And I hope I'm not leaving anybody out. But it really was an extraordinary team.

And the depth with which we reviewed this issue has been mentioned, and that would not have been possible without those folks doing the analysis, doing the drafting, and taking comments from every possible kind of stakeholder continuously now for months.

I will end by thanking our leader, Andrea Stewart-Cousins. This is her bill. I think we'll hear from her shortly on this. But I think we began discussing what we were going to try to do with housing last April, what we would do if we were lucky enough to be in a position where we'd have the ability to do this. I thank her for the confidence that she has put in me and in Senator Myrie to lead this effort, and the extraordinary leadership that she has shown throughout this session on bringing important
questions like this to the floor and bringing powerful solutions that are going to affect the lives of millions of people to a vote in this chamber.

So thank you to our leader, and thank you to all of you. And I will vote in the affirmative.

ACTING PRESIDENT BENJAMIN: Senator Kavanagh to be recorded in the affirmative.

Senator Flanagan to explain his vote.

SENATOR FLANAGAN: Thank you, Mr. President.

I rise and I want to join the voice of a lot of my colleagues in speaking to the bill, but in speaking about some of the folks who are here today. And I'll add my voice. I'm going to thank the leader, but not for the reasons that you all have thanked her for.

I don't like this bill, and I'm going to vote no. But I do want to thank her, because it's a day early. It's a day early.

(Laughter.)

SENATOR FLANAGAN: It's done.

There's no midnight oil. The light of the day
and the sunshine is out there.

SENATOR STEWART-COUSINS:

{Inaudible.}

SENATOR FLANAGAN: So muchas gracias, all right? I'm very happy about that. And I think we all are.

And in looking at or listening very carefully to all of the comments, I would concur with the sponsor. This has been a good debate and a good discussion about public policy and about priorities and about people's desires and what's important to them and to the people they represent, myself included.

And there were references made to people who have apparently gotten honorary degrees today as professors. I'm going to add a slightly different tack and say I want to thank a small business owner and a builder, a man who's a consummate professional, George Amedore, for his acumen, his experience, his integrity, among other things.

And I really embrace people like Senator Amedore and all of my colleagues for their backgrounds. And one of the reasons I embrace Senator Amedore is because he's got no
axe to grind. He's the kind of person that could leave here in five seconds, go off, have a good life, make a great living. And there's nothing wrong with that. We should all be able to say that's the kind of system that we should have.

But I've spent many hours talking to my colleagues, including Senator Amedore, about what it's like to do business here in the State of New York and what a challenge it can be. Even if you're a great landlord or you're a great tenant, it's still really hard to get from the ground up and get something done and actually provide housing, affordable or not, for people here in the State of New York.

So I think back, and based on a conversation I had earlier with Senator Lanza, LeFrak City was invoked. You guys have all -- ladies and gentlemen -- have heard me talk about my father. My father got elected to the Assembly in 1972, but in 1975 he suffered the only loss of his career in running for office. He ran for supervisor of the Town of Huntington. And in 1975, my father was an advocate for affordable housing. Jim Gaughran may be the only one, Senator Gaughran may be only one who remembers
this.

And he lost that election. And one of the reasons he lost that election was because he advocated for affordable housing. And one of the reasons he lost that election was because the Democrats said -- unabashedly -- Flanagan wants to bring LeFrak City to Long Island.

I doubt Senator Gaughran wrote that brochure.

However, we all know -- I can remember that very vividly.

Senator Lanza made a salient point as well. He has voted for rent control. I have voted for rent control on multiple occasions. Did I like everything that was in there? No. But I understood the need, and listening to people like Mike Gianaris or Neil Breslin and listening to Senator Stewart-Cousins, we ultimately have to negotiate and compromise.

So when I hear about affordability and stability and housing, I think of my colleagues like Betty Little, who talks about rural housing and things like neighborhood preservation. Whether it's Ken LaValle or Rob Ortt or Mike Ranzenhofer, who talk about mobile
home parks. I will very comfortably say there is
not one person in this room that doesn't care
about affordability and affordable housing. And
in fact, when I talk about property taxes,
forever -- and time and time and time and time
again -- I feel like I'm talking about
affordability. I feel like I'm talking about
affordable housing.

So when Senator Lanza talks about an
income tax and a water bill and property taxes, I
get it. Because we're thinking about whether or
not our constituents will have a good quality of
life. And can they afford to live somewhere.

Now, Senator Bailey, I heard him
talk about being a tenant, and I thought to
myself, You know what? I'm a tenant. I am a
tenant. And I'm lucky. And I have a very good
landlord. My washer and dryer doesn't work so
good, but I have a great landlord. And I know
the value of having that type of relationship.

So when I look at this, there are a
couple of things that I do want to mention with
specificity. And I've been here a long time.
And there's no question that this is a seminal
piece of legislation. I don't have to agree with
it, but this is big. This is really big. And I don't doubt that for a second.

But I look at a lot of editorials that have just come out, including in my own region, in Newsday, the Wall Street Journal, looking at entities like the Long Island Builders Institute and a lot of memos that I've read, and I know there are pro memos in support of this legislation. I get that. But I think I look at this, and I think a lot of my colleagues look at this, in a slightly different way.

I am very concerned -- this is my personal core philosophical belief, in looking at a free market, democracy, capitalism and things like that -- I am very concerned that the long-term effect of this legislation will be a diminution in housing, less affordable housing, and far fewer incentives for people to get involved in the building of housing. That's what I really feel.

And in looking at the things that have happened in the City of New York, you know, I compare that to the rest of the state. Now, the sponsor of this legislation knows a lot, an incredible amount. But when there was a
discussion with Senator Ranzenhofer, I was like, holy mackerel, because these are conversations that we had. And I think about towns and counties and villages and cities; there is a distinct lack of clarity, in my opinion, about what this legislation could do.

Basically, you could have a township that could run roughshod over a village. And there's no clear answer for that. And we know there are plenty of towns and villages that could be like the Hatfields and the McCoys.

So I'm desperately worried that that is not ironed out. There's not something in the legislative intent that says, by the way, a village has local control and authority and can't be run roughshod over by a town or a city or some entity like a county. I believe that's a core question, that's a legitimate question.

Also, within the housing itself, a municipality can now turn around and say, We're going to look at a class of housing. Which in my opinion means you can have a village, say, with 5,000 people -- and Senator Amedore spoke to this. You could have a village where they just say, you know, we're going to look at one class
of housing. Two apartment buildings, they just happen to be owned by one person, good, bad, or indifferent. But we have now decided that that housing stock is going to fall under this umbrella. The owner has no say.

Yes, you have a local government. But I think we have to be particularly careful and perhaps a little circumspect in terms of how to do that. And I'm not sure that that was thought out, in my opinion, the way it should be.

There's another component in here -- and God knows this is technical and complicated. But the whole thing with IAI and MCI. Looking at MCI, I've read retroactive provisions of this legislation where people have made investments, taken risks. They've made investments and now we're changing the rules midstream. There's a retroactive component here that says the increase you're able to get has now gone from 6 percent to 2 percent, changing the rules midstream.

You want to change them prospectively, I respect that, even though I may quibble with what the number is. But I think that's a big component that goes right to the question of affordability. And there are many
things within the bill that we could probably
discuss at further length.

I know when I go home -- and I think
of my colleagues -- I don't want to go home to
someone and say, We addressed the affordable
housing crisis as best we could, but we dropped a
means test. There is no rational explanation, in
my opinion and I think our colleagues' opinion,
for saying now there's not going to be any kind
of means test. That's a pretty gosh darn hard
sell, I think, for the taxpayers that I represent
and that my colleagues represent.

So what I think we are looking at is
a balance. I want people to be able to live in
good, clean, quality affordable housing. But I
also want to have entrepreneurs and investors and
financial institutions who are willing to take
those risks. And they don't have to be behemoth
landlords. They can be people who have decided,
you know what, I'm going to take my life savings,
I'm going to build an apartment building with
10 units -- but I don't know, you know,
government is telling me I can only do this or do
that.

So in my estimation, this pendulum
has swung too far. And I think we're not going
to see this overnight, but I believe we're going
to find ourselves in a situation that creates
significant problems.

Now, lastly -- and I promise,
lastly -- this is permanent. And I've listened
carefully to people say this is long overdue,
this should have been made permanent many, many
years ago. I don't agree, but I particularly,
particularly don't agree by virtue of the fact
that this is now applicable statewide.

This is a system -- you can make a
cogent argument, again, in my opinion, that you
should be able to permanentize this in the City
of New York. And the other outlying areas that
already have this in their governmental
structure. But for the rest of the state, now
it's permanent. We don't even know how it's
going to work. We don't know what's going to go
well, we don't know what's going to go poorly.

So I am grateful that this is being
addressed. I am clearly going to vote no. I
respect the divide and the philosophical
differences that we have. And I also know, as I
said before, everybody in this room -- Pam
Helming, Jim Seward, Daphne Jordan, Sue Serino --
and every member in the majority cares about
affordability and affordable housing. Sometimes
we just get there in a different way.

So I will be respectfully voting no,
but God knows I'm willing to work with any one of
my colleagues to see how we can make the lives of
our constituents better on housing and taxes and
otherwise.

Mr. President, thank you.

ACTING PRESIDENT BENJAMIN:  Senator
Flanagan to be recorded in the negative.

Majority Leader Stewart-Cousins to
explain her vote.

SENATOR STEWART-COUSINS:  Thank
you, Mr. President.

And I really am happy that we are
doing this in the light of day and in a way that
people who have been dying to know what we would
be doing in this area can actually see, hear,
absorb, and understand the historic nature of
what has happened here.

I really do thank all of my
colleagues, because the thoughtful conversation
that we've had around this very important piece
of legislation underscores what we know. Housing
is important to every single one of us.

When my colleague Senator Flanagan
talks about the businesses and -- it all works
together. And we know that we need to have the
employees to be able to serve those businesses,
and we need housing on every single level, every
single strata. And these particular pieces of
legislation, this bill makes sure that affordable
housing is there for the people who need to get
to the businesses, to stabilize the businesses,
so that our economy can grow.

When I was growing up -- and I've
talked about this so much -- I grew up in public
housing. It wasn't fancy, it was public housing.
But my parents knew every day that there was a
place that we could afford to live from which we
could launch our dreams. If we had to move every
week or every month, if we were afraid that
tomorrow we weren't going to have heat, if no
matter how diligently my father juggled the
responsibilities on this little tiny paycheck, we
would not know whether somebody could just decide
tomorrow they needed the apartment, get out -- if
all of those things were part of that experience,
I know I would not be here today.

I know so many of us would not be here today. Because without stability in those very essential things, you can't possibly grow roots that will make you strong.

What we're doing today says we get it. What we're doing today says we don't want people living in fear of not knowing that they can afford a space or where they can get the next space if this space is gone. We're saying that you don't have to come back and beg and hope that the right people are in the right place thinking about you when these laws expire because maybe, maybe those new people won't be sympathetic. You don't have to do that, because these laws are permanent. That's important.

Also, we've decided that we know what we want to have happen, but we will have the annual report, Senator. We will have a commission that is able to assess what's happened with these laws to make sure that we are doing exactly what it is that will continue to grow our economy by stabilizing our housing.

And by the way, I don't believe that we should walk away from finding even a larger
plan, very much like Mitchell and Lama figured it out. State legislatures figured out how to make sustainable affordable housing so that it's not a crisis that we refuse to address. Each and every one of us, I'm sure, have these same experiences that my colleagues in Westchester do -- I know that Senator Mayer mentioned it -- with housing. We have in Westchester, you know, 27,000, many in my district.

But the reality is every single day I am talking to people, seniors -- Where am I going to live? I'm trying to find housing. I'm on a list. Section 8 doesn't happen anymore, it's 10 years. We can't continue to pretend it's not a crisis. And I have a wide range of districts. Affordable housing is an issue in every district. Whether it is the empty nesters in Scarsdale, whether it's how their kids can afford to live in the neighborhoods they grew up in. No matter where we are, housing and affordability of housing is an issue. It's just a fact.

So to pretend that it's just this place or even to pretend that our statewide focus is something that shouldn't apply is ridiculous.
Whether you're in a mobile home, whether you're
in Brooklyn or Buffalo, housing is critical. We
can't deny it.

So we've tried to say look, you
know, there's certain protections that everybody
should have, and there's an advocacy on the part
of the State Legislature that says we hear you.
Yes, the pendulum is swinging. Yes, it's been
swinging in one direction for 40 years. Guess
what? We've got to begin to address the fact
that unless we as a Legislature show a commitment
to the things that matter to people, none of us,
no matter how long we stay here, will feel that
we've succeeded.

When I got here in 2007, I got here
because of a great tenant momentum, the
housing law -- that's all I've heard: The
housing law is expiring, please help me. I never
would have dreamt -- I knew that I had to be part
of a solution, and I was so pleased that people
spent time investing in people like me and so
many of my colleagues here because they believed
that we could make a difference. And to be here
as the leader of this great chamber saying
because of the advocates' relentless struggle to
be heard, here we are with this great piece of legislation that recognizes your concerns and your fears -- who would have dreamt it?

But from the first day with these incredible people, I promised that we would be making history. I promised that we would take every day seriously. I promised that we were going to break down barriers. We promised that we were going to build up opportunities. We promised that we were not going to ignore the voices of people who felt they'd been left out.

We've been here six months, and in these six months we've made a difference. And when I sit here and listen to my colleagues who get up and thank me, I thank you, every single person who spent the moments that they could have been doing everything else to take an issue -- and in this case, this issue, under the leadership of Brian Kavanagh, the professor --

(Laughter.)

SENATOR STEWART-COUSINS: -- and young Mr. Myrie.

(Laughter.)

SENATOR STEWART-COUSINS: You know,

to see that type of leadership and, you know, the
work groups, people who I begged -- not even. I didn't have to beg. It was like, would you be this? Yes. Everybody dropped everything, showed up. Late into the nights. Drilling down, hammering out, with the staff who -- when they all left at midnight, the staff was there, 3:00, 4:00. Incredible. Incredible. You heard their names, and certainly I'll give a special thank you to Shontell Smith, who led up the operation with the staff.

What happened here could only have happened because people are not in any way confused about what our priorities have to be. And we're not even tired, because we know there's so much to be done. You should be very, very proud of what's been accomplished today. We know that we've got still a few more days left, and there's still more to do. But because -- because we were able to keep our promise, no matter what happens even in the next few days, we know that we've changed the trajectory of New York State to a state that responds to every person. No matter who you are, what your zip code is, what your affordability is, you have a place here.

I also want to thank my legislative
partner, the Speaker. Because this was rough in
every way for all of us because we had a deadline
looming. And again, the Speaker put his staff
together with mine, their members together with
ours, and we've come out with what I know is an
extraordinary, life-changing piece of
 legislation.

    Thank you. Mr. President, thank
you. I want you all to have a wonderful weekend,
which is why we're going to be finished. For the
fathers, happy -- I know. Well, you're not going
to be, but this is the big one. You can't leave
now, but --

    (Laughter.)

    SENATOR STEWART-COUSINS: But it
will be daylight.

    (Laughter.)

    SENATOR STEWART-COUSINS: I want
the fathers to have a happy Father's Day. Like I
said, this type of legislation really is a
tribute to, again, a man who worked so hard to
keep a roof over my head. And, you know, I
appreciate the work that's been done here.

    I certainly vote aye.

    ACTING PRESIDENT BENJAMIN:
Majority Leader Andrea Stewart-Cousins to be recorded --

(Cheers from the galleries; extended standing ovation.)

ACTING PRESIDENT BENJAMIN:

Majority Leader Stewart-Cousins to be recorded in the affirmative.

Announce the results.

THE SECRETARY: In relation to Calendar Number 1407, those Senators voting in the negative are Senators Akshar, Amedore, Antonacci, Boyle, Brooks, Flanagan, Funke, Gallivan, Gaughran, Griffo, Helming, Jacobs, Jordan, Kaplan, Lanza, LaValle, Little, Martinez, O'Mara, Ortt, Ranzenhofer, Ritchie, Robach, Serino, Seward and Tedisco.


ACTING PRESIDENT BENJAMIN: The bill is passed.

(Extended applause; cheering from galleries.)

ACTING PRESIDENT BENJAMIN: Senator Gianaris.

SENATOR GIANARIS: Thank you, Mr. President (laughing). Can we now --
Senator Gianaris.

SENATOR GIANARIS: Okay. All right. Can we now take up the reading of the supplemental calendar, noncontroversial, please.

ACTING PRESIDENT BENJAMIN: Order in the chamber, please. Order in the chamber, please.

The Secretary will read.

THE SECRETARY: Senator Serino moves to discharge, from the Committee on Rules, Assembly Bill Number 4069 and substitute it for the identical Senate Bill 1239A, Third Reading Calendar 1337.

ACTING PRESIDENT BENJAMIN: The substitution is so ordered.

The Secretary will read.

THE SECRETARY: Calendar Number 1337, Assembly Print Number 4069, by Assemblymember Barrett, an act to legalize, validate, ratify and confirm the actions of the Spackenkill Union Free School District.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This
act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 1350, Senate Print 1810 --

ACTING PRESIDENT BENJAMIN: Order in the chamber, please. Please.

Continue.

THE SECRETARY: Calendar Number 1350, Senate Print 1810, by Senator Rivera, an act to amend the Public Health Law and the Insurance Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 3. This act shall take effect on the 90th day after it shall have become a law.

ACTING PRESIDENT BENJAMIN: Call the roll.
ACTING PRESIDENT BENJAMIN:

Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 1376, Senate Print 2176, by Senator Bailey, an act to amend the New York State Urban Development Corporation Act and the Economic Development Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 3. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:

Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

There is a substitution at the desk. The Secretary will read.

THE SECRETARY: Senator Ramos moves
to discharge, from the Committee on Finance,
Assembly Bill Number 568 and substitute it for
the identical Senate Bill 3158, Third Reading
Calendar 1378.

               ACTING PRESIDENT BENJAMIN: The
               substitution is so ordered.
               The Secretary will read.
               THE SECRETARY: Calendar Number 1378, Assembly Print Number 568, by
Assemblymember Paulin, an act to amend the
Public Health Law and the Insurance Law.

               ACTING PRESIDENT BENJAMIN: Read
               the last section.
               THE SECRETARY: Section 3. This
               act shall take effect one year after it shall
               have become a law.
               ACTING PRESIDENT BENJAMIN: Call
               the roll.
               (The Secretary called the roll.)
               ACTING PRESIDENT BENJAMIN:
               Announce the results.
               THE SECRETARY: Ayes, 62.
               ACTING PRESIDENT BENJAMIN: The
               bill is passed.
               There is a substitution at the desk.
The Secretary will read.

THE SECRETARY: Senator Parker moves to discharge, from the Committee on Rules, Assembly Bill Number 2758A and substitute it for the identical Senate Bill Number 3200A, Third Reading Calendar 1379.

ACTING PRESIDENT BENJAMIN: The substitution is so ordered.

The Secretary will read.

THE SECRETARY: Calendar Number 1379, Assembly Bill Number 2758A, by Assemblymember Ortiz, an act to amend the Mental Hygiene Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.
There is a substitution at the desk.
The Secretary will read.

THE SECRETARY: Senator Sanders moves to discharge, from the Committee on Rules, Assembly Bill Number 5625A and substitute it for the identical Senate Bill Number 3221, Third Reading Calendar 1380.

ACTING PRESIDENT BENJAMIN: The substitution is so ordered.
The Secretary will read.

THE SECRETARY: Calendar Number 1380, Assembly Print Number 5625A, by Assemblymember Weinstein, an act to amend the Real Property Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect on the 180th day after it shall have become a law.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: Ayes, 62.
ACTING PRESIDENT BENJAMIN: The bill is passed.

There is a substitution at the desk.

The Secretary will read.

THE SECRETARY: Senator Parker moves to discharge, from the Committee on Mental Health and Developmental Disabilities, Assembly Bill Number 4482 and substitute it for the identical Senate Bill Number 3766, Third Reading Calendar 1381.

ACTING PRESIDENT BENJAMIN: The substitution is so ordered.

The Secretary will read.

THE SECRETARY: Calendar Number 1381, Assembly Print 4482, by Assemblymember Cusick, an act to amend the Mental Hygiene Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.
THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 1382, Senate Print 4417, by Senator Helming, an act in relation to authorizing the Town of Webster, County of Monroe, to alienate and convey certain parcels of land used as parklands.

ACTING PRESIDENT BENJAMIN: There is a home-rule message at the desk.

Read the last section.

THE SECRETARY: Section 5. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 1383, Senate Print 4454, by Senator Brooks, an act to amend the Insurance Law.

ACTING PRESIDENT BENJAMIN: Read
the last section.

THE SECRETARY: Section 6. This act shall take effect on the first of January.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: In relation to Calendar Number 1383, those Senators voting in the negative are Senators Akshar, Antonacci, Funke, Gallivan, Griffio, Helming, Jacobs, Jordan, Lanza, LaValle, Little, O'Mara, Ortt, Ranzenhofer, Ritchie, Robach, Serino, Seward and Tedisco.

Ayes, 43. Nays, 19.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 1384, Senate Print 4915A, by Senator Akshar, an act to amend the Highway Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 3. This act shall take effect immediately.
ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:

Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

There is a substitution at the desk.

The Secretary will read.

THE SECRETARY: Senator Parker moves to discharge, from the Committee on Veterans, Homeland Security and Military Affairs, Assembly Bill Number 2459A and substitute it for the identical Senate Bill 5006A, Third Reading Calendar 1385.

ACTING PRESIDENT BENJAMIN: The substitution is so ordered.

The Secretary will read.

THE SECRETARY: Calendar Number 1385, Assembly Print Number 2459A, by Assemblymember Fahy, an act to amend the Executive Law.

ACTING PRESIDENT BENJAMIN: Read the last section.
THE SECRETARY: Section 2. This act shall take effect on the 90th day after it shall have become a law.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 1386, Senate Print 5047, by Senator Krueger, an act to amend the New York City Civil Court Act and the Real Property Actions and Proceedings Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 4. This act shall take effect on the 90th day after it shall have become a law.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:
Announce the results.

THE SECRETARY: In relation to Calendar Number 1386, those Senators voting in the negative are Senators Akshar, Amedore, Antonacci, Flanagan, Funke, Gallivan, Helming, Jacobs, Jordan, Griffo, Lanza, LaValle, O'Mara, Ortt, Ranzenhofer, Ritchie, Robach, Serino, Seward and Tedisco.

Ayes, 42. Nays, 20.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 1387, Senate Print 5402, by Senator Persaud, an act to amend the Social Services Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The
bills is passed.

THE SECRETARY: Calendar Number 1388, Senate Print 5466, by Senator LaValle, an act to amend Chapter 399 of the Laws of 2017.

ACTING PRESIDENT BENJAMIN: There is a home-rule message at the desk.

Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 1389, Senate Print 5514A, by Senator Montgomery, an act to amend the Civil Practice Law and Rules.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call
the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:

Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

There is a substitution at the desk.

The Secretary will read.

THE SECRETARY: Senator Addabbo moves to discharge, from the Committee on Budget and Revenue, Assembly Bill Number 7475 and substitute it for the identical Senate Bill Number 5545, Third Reading Calendar 1390.

ACTING PRESIDENT BENJAMIN: The substitution is so ordered.

The Secretary will read.

THE SECRETARY: Calendar Number 1390, Assembly Print Number 7475, by Assemblymember Cusick, an act to amend the Tax Law and the Labor Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.
ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:

Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

There is a substitution at the desk.

The Secretary will read.

THE SECRETARY: Senator Breslin moves to discharge, from the Committee on Rules, Assembly Bill Number 7574 and substitute it for the identical Senate Bill 5582, Third Reading Calendar 1391.

ACTING PRESIDENT BENJAMIN: The substitution is so ordered.

The Secretary will read.

THE SECRETARY: Calendar Number 1391, Assembly Print Number 7574, by Assemblymember Lifton, an act to amend the Tax Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This
act shall take effect on the same date and in the
same manner as Chapter 59 of the Laws of 2019.

ACTING PRESIDENT BENJAMIN: Call
the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:
Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The
bill is passed.

THE SECRETARY: Calendar Number
1392, Senate Print 5595A, by Senator Liu, an act
to amend the Tax Law.

ACTING PRESIDENT BENJAMIN: Read
the last section.

THE SECRETARY: Section 2. This
act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call
the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:
Announce the results.

THE SECRETARY: In relation to
Calendar 1392, those Senators voting in the
negative are Senators Akshar, Lanza and Ortt.

ACTING PRESIDENT BENJAMIN:  The bill is passed.

THE SECRETARY:  Calendar Number 1393, Senate Print 5625A, by Senator May, an act to amend the State Finance Law.

ACTING PRESIDENT BENJAMIN:  Read the last section.

THE SECRETARY:  Section 3.  This act shall take effect June 1, 2020.

ACTING PRESIDENT BENJAMIN:  Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:  Announce the results.

THE SECRETARY:  In relation to Calendar Number 1393, those Senators voting in the negative are Senators Akshar, Amedore, Antonacci, Flanagan, Funke, Gallivan, Griffo, Helming, Jacobs, Jordan, Lanza, LaValle, Little, O'Mara, Ort, Ranzenhofer, Ritchie, Serino, Seward and Tedisco.

Ayes, 42.  Nays, 20.

ACTING PRESIDENT BENJAMIN:  The bill is passed.
THE SECRETARY: Calendar Number 1394, Senate Print 5640B, by Senator Skoufis, an act to amend the Town Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 4. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: In relation to Calendar Number 1394, those Senators voting in the negative are Senators Amedore, Antonacci, Flanagan, Funke, Gaughran, Helming, Jacobs, Jordan, Lanza, O'Mara, Ort, Ranzenhofer, Serino, and Tedisco. Also Senator Ritchie.

Ayes, 47. Nays, 15.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 1395, Senate Print 5644B, by Senator Skoufis, an act to amend the Town Law.

ACTING PRESIDENT BENJAMIN: Read
the last section.

THE SECRETARY: Section 4. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: In relation to Calendar Number 1395, those Senators voting in the negative are Senators Amedore, Antonacci, Flanagan, Funke, Gaughran, Griffo, Helming, Jacobs, Jordan, Lanza, O'Mara, Ortt, Ranzenhofer, Serino and Tedisco.

Ayes, 47. Nays, 15.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 1397, Senate Print 5673, by Senator Gaughran, an act to amend the Public Service Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call
the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Senator Gaughran to explain his vote.

SENATOR GAUGHRAN: Yes, very quickly, Mr. President.

About a year ago, many constituents of mine, and others on Long Island, faced their water bills tripling, even some quadrupling, because New York American Water had increased their rates significantly after the Public Service Commission granted that approval.

It turned out that some officials of this company actually lied to the Public Service Commission. And then there was an investigation that was prompted by the residents. And after that investigation, the rates were rolled back a little bit.

So we don't want to -- we want to make sure that this doesn't happen again. So therefore what this legislation does, it says that if a public utility or its employee willfully lies before the Public Service Commission about facts and figures involving a rate increase, then they can be held accountable
with significant fines.

I vote in the affirmative,

Mr. President.

ACTING PRESIDENT BENJAMIN: Senator Gaughran to be recorded in the affirmative.

Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 1398, Senate Print 5716, by Senator Metzger, an act to amend the Urban Development Corporation Act.

ACTING PRESIDENT BAILEY: Read the last section.

THE SECRETARY: Section 2. This act shall take effect on the first of April.

ACTING PRESIDENT BAILEY: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BAILEY: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BAILEY: The bill is passed.
There is a substitution at the desk.
The Secretary will read.

THE SECRETARY: Senator Skoufis moves to discharge, from the Committee on Health, Assembly Bill Number 7492 and substitute it for the identical Senate Bill 5741, Third Reading Calendar 1399.

ACTING PRESIDENT BAILEY: The substitution is so ordered.
The Secretary will read.

THE SECRETARY: Calendar Number 1399, Assembly Print Number 7492, by Assemblymember Steck, an act to amend the Social Services Law.

ACTING PRESIDENT BAILEY: Read the last section.

THE SECRETARY: Section 2. This act shall take effect on the first of April.

ACTING PRESIDENT BAILEY: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BAILEY: Announce the results.

THE SECRETARY: In relation to Calendar 1399, voting in the negative:
Senator Lanza.

Ayes, 61. Nays, 1.

ACTING PRESIDENT BAILEY: The bill is passed.

There is a substitution at the desk.

The Secretary will read.

THE SECRETARY: Senator Kaplan moves to discharge, from the Committee on Rules, Assembly Bill Number 842 and substitute it for the identical Senate Bill 5812, Third Reading Calendar 1400.

ACTING PRESIDENT BAILEY: The substitution is so ordered.

The Secretary will read.

THE SECRETARY: Calendar Number 1400, Assembly Print Number 842, by Assemblymember Simotas, an act to amend the State Administrative Procedure Act.

ACTING PRESIDENT BAILEY: Read the last section.

THE SECRETARY: Section 3. This act shall take effect on the first of November.

ACTING PRESIDENT BAILEY: Call the roll.

(The Secretary called the roll.)
ACTING PRESIDENT BAILEY: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BAILEY: The bill is passed.

THE SECRETARY: Calendar Number 1401, Senate Print 5820, by Senator Metzger, an act to direct the New York State Energy Research and Development Authority to study and make recommendations regarding the state's electric vehicle inventory.

ACTING PRESIDENT BAILEY: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BAILEY: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BAILEY: Announce the results.

THE SECRETARY: In relation to Calendar Number 1401, those Senators voting in the negative are Senators Funke, O'Mara and Ortt.


ACTING PRESIDENT BAILEY: The bill
is passed.

    There is a substitution at the desk.
    The Secretary will read.
    THE SECRETARY: Senator May moves
to discharge, from the Committee on Rules,
Assembly Bill Number 1599 and substitute it for
the identical Senate Bill 5849, Third Reading
Calendar 1402.

    ACTING PRESIDENT BAILEY: The
substitution is so ordered.
    The Secretary will read.
    THE SECRETARY: Calendar Number
1402, Assembly Print Number 1599, by
Assemblymember Hunter, an act to amend the
Environmental Conservation Law.

    ACTING PRESIDENT BAILEY: Read the
last section.
    THE SECRETARY: Section 5. This
act shall take effect on the 90th day after it
shall have become a law.

    ACTING PRESIDENT BAILEY: Call the
roll.
    (The Secretary called the roll.)
    ACTING PRESIDENT BAILEY: Announce
the results.
THE SECRETARY: In relation to Calendar Number 1402, those Senators voting in the negative are Senators Akshar, Amedore, Antonacci, Funke, Gallivan, Griffo, Helming, Jacobs, Jordan, Lanza, Martinez, O'Mara, Ortt, Ranzenhofer, Ritchie, Serino, Seward and Tedisco.

Ayes, 44. Nays, 18.

ACTING PRESIDENT BAILEY: The bill is passed.

THE SECRETARY: Calendar Number 1403, Senate Print 5864A, by Senator Jackson, an act to amend the Tax Law.

ACTING PRESIDENT BAILEY: Read the last section.

THE SECRETARY: Section 6. This act shall take effect immediately.

ACTING PRESIDENT BAILEY: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BAILEY: Senator Jackson to explain his vote.

SENATOR JACKSON: Thank you, Mr. President and my colleagues. I rise to explain my sponsorship of this bill.

This body's support of the New York Kirkland Reporting Service
State film tax credit has helped the film and TV industry in New York State continue to grow. Specifically, the increase in the number of television productions in New York gives us the ability to bring about positive change to the industry by implementing policies aimed at improving the lack of representation plaguing the television industry.

Writers and directors have critical control over the creative direction that a television series will take. These professionals craft the stories that people come to enjoy on their screens, and their life experiences inform their creative decisions. A lack of diversity in the backgrounds of the staff who are writing and directing shows has translated to the lack of diversity in the stories told on-screen.

In the Writers Guild of America East, only 27 percent of the credited writers from the past five years were women, and only 14 percent were people of color. Numbers for writers across the country are similarly underreflective of our country's current breakdown, and the data on lack of diversity among directors is even more dismal.
This bill will help fix the problem by giving an increased incentive for companies to give women and minority writers and directors of episodic television shows a chance to showcase their skills and build up their resumes.

It designates $5 million for hiring these people, offering $50,000 per hire per episode for up to $150,000 total. By encouraging greater diversity among writers and directors of TV shows, we are doing important work upstream to make sure that the on-screen media representations children consume downstream are more representative of them.

When my grandkids see a kid who looks like them on TV growing up to be a doctor or a professional swimmer or an engineer, it helps them to visualize themselves achieving the same type of goals someday. And to me, that's well worth the additional credit that this bill grants.

And I look forward to doing even more in the future. Today I can count on you to give me this aye vote, but let me cite you what -- I was watching the Tonys the other night, and heard what Rachel Chavkin, the director of
"Hadestown," said when she received her Tony:

"There are so many women who are ready to go. There are so many artists of color who are ready to go. It is a failure of imagination by a field whose job is to imagine how the world could be."

That's what this bill is about. And I ask my colleagues to vote aye.

Thank you.

ACTING PRESIDENT BAILEY: Senator Jackson to be recorded in the affirmative.

Senator Ortt to explain his vote.

SENATOR ORTT: Thank you, Mr. President.

I have been a vocal outspoken critic of the New York film tax credit. And it was always sold to me as an economic development tool for all of New York, not just for the film industry, even though I think that's even dubious unto itself.

But now, with all due respect to Senator Jackson, the sponsor, my colleague, now we're taking money from that pot to promote diversity within one specific industry, which I just simply believe is not the proper use of public dollars. If the industry needs to be more
diverse, then let it be more diverse. They should use their own money to make it more diverse. It shouldn't depend on New Yorkers to fund that social engineering project within one industry.

And the only reason I would put forth that we're doing it in this one industry is to make it more palatable for the Majority to continue to support this credit.

Mr. President, I am in the negative.

ACTING PRESIDENT BAILEY: Senator Ortt to be recorded in the negative.

Announce the results.

THE SECRETARY: In relation to Calendar Number 1403, those Senators voting in the negative are Senators Akshar, Amedore, Antonacci, Flanagan, Funke, Gallivan, Griffo, Helming, Jacobs, Jordan, O'Mara, Ortt, Ranzenhofer, Ritchie, Serino, Seward, Skoufis and Tedisco.

Ayes, 44. Nays, 18.

ACTING PRESIDENT BAILEY: The bill is passed.

There is a substitution at the desk.

The Secretary will read.
THE SECRETARY: Senator Martinez moves to discharge, from the Committee on Rules, Assembly Bill Number 6520 and substitute it for the identical Senate Bill 5871, Third Reading Calendar 1404.

ACTING PRESIDENT BAILEY: The substitution is so ordered.

The Secretary will read.

THE SECRETARY: Calendar Number 1404, Assembly Print Number 6520, by Assemblymember Englebright, an act to amend the Environmental Conservation Law.

ACTING PRESIDENT BAILEY: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BAILEY: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BAILEY: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BAILEY: The bill is passed.

There is a substitution at the desk.
The Secretary will read.

THE SECRETARY: Senator Mayer moves to discharge, from the Committee on Rules, Assembly Bill Number 6575 and substitute it for the identical Senate Bill 6031, Third Reading Calendar 1405.

ACTING PRESIDENT BAILEY: The substitution is so ordered.

The Secretary will read.

THE SECRETARY: Calendar Number 1405, Assembly Print Number 6575, by Assemblymember Fahy, an act to amend the Social Services Law and the Public Health Law.

ACTING PRESIDENT BAILEY: Read the last section.

THE SECRETARY: Section 5. This act shall take effect on the 90th day after it shall have become a law.

ACTING PRESIDENT BAILEY: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BAILEY: Announce the results.

THE SECRETARY: In relation to Calendar Number 1405, voting in the negative:
Senator Tedisco.

Ayes, 61. Nays, 1.

ACTING PRESIDENT BAILEY: The bill is passed.


ACTING PRESIDENT BAILEY: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BAILEY: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BAILEY: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BAILEY: The bill is passed.

Senator Gianaris, that completes the reading of today's supplemental calendar.

SENATOR GIANARIS: At this time, Mr. President, can we take up the reading of the calendar.

ACTING PRESIDENT BAILEY: The
Secretary will read.

THE SECRETARY: Calendar Number 134, Assembly Print Number 3619A, substituted earlier by Assemblymember Ortiz, an act to amend the Executive Law.

ACTING PRESIDENT BAILEY: Read the last section.

THE SECRETARY: Section 2. This act shall take effect on the first of January.

ACTING PRESIDENT BAILEY: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BAILEY: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BAILEY: The bill is passed.

THE SECRETARY: Calendar Number 146, Senate Print 3247B, by Senator Salazar, an act to amend the Public Health Law.

ACTING PRESIDENT BAILEY: Read the last section.

THE SECRETARY: Section 3. This act shall take effect on the 30th day after it shall have become a law.
ACTING PRESIDENT BAILEY: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BAILEY: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BAILEY: The bill is passed.

THE SECRETARY: Calendar Number 183, Senate Print 2109A, by Senator Sanders, an act to amend the Banking Law.

ACTING PRESIDENT BAILEY: Read the last section.

THE SECRETARY: Section 2. This act shall take effect on the 180th day after it shall have become a law.

ACTING PRESIDENT BAILEY: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BAILEY: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BAILEY: The bill is passed.

THE SECRETARY: Calendar Number
206, Senate Print 2900, by Senator Kaplan, an act
to amend the Real Property Tax Law.

ACTING PRESIDENT BAILEY: Read the
last section.

THE SECRETARY: Section 2. This
act shall take effect on the 120th day after it
shall have become a law.

ACTING PRESIDENT BAILEY: Call the
roll.

(The Secretary called the roll.)

ACTING PRESIDENT BAILEY: Announce
the results.

THE SECRETARY: In relation to
Calendar Number 206, voting in the negative:
Senator Skoufis.

Ayes, 61. Nays, 1.

ACTING PRESIDENT BAILEY: The bill
is passed.

THE SECRETARY: Calendar Number
286, Senate Print 3444A, by Senator Harckham, an
act to amend the Executive Law.

ACTING PRESIDENT BAILEY: Read the
last section.

THE SECRETARY: Section 2. This
act shall take effect immediately.
ACTING PRESIDENT BAILEY: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BAILEY: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BAILEY: The bill is passed.

THE SECRETARY: Calendar Number 297, Senate Print 3806A, by Senator Ramos, an act to establish a Latina suicide prevention task force.

ACTING PRESIDENT BAILEY: Read the last section.

THE SECRETARY: Section 2. This act shall take effect on the 60th day after it shall have become a law.

ACTING PRESIDENT BAILEY: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BAILEY: Announce the results.

THE SECRETARY: In relation to Calendar Number 297, voting in the negative:
Senator Antonacci.
Ayes, 61. Nays, 1.

ACTING PRESIDENT BAILEY: The bill is passed.

THE SECRETARY: Calendar Number 318, Senate Print 3297D, by Senator Hoylman, an act to amend the General Business Law.

ACTING PRESIDENT BAILEY: Read the last section.

THE SECRETARY: Section 5. This act shall take effect on the 90th day after it shall have become a law.

ACTING PRESIDENT BAILEY: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BAILEY: Senator Hoylman to explain his vote.

SENATOR HOYLMAN: Thank you, Mr. President.

I rise to thank my colleagues for their support of this legislation, which is called the Robocall Prevention Act. It aims to take on one of the most vexing scourges of the modern age, which is robocalls. Robocalls were the top complaint by Americans to both the FCC and FTC in 2018. There were close to 50 billion
robocalls placed to consumers nationwide, and
3 billion of those were in the State of New York.
Just in the first few months of 2019, there have
already been 25 billion robocalls calls placed
nationwide.

I'll tell you quickly what the
Robocall Prevention Act does, making it the
strongest anti-robocall legislation at the state
level in the country.

First, it requires telephone
companies to make call-blocking technology
available to customers for free.

Second, it gives New Yorkers the
right to request that callers like debt
collectors stop robocalling them.

Three, it prohibits spoofing from fraudulent disguised telephone numbers.

Four, it provides additional protections against robocalls for landlines,
which have less protection than cellphones under federal law.

Five, it grants the State Attorney General new enforcement power to go after robocall scammers.

Six, it gives New Yorkers a private
right of action to sue illegal robocallers.

And finally, it will require the State of New York to issue annual reports on robocalls and make recommendations for further action against them.

Mr. President, I vote aye.

ACTING PRESIDENT BAILEY: Senator Hoylman to be recorded in the affirmative.

Senator Carlucci to explain his vote.

SENATOR CARLUCCI: Thank you, Mr. President.

Right now there's over 14 million New Yorkers on the Do Not Call Registry. But unfortunately, the Do Not Call Registry hasn't kept up with the techniques and the technology that scammers are constantly using to the tune of $9.5 billion annually that they're scamming from Americans using robocall scams.

Now, we've seen the State Comptroller last year did an audit that showed that out of the 450,000 complaints lodged, only one of them was referred for investigation.

Well, now the FCC has allowed for phone companies to block robocalls. But as
Senator Hoylman pointed out, they don't require the phone company to do this and they can charge the customer a fee.

Our legislation here will simply allow us to do what needed to be done for a long time, and that's require the phone companies to block these robocalls and do it free of charge to the consumer.

We've seen now, experts tell us, that there's about 500 different robocall campaigns, scams out there right now. There's over 20 variations of the Social Security scam alone. Experts tell us that half of all the calls made to cellphones this year will be robocalls.

So this legislation is the largest step forward to reclaiming our phones, to allowing us to answer those calls with confidence.

I know, as a parent of young children, I keep my phone with me at all times. And I'm sure all of us do. And we're concerned that we're going to get a call from the school, from the doctor, and we want to make sure that we can answer that call with confidence.
So this legislation will be the strongest in the nation. It will finally do something to block these calls, to stop the constant harassment and the scams that we've seen. So I'm excited that we're passing this today. I want to thank all my colleagues for supporting it.

Thank you, Mr. President.

ACTING PRESIDENT BAILEY: Senator Carlucci to be recorded in the affirmative.

SENATOR LANZA: Thank you, Mr. President, to explain my bill {sic}. I want to thank Senator Hoylman for bringing this bill to the floor.

This really is -- you know, at first glance you might say, So someone's calling your house, you don't know who it is, big deal. But the incessant nature of what's happening there. There truly has -- Senator Savino is nodding her head. On Staten Island, I'm sure like other places, there's been an explosion of these robocalls that really, when you put it all together, the sheer volume of it, it's become a public nuisance.
Especially think about seniors who
are home and they've got to watch their phones or
hear their phones ring all day long. And one of
the most frustrating parts about all of it is
now, even if you're home to pick up the phone,
there's no one there. I mean, that's how these
robocalls work now. They don't want you to
answer the call, they'd rather go to your call
waiting.

So this is a real issue. It's a
public nuisance. I think this is a great piece
of legislation. I've carried legislation like
this for about three years. I'm very happy that
this body is taking this legislation up and going
to pass it.

I would ask the sponsor to consider
I have one other piece of legislation that I
would think would complement this. If you see
what's happening today, most of the calls come
through, you would look at the caller I.D. and it
would look like it's your neighbor. It's a name
that might look familiar, it's your area code,
it's a pseudo name. And so I have a
complementary piece of legislation that says, you
know, if you're going to call someone, the caller
I.D. must by law say that you are who you say you are and not someone else.

So I thank Senator Hoylman. I vote in the affirmative. And I do ask that he take a look at my complementary legislation and see if we can get that to the floor as well.

Mr. President, I vote aye.

ACTING PRESIDENT BAILEY: Senator Lanza to be recorded in the affirmative.

Senator Metzger to explain her vote.

SENATOR METZGER: Thank you, Mr. President.

I just want to thank Senator Hoylman for this bill because, you know, it -- as he said, it is truly a scourge.

And I was just -- I was at my 88-year-old father's house. He had been in the hospital for a couple of days and hadn't played his messages, and so he asked me to play his messages for him. And it was like two dozen calls, all scams, and they just -- that was all of his -- that was it, his message machine was full.

They prey on the elderly. It's just truly awful. And I'm so appreciative of this
legislation.

And I vote aye. Thank you.

ACTING PRESIDENT BAILEY: Senator Metzger to be recorded in the affirmative.

Senator Savino to explain her vote.

SENATOR SAVINO: Thank you, Mr. President.

I also want to thank Senator Hoylman, although he's stepped out for the moment, for bringing this legislation through.

I want to echo the comments of Senator Lanza and Senator Metzger. I get a lot of complaints from my constituents about things that bother them, big and small, but this is one of the issues that drives them the most crazy, and in fact drives me crazy too.

I have gone so far as to unplug my telephone at home so I don't have to come home to two dozen messages when I return from Albany.

But it's gotten so bad it's on your cellphone, it's on your house phone, it's on our offices here. In fact, just this week I walked through the Senate lounge twice, and we know we have two phones in there. The phone was ringing, ringing, ringing. So I just stopped and I picked
up the phone, and they said: "We've been trying
to reach you to help you lower your car
insurance." I hung up the phone. An hour later
I walked past it, the phone is ringing. "We've
been trying to find you to help you refinance
your student loan debt."

There is no phone that these
spoofers, scammers cannot reach.

I just want to make one other point
following up on what Senator Lanza said. It's
not just telephone companies, it's not just
humans doing it. We passed a piece of
legislation last month that's going to establish
a statewide task force to study artificial
intelligence. Many of these phone calls are
being made by what's called chatbots. And if
they do manage to connect with a human -- many of
them are seniors who fall prey to this -- they
sound like actual people. They are so
well-created that they sound like humans right
down to the inflection in their voice, and
they're able to capture people and get them to
commit to give them information that puts them at
tremendous risk.

So thank you, Senator Hoylman, for
passing this legislation. It's critically important because it annoys all of us, but it's truly dangerous practices.

Thank you, Mr. President.

ACTING PRESIDENT BENJAMIN: Senator Savino to be recorded in the affirmative.

Senator Bailey to explain his vote.

SENATOR BAILEY: Thank you, Mr. President.

I just wanted to do a double play, I wanted to come down from presiding and -- to speaking. I wanted to make sure that I set a little bit of history.

But seriously, Senator Hoylman, thank you for your leadership on this issue. As Senator Lanza alluded to, I get those spoofing calls with the same interchange and the first three digits in my number. And I look at it because I guess as elected officials, sometimes people are calling us from numbers we may not recognize. And we tend to pick up the phone, or most of us pick up the phone. And when we pick up the phone, I am tired of hearing how my car insurance rate could go lower or your student loan rate can go higher. I mean, sometimes the
robocalls aren't even advantageous to us.

So any step that we can take to stop
the annoyance and the harassment of individuals
in our community, and especially for seniors --
and this is the number-one issue, one of the top
issues that happen when I go to senior centers.
Seniors are talking about they're calling their
cellphones and they are easily tricked into
believing that there's somebody on the other line
that's caring.

So I want to make sure that we can
get this resolved. And Senator Hoylman, we're
well on our way with this legislation.

I vote aye, Mr. President.

ACTING PRESIDENT BENJAMIN:  Senator

Bailey to be recorded in the affirmative.

Senator Stavisky to explain her

vote.

SENATOR STAVISKY:  Yes, picking up

on what Senator Bailey said, let me add that I've

had a lot of complaints from senior

Chinese-Americans who are subjected to a terrible

scam, telling them that either a relative has

been injured or that they have money for them if

they only wire money to a particular location.
This is a very serious scam in the Asian-American community, and I thank Senator Hoylman and my colleagues for addressing this need.

Thank you, Mr. President.

ACTING PRESIDENT BENJAMIN: Senator Stavisky to be recorded in the affirmative.

Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 384, Senate Print 4092A, by Senator Kaminsky, an act authorizing the Village of Island Park to retroactively apply for a real property tax exemption for certain property.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.
THE SECRETARY: In relation to Calendar Number 384, those Senators voting in the negative are Senators Akshar, Antonacci and O'Mara.


ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 454, Senate Print 1092E, by Senator Persaud, an act to amend the Public Health Law and the Education Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 4. This act shall take effect on the 180th day after it shall have become a law.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number
492, Senate Print 2844B, by Senator Ramos, an act
to amend the Lien Law, in relation to employee
liens.

ACTING PRESIDENT BENJAMIN: Read
the last section.

THE SECRETARY: Section 36. An act
to amend on the 30th day after it shall have
become a law.

ACTING PRESIDENT BENJAMIN: Call
the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:
Announce the results.

THE SECRETARY: In relation to
Calendar Number 492, those Senators voting in the
negative are Senators Akshar, Amedore, Antonacci,
Flanagan, Funke, Gallivan, Griffo, Helming,
Jacobs, Jordan, Lanza, Little, O'Mara, Ortt,
Ranzenhofer, Ritchie, Robach, Serino, Seward and
Tedisco.

Ayes, 42. Nays, 20.

ACTING PRESIDENT BENJAMIN: The
bill is passed.

THE SECRETARY: Calendar Number
502, Senate Print 5080, by Senator Mayer, an act
to amend Chapter 509 of the Laws of 2016.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: In relation to Calendar Number 502, those Senators voting in the negative are Senators Brooks, Gaughran, Harckham, Kaplan, Lanza, Martinez, Metzger, Skoufis and Thomas.


ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 503, Assembly Print Number 6542, substituted earlier by Assemblymember Otis, an act to amend Chapter 508 of the Laws of 2016.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This
act shall take effect immediately.

    ACTING PRESIDENT BENJAMIN: Call the roll.

    (The Secretary called the roll.)

    ACTING PRESIDENT BENJAMIN:

    Announce the results.

    THE SECRETARY: In relation to Calendar 503, those Senators voting in the negative are Senators Brooks, Gaughran, Harckham, Kaplan, Lanza, Martinez, Metzger, Skoufis and Thomas.


    ACTING PRESIDENT BENJAMIN: The bill is passed.

    THE SECRETARY: Calendar Number 504, Senate Print 5082, by Senator Mayer, an act to amend Chapter 505 of the Laws of 2016.

    ACTING PRESIDENT BENJAMIN: Read the last section.

    THE SECRETARY: Section 2. This act shall take effect immediately.

    ACTING PRESIDENT BENJAMIN: Call the roll.

    (The Secretary called the roll.)

    ACTING PRESIDENT BENJAMIN:
Announce the results.

THE SECRETARY: In relation to Calendar Number 504, those Senators voting in the negative are Senators Brooks, Gaughran, Harckham, Kaplan, Lanza, Martinez, Metzger, Skoufis and Thomas.


ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 505, Senate Print 5083, by Senator Mayer, an act to amend Chapter 381 of the Laws of 2010.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:

Announce the results.

THE SECRETARY: In relation to Calendar Number 505, those Senators voting in the negative are Senators Brooks, Gaughran, Harckham, Kaplan, Lanza, Martinez, Metzger, Skoufis and
Thomas.


ACTING PRESIDENT BENJAMIN:  The bill is passed.

THE SECRETARY:  Calendar Number 506, Assembly Print Number 7418, substituted earlier by Assemblymember Schmitt, an act to amend Chapter 510 of the Laws of 2016.

ACTING PRESIDENT BENJAMIN:  Read the last section.

THE SECRETARY:  Section 2.  This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN:  Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:  Announce the results.

THE SECRETARY:  In relation to Calendar Number 506, those Senators voting in the negative are Senators Brooks, Gaughran, Harckham, Kaplan, Lanza, Martinez, Metzger and Thomas.

Ayes, 54.  Nays, 8.

ACTING PRESIDENT BENJAMIN:  The bill is passed.

THE SECRETARY:  Calendar Number
567, Senate Print 3685B, by Senator Brooks, an act to amend the General Municipal Law and the Town Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 4. This act shall take effect on the 90th day after it shall have become a law.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Senator Seward to explain his vote.

SENATOR SEWARD: Thank you, Mr. President, to explain my vote on this bill. You know, I have the utmost respect and admiration for the men and women who serve in our fire departments, whether they be career or volunteers, and particularly those who have emergency squads associated with them, providing very important ambulance services. And during my time in the Senate, I have supported my local fire departments, and I'm going to continue to do that.

My concern on this particular piece
of legislation is that in an effort to help support our fire departments, this bill could imperil senior citizens across the state, particularly in the rural areas, by removing their federal Medicare coverage for certain emergency services; specifically, the Medicare ALS. That's the Advanced Life Support intercept benefit. It's unclear to me whether this bill would protect that or eliminate it. My fear is it will eliminate it.

And so until this matter is resolved, Mr. President, I am voting no.

ACTING PRESIDENT BENJAMIN: Senator Seward to be recorded in the negative.

Senator Harckham to explain his vote.

SENATOR HARCKHAM: Thank you very much, Mr. President.

I just want to commend Senator Brooks for this legislation. This has been a vexing issue on the Legislature for many, many years. And it's involved territorial strife between paid ambulance services, volunteer ambulance services, independent ambulance services, ambulance services embedded with
volunteer fire departments.

And what it's created is in this vacuum, quite simply, that volunteer ambulance corps embedded with volunteer fire departments cannot bill for their services the way other ambulance corps have. And it puts a great financial strain on those volunteer companies.

And finally, after a lot of negotiation and hard work by Senator Brooks and his team, I think we are at a place where everyone is in a good position.

So once again, I want to thank Senator Brooks and his team for all of their work, and I vote in the affirmative.

ACTING PRESIDENT BENJAMIN: Senator Harckham to be recorded in the affirmative.

Senator Ranzenhofer to explain his vote.

SENATOR RANZENHOFER: Yes, thank you. I'd like to explain my no vote.

And I concur with the sentiments of Senator Seward.

But one of the issues that this doesn't address that had been addressed previously, which is very, very relevant in my
community, is very often what happens is somebody receives the benefits of an ambulance service, and the insurance company cuts a check directly to the person that received the services and the ambulance company never gets paid.

There were provisions which would change that so that the service provider, the ambulance company, could receive the check directly from the insurance company so they could be paid for the service. That is not included in this bill.

That is an issue in my community which needed to be addressed. It's not addressed in this bill, so I'll be voting no.

Thank you.

ACTING PRESIDENT BENJAMIN: Senator Ranzenhofer to be recorded in the negative.

Announce the results.

THE SECRETARY: In relation to Calendar Number 567, those Senators voting in the negative are Senators Akshar, Antonacci, Flanagan, Griffo, Ranzenhofer, Seward and Skoufis.

Ayes, 55. Nays, 7.

ACTING PRESIDENT BENJAMIN: The
bill is passed.

THE SECRETARY: Calendar Number 578, Senate Print 5281B, by Senator Skoufis, an act alienating certain parklands in the Town of Stony Point, County of Rockland.

ACTING PRESIDENT BENJAMIN: There is a home-rule message at the desk.

Read the last section.

THE SECRETARY: Section 5. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 590, Senate Print 3281A, by Senator Kaplan, an act to amend the General Municipal Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect on the 180th day after it
shall have become a law.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:

Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 594, Senate Print 439A, by Senator Hoylman, an act to amend the Executive Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect on the 90th day after it shall have become a law.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:

Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.
THE SECRETARY: Calendar Number 630, Assembly Print Number 4336, substituted earlier by Assemblymember Weprin, an act to amend the Correction Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: In relation to Calendar Number 630, those Senators voting in the negative are Senators Akshar, Flanagan, Griffo, Helming, Jacobs, Jordan, Little, O'Mara, Ortt, Ranzenhofer, Ritchie, Serino, Seward --

ACTING PRESIDENT BENJAMIN: Senator Sepúlveda to explain his vote.

SENIOR SEPÚLVEDA: Thank you, Mr. President, for allowing me to explain my vote.

So this bill was needed, in my responsibility as chair of the Corrections Kirkland Reporting Service
Committee.

The Correctional Medical Review Board is supposed to provide information about an inmate's death. That report is supposed to be provided to myself as the chair, the chair of the Assembly Committee, and the Governor.

Now, it's supposed to be as clear as possible, with redactions permitted for privacy reasons. The problem that we've been experiencing with these reports is they look more like Swiss cheese with all of the redactions. And it doesn't allow us to do a critical review of the death of a prisoner.

And so this is why we have asked for this bill to be passed. This is why I've worked so hard on it. I want to thank my staff and I want to the leader for allowing us to bring this here. This is very necessary for me to do my job as chair of the Correction Committee.

I vote affirmatively.

ACTING PRESIDENT BENJAMIN: Senator Sepúlveda to be recorded in the affirmative.

Announce the results.

THE SECRETARY: In relation to Calendar Number 630, those Senators voting in the
negative are Senators Akshar, Amedore, Antonacci, Flanagan, Griffo, Helming, Jacobs, Jordan, Little, O'Mara, Ortt, Ranzenhofer, Ritchie, Serino and Seward.

Ayes, 47. Nays, 15.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 698, Senate Print 2326, by Senator Kavanagh, an act to amend the New York City Civil Court Act.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: In relation to Calendar Number 698, those Senators voting in the negative are Senators Funke, Griffo, Helming, Jacobs, Jordan, Ranzenhofer, Ritchie, Serino and Seward.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 708, Senate Print 4166A, by Senator Addabbo, an act to amend the Education Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 722, Assembly Print Number 2218A, substituted earlier by Assemblymember Abinanti, an act to amend Chapter 504 of the Laws of 2016.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.
ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: In relation to Calendar Number 722, those Senators voting in the negative are Senators Brooks, Gaughran, Harckham, Kaplan, Lanza, Martinez, Skoufis and Thomas. Also Senator Metzger.


ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 726, Senate Print 3708, by Senator Mayer, an act to amend Chapter 506 of the Laws of 2016.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.
THE SECRETARY: In relation to Calendar Number 726, those Senators voting in the negative are Senators Brooks, Gaughran, Harckham, Kaplan, Lanza, Martinez, Metzger, Skoufis and Thomas.


ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 734, Senate Print 4809A, by Senator Persaud, an act to amend the Social Services Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 4. This act shall take effect on the 180th day after it shall have become a law.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: In relation to Calendar Number 734, those Senators voting in the negative are Senators Amedore, Antonacci, Flanagan, Funke, Gallivan, Griffo, Helming,
Jacobs, Jordan, Ort, Ranzenhofer, Serino, Seward and Tedisco.


        ACTING PRESIDENT BENJAMIN: The bill is passed.

        THE SECRETARY: Calendar Number 738, Senate Print 5315, by Senator Carlucci, an act to amend the Mental Hygiene Law.

        ACTING PRESIDENT BENJAMIN: Read the last section.

        THE SECRETARY: Section 2. This act shall take effect immediately.

        ACTING PRESIDENT BENJAMIN: Call the roll.

        (The Secretary called the roll.)

        ACTING PRESIDENT BENJAMIN: Announce the results.

        THE SECRETARY: Ayes, 62.

        ACTING PRESIDENT BENJAMIN: The bill is passed.

        THE SECRETARY: Calendar Number 751, Senate Print 5133, by Senator Kaplan, an act to amend the Retirement and Social Security Law.

        ACTING PRESIDENT BENJAMIN: There is a home-rule message at the desk.
Read the last section.

THE SECRETARY: Section 4. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 763, Senate Print 5568, by Senator Rivera, an act to amend the Public Health Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: In relation to Calendar Number 763, those Senators voting in the negative are Senators Akshar, Flanagan, Funke,
Griffo, Jacobs, Jordan, O'Mara, Ortt, Ranzenhofer, Serino, Seward and Tedisco.

Ayes, 50. Nays, 12.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 764, Senate Print 4203A, by Senator Savino, an act to amend the Family Court Act and the Social Services Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 3. This act shall take effect on the 30th day after it shall have become a law.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Senator Savino to explain her vote.

SENATOR SAVINO: Thank you, Mr. President.

On the surface this might sound like a very complicated piece of legislation. In fact, it's not.

If you think back two weeks ago,
this body voted, I think unanimously, to allow adoptees to access their birth certificates, recognizing how important it is for people to maintain contact with the people that brought them into this world, some of whom who had never met them.

But the vast majority of children who are adopted in New York State are adopted out of the foster care system. They have relationships with their parent and with their extended family and their siblings.

And for many years, the practice in Family Court where you had a long case in foster care and a kinship adoption was to allow post-adoption, post-termination visitation between children and their siblings, some of whom would be adopted by someone else, and their biological parents.

Unfortunately, the law did not allow for that. And in a case that was decided by the New York State Court of Appeals, they turned to the Legislature and said, Legislature, you need to fix this.

In a post-surrender of parental rights, where a parent voluntarily gives up their
right to their children to an adoption, the judge can order post-adoption visitation. But not in a termination of parental rights.

And what is the difference? And I want you to all remember in the late '90s, in an effort to reduce the foster-care population, the federal government enacted some rules and applied them to the states. And quite honestly, as a person who used to work in this field, it sounded good on paper but it really wasn't a good idea.

They adopted what was called the Adoption Safe At Home Act, that said that if a child was in foster care for the 15 of the next 24 months, that regardless of a parent's efforts to return -- I'm sorry, to cooperate with the order or the program to get their child back, it didn't matter. It didn't matter how much effort a parent was making, you automatically had to change the goal to adoption and begin a termination of parental rights proceeding.

Didn't matter. Didn't matter how fair it was, it didn't matter how bonded those children were, it didn't make a difference. The statute said 15 of the last 24 months you must automatically move to terminate parental rights.
And so agencies have no choice. They have to comply with that. And it puts you in a position where sometimes you are dealing with children who are bonded to their biological parents who they see every week in agency visitation, and then all of a sudden down comes the order, the adoption comes, and it's as if that parent disappears.

And so what this statute would allow a judge to do -- not in every case, because sometimes there shouldn't be any further contact. Some parents should not be allowed to have continued contact with a child. But in some cases, when it's in the best interests of the child to retain that parent bond, a judge can order post-termination visitation, the way they can order post-surrender visitation after adoption.

So that is what this bill does. It preserves rights for adoptive parents too, provides them with counsel in court and recognizes that these family bonds are critically important, especially for children who spend sometimes half their life in foster care. Their parents don't disappear, and this allows them to
have that connection.

   I vote in favor, Mr. President, and
   I hope my colleagues will join me in that effort.

   Thank you.

   ACTING PRESIDENT BENJAMIN: Senator Savino to be recorded in the affirmative.

   Announce the results.

   THE SECRETARY: In relation to Calendar Number 764, those Senators voting in the negative are Senators Amedore, Antonacci, Flanagan, Funke, Gallivan, Griffo, Helming, Jacobs, Jordan, Little, O'Mara, Ortt, Ritchie, Serino, Seward and Tedisco.

   Ayes, 46. Nays, 16.

   ACTING PRESIDENT BENJAMIN: The bill is passed.

   THE SECRETARY: Calendar Number 785, Senate Print 5720, by Senator Comrie, an act to amend the Not-For-Profit Corporation Law and the Religious Corporations Law.

   ACTING PRESIDENT BENJAMIN: Read the last section.

   THE SECRETARY: Section 3. This act shall take effect immediately.

   ACTING PRESIDENT BENJAMIN: Call
the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:

Announce the results.

THE SECRETARY: In relation to

Calendar Number 785, those Senators voting in the
negative are Senators Amedore, Antonacci,
Flanagan, Funke, Gallivan, Griffo, Helming,
Jacobs, Jordan, Little, O'Mara, Ortt,
Ranzenhofer, Ritchie, Seward, Serino and Tedisco.

Ayes, 45. Nays, 17.

ACTING PRESIDENT BENJAMIN: The

bill is passed.

THE SECRETARY: Calendar Number

787, Assembly Print Number 2947, substituted
earlier by Assemblymember Solages, an act to
amend the General Municipal Law and the Public
Authorities Law.

ACTING PRESIDENT BENJAMIN: Read

the last section.

THE SECRETARY: Section 7. This
act shall take effect on the first of January.

ACTING PRESIDENT BENJAMIN: Call

the roll.

(The Secretary called the roll.)
ACTING PRESIDENT BENJAMIN:

Announce the results.

THE SECRETARY: In relation to Calendar Number 787, those Senators voting in the negative are Senators Akshar, Amedore, Griffo, Jacobs, Jordan, O'Mara, Ortt, Ranzenhofer, Ritchie, Serino and Seward.

Ayes, 51. Nays, 11.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 796, Senate Print 4907, by Senator Skoufis, an act to amend the General Municipal Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect on the 60th day after it shall have become a law.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:

Announce the results.

THE SECRETARY: In relation to Calendar Number 796, those Senators voting in the
negative are Senators Akshar, Amedore, Antonacci, Flanagan, Funke, Gallivan, Griffo, Helming, Jacobs, Jordan, Little, O'Mara, Ortt, Ranzenhofer, Ritchie, Serino and Tedisco.

Ayes, 45. Nays, 17.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 802, Senate Print 5647B, by Senator Kaplan, an act authorizing BB/S Facilities Management Corporation to receive retroactive real property tax exempt status.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: In relation to Calendar 802, those Senators voting in the negative are Senators Akshar, Antonacci and O'Mara.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 819, Assembly Print Number 5767A, substituted earlier by Assemblymember Pheffer Amato, an act to amend the Environmental Conservation Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 849, Assembly Print Number 6751, substituted earlier by Assemblymember Gunther, an act to amend the General City Law.

ACTING PRESIDENT BENJAMIN: Read the last section.
THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 873, Senate Print 4403A, by Senator Savino, an act to amend the General Business Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 3. This act shall take effect on the 180th day after it shall have become a law.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: In relation to Calendar Number 873, those Senators voting in the
negative are Senators Akshar, Ortt and O'Mara.


ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 884, Senate Print 5079A, by Senator Skoufis, an act to amend the Real Property Actions and Proceedings Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 3. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: In relation to Calendar Number 884, those Senators voting in the negative are Senators Akshar, Amedore, Gallivan, Helming, Flanagan, Jacobs, Jordan, Little, O'Mara, Ranzenhofer, Serino and Seward. Also Senator Ortt. Also Senator Griffo.


ACTING PRESIDENT BENJAMIN: The
bill is passed.

THE SECRETARY: Calendar Number 885, Senate Print 5357, by Senator Comrie, an act to amend the Real Property Actions and Proceedings Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect on the first of January.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: In relation to Calendar Number 885, those Senators voting in the negative are Senators Amedore, Antonacci, Flanagan, Funke, Gallivan, Griffo, Helming, Jacobs, Jordan, Little, O'Mara, Ort, Ranzenhofer, Ritchie, Serino and Seward. Also Senator Tedisco.

Ayes, 45. Nays, 17.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number
903, Senate Print 5475, by Senator May, an act to amend the Election Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect on the 15th day of December.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: In relation to Calendar Number 903, those Senators voting in the negative are Senators Griffo, O'Mara and Ortt. Ayes, 59. Nays, 3.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 910, Senate Print 6195, by Senator Parker, an act to amend the Energy Law, the Public Officers Law, and the Executive Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 8. This
act shall take effect on the 180th day after it shall have become a law.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 929, Senate Print 128, by Senator Carlucci, an act to amend the Real Property Tax Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect on the first of January.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Senator Carlucci to explain his vote.

SENATOR CARLUCCI: Thank you, Mr. President.

In Rockland County we're extremely
fortunate to have almost every police jurisdiction be complemented by an auxiliary police force. And our auxiliary police officers are volunteer, many giving thousands of hours of volunteer service to complement our professional police departments.

And in Rockland County, if you attend any of the community events, like a 5K race or the fireworks events that will be taking place on the 4th of July weekend, or a street fair, you often see our auxiliary police officers there to complement the police and keep our community safe.

This is an important piece of legislation because it will give a benefit to those auxiliary police officers, the same benefit that volunteer firefighters and volunteer ambulance corps members receive right now, which is an exemption on their property taxes.

It's a small exemption, but it's something that helps to keep our auxiliary police officers in their homes, continue to contribute to our community. And it's one of the reasons, particularly in Rockland County, that it is such a great place to live, to raise a family. It
keeps our communities safe and allows us to have so many great, vibrant community events.

So I want to thank our auxiliary police officers for the work that they do, and I want to thank all my colleagues for supporting this legislation.

Thank you.

ACTING PRESIDENT BENJAMIN: Senator Carlucci to be recorded in the affirmative.

Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 941, Senate Print 5425, by Senator Mayer, an act to amend the Local Finance Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.
THE SECRETARY: In relation to Calendar Number 941, those Senators voting in the negative are Senators Flanagan, Funke and Ritchie.


ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 943, Senate Print 5592, by Senator Kaminsky, an act to amend Chapter 269 of the Laws of 1979.

ACTING PRESIDENT BENJAMIN: There is a home-rule message at the desk.

Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 957, Assembly Print Number 1971, substituted
earlier by Assemblymember Zebrowski, an act to amend the Alcoholic Beverage Control Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect on the 30th day after it shall have become a law.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:

Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 963, Senate Print 3755, by Senator Mayer, an act to amend Chapter 507 of the Laws of 2016.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

Kirkland Reporting Service
ACTING PRESIDENT BENJAMIN:
Announce the results.

THE SECRETARY: In relation to Calendar Number 963, those Senators voting in the negative are Senators Brooks, Gaughran, Harckham, Kaplan, Lanza, Martinez, Metzger, Skoufis and Thomas.


ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 968, Senate Print 5639A, by Senator Breslin, an act to amend the Alcoholic Beverage Control Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 3. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:
Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.
THE SECRETARY: Calendar Number 969, Senate Print 5766, by Senator Gaughran, an act to amend the Public Service Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 973, Senate Print 5936A, by Senator Ranzenhofer, an act to amend the Public Officers Law and the Town Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 3. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.
(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:

Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 1011, Senate Print 4577A, by Senator Martinez, an act to amend the Agriculture and Markets Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect on the 180th day after it shall have become a law.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:

Announce the results.

THE SECRETARY: In relation to Calendar 1011, those Senators voting in the negative are Senators Antonacci, Gallivan, Griffo, Jacobs, Jordan, O'Mara, Ortt, Ranzenhofer and Seward.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 1014, Senate Print 4802, by Senator Martinez, an act to amend the Agriculture and Markets Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 1041, Senate Print 5773, by Senator Stavisky, an act to amend the Education Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call
the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:

Announce the results.

THE SECRETARY: In relation to Calendar Number 1041, those Senators voting in the negative are Senators Flanagan and Gallivan.

Ayes, 60. Nays, 2.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 1058, Senate Print 5769, by Senator Metzger, an act relating to payments in lieu of taxes paid to Minisink Valley Central School District.

SENATOR GIANARIS: Lay it aside for the day.

ACTING PRESIDENT BENJAMIN: Lay it aside for the day.

THE SECRETARY: Calendar Number 1065, Senate Print 4759A, by Senator Kaminsky, an act to amend the Civil Practice Law and Rules.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 4. This act shall take effect on the first of November.
ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: In relation to Calendar Number 1065, those Senators voting in the negative are Senators Flanagan, Gallivan, Griffo, Helming, Jacobs, Jordan, O'Mara, Ortt, Ranzenhofer, Seward and Tedisco.

Ayes, 51. Nays, 11.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 1067, Assembly Bill Number 4766B, substituted earlier by Assemblymember Buchwald, an act to amend the Lien Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:
1 Announce the results.

   THE SECRETARY:   Ayes, 62.

   ACTING PRESIDENT BENJAMIN:   The bill is passed.

   THE SECRETARY:   Calendar Number 1107, Senate Print 5485A, by Senator Rivera, an act to amend the Public Health Law and the Social Services Law.

   ACTING PRESIDENT BENJAMIN:   Read the last section.

   THE SECRETARY:   Section 4. This act shall take effect on the 180th day after it shall have become a law.

   ACTING PRESIDENT BENJAMIN:   Call the roll.

   (The Secretary called the roll.)

   ACTING PRESIDENT BENJAMIN: Announce the results.

   THE SECRETARY:   Ayes, 62.

   ACTING PRESIDENT BENJAMIN:   The bill is passed.

   THE SECRETARY:   Calendar Number 1210, Senate Print 726A, by Senator Montgomery, an act to amend the Alcoholic Beverage Control Law.
ACTING PRESIDENT BENJAMIN: Read
the last section.

THE SECRETARY: Section 2. This
act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call
the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:
Announce the results.

THE SECRETARY: In relation to
Calendar Number 1210, those Senators voting in
the negative are Senators Griffo and Jacobs.

Ayes, 60. Nays, 2.

ACTING PRESIDENT BENJAMIN: The
bill is passed.

THE SECRETARY: Calendar Number
1213, Senate Print 4216B, by Senator
Stewart-Cousins, an act to amend Chapter 383 of
the Laws of 1945.

ACTING PRESIDENT BENJAMIN: Read
the last section.

THE SECRETARY: Section 3. This
act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call
the roll.
(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:

Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 1214, Assembly Print Number 6694, substituted earlier by Assemblymember Pretlow, an act to amend the Tax Law and Chapter 535 of the Laws of 1987.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN:

Announce the results.

THE SECRETARY: In relation to Calendar Number 1214, those Senators voting in the negative are Senators Brooks, Gaughran, Harckham, Kaplan, Lanza, Martinez, Metzger, Skoufis and Thomas.

ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 1216, Senate Print 5210, by Senator Metzger, an act to authorize Susan Gillinder, the widow of Robert C. Ritchie, to file a new service retirement application.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 3. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is passed.


ACTING PRESIDENT BENJAMIN: Read the last section.
THE SECRETARY: Section 2. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)

ACTING PRESIDENT BENJAMIN: Announce the results.

THE SECRETARY: In relation to Calendar Number 1265, those Senators voting in the negative are Senators Brooks, Gaughran, Harckham, Kaplan, Lanza, Martinez, Metzger, Skoufis and Thomas.


ACTING PRESIDENT BENJAMIN: The bill is passed.

THE SECRETARY: Calendar Number 1339, Senate Print 3658B, by Senator Seward, an act to amend the Highway Law.

ACTING PRESIDENT BENJAMIN: Read the last section.

THE SECRETARY: Section 3. This act shall take effect immediately.

ACTING PRESIDENT BENJAMIN: Call the roll.

(The Secretary called the roll.)
ACTING PRESIDENT BENJAMIN:
Announce the results.

THE SECRETARY:   Ayes, 62.

ACTING PRESIDENT BENJAMIN:   The
bill is passed.

Senator Gianaris, that completes the
reading of today's calendar.

SENATOR GIANARIS:   Mr. President,
can you recognize Senator Griffo for some
motions.

ACTING PRESIDENT BENJAMIN:   Senator
Griffo.

SENATOR GRIFFO:   Thank you,
Mr. President.

On behalf of Senator Gallivan, I
would move that Senate Print 1334 be discharged
from its respective committee and then be
recommitted with instructions to strike the
enacting clause.

ACTING PRESIDENT BENJAMIN:   It is
so ordered.

SENATOR GRIFFO:   Likewise, on
behalf of Senator LaValle, for Senate Bill 3712,
I move that the bill be discharged from its
respective committee and be recommitted with
instructions to strike the enacting clause.

ACTING PRESIDENT BENJAMIN: It is so ordered.

SENATOR GRIFFO: And, Mr. President, on behalf of Senator Flanagan, I move that the following bills -- Senate Bill 881, Senate Bill 911, and Senate Bill 913 -- be discharged from their respective committees and be recommitted with instructions to strike the enacting clauses.

ACTING PRESIDENT BENJAMIN: It is so ordered.

Senator Gianaris.

SENATOR GIANARIS: Okay, my turn, Mr. President.

On behalf of Senator Gaughran, I wish to call up Calendar Number 803, Assembly Print Number 4752B.

ACTING PRESIDENT BENJAMIN: The Secretary will read.

THE SECRETARY: Calendar Number 803, Senate Print 5674, by Senator Gaughran, an act to amend the Real Property Tax Law.

SENATOR GIANARIS: I move to reconsider the vote by which this Assembly bill
was substituted for the Senate bill, Senate Print 5674, on June 11th.

    ACTING PRESIDENT BENJAMIN: The Secretary will call the roll on reconsideration.

    (The Secretary called the roll.)

    THE SECRETARY: Ayes, 62.

    ACTING PRESIDENT BENJAMIN: The bill is restored to its place on the Third Reading Calendar.

    SENATOR GIANARIS: I move that Assembly Bill 4752B be recommitted to the Committee on Local Government, and that the Senate bill be restored to the order of the Third Reading Calendar.

    ACTING PRESIDENT BENJAMIN: The bill is restored to its place on the Third Reading Calendar.

    SENATOR GIANARIS: I offer the following amendments.

    ACTING PRESIDENT BENJAMIN: The amendments are received.

    Senator Gianaris.

    SENATOR GIANARIS: I've got more motions, Mr. President. Thank you.

    I wish to call up the following
bills, recalled from the Assembly, which are now at the desk:

    Senate Print 2978, by Senator Gaughran;

    Senate Print 4019, by Senator Thomas; and

    Senate Print 5935, by Senator Harckham.

    ACTING PRESIDENT BENJAMIN: The Secretary will read.

    THE SECRETARY: Calendar Number 151, Senate Print 2978, by Senator Gaughran, an act to amend the Vehicle and Traffic Law.

    Calendar Number 689, Senate Print 4019, by Senator Thomas, an act to amend the General Business Law and the Personal Property Law.

    Calendar Number 1170, Senate Print 5935, by Senator Harckham, an act to amend the Social Services Law and the Public Health Law.

    SENATOR GIANARIS: I move to reconsider the votes by which these bills were passed.

    ACTING PRESIDENT BENJAMIN: The Secretary will call the roll on reconsideration.
(The Secretary called the roll.)

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bills are restored to their place on the Third Reading Calendar.

SENATOR GIANARIS: I offer the following amendments.

ACTING PRESIDENT BENJAMIN: The amendments are received.

SENATOR GIANARIS: Okay.

Amendments are offered to the following Third Reading Calendar bills:

Senator Savino, page 19, Calendar Number 583, Senate Print 3229;

Senator Kaplan, page 23, Calendar Number 658, Senate Print 5481;

Senator Martinez, page 41, Calendar Number 1088, Senate Print 6190A;

Senator Kaminsky, page 44, Calendar Number 1259, Senate Print 5739;

Senator Biaggi, page 22, Calendar Number 641, Senate Print 5248A;

Senator Breslin, page 34, Calendar Number 914, Senate Print 6111;

Senator Benjamin, page 37, Calendar
Number 971, Senate Print 5802;
    Senator Comrie, page 41, Calendar
Number 1093, Senate Print 2407B;
    Senator Stavisky, page 30, Calendar
Number 834, Senate Print 2655A;
    Senator Thomas, page 18, Calendar
Number 549, Senate Print 4020;
    And Senator Kennedy, page 41,
Calendar Number 1076, Senate Print 4580A.

ACTING PRESIDENT BENJAMIN: The
amendments are received, and the bills shall
retain their place on the Third Reading Calendar.

SENATOR GIANARIS: On behalf of
Senator Parker, I wish to call up Senate Print
6195, which is now at the desk.

ACTING PRESIDENT BENJAMIN: The
Secretary will read.

THE SECRETARY: Calendar Number
910, Senate Print 6195, by Senator Parker, an act
to amend the Energy Law.

SENATOR GIANARIS: I move to
reconsider the vote by which this bill was
passed.

ACTING PRESIDENT BENJAMIN: The
Secretary will call the roll on reconsideration.
(The Secretary called the roll.)

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: The bill is restored to its place on the Third Reading Calendar.

SENATOR GIANARIS: At this point, Mr. President, our legislative work for the day is concluded, so I don't need to hold the members here. But the Senate will stand at ease, as we anticipate additional motions before the desk to come up this evening.

ACTING PRESIDENT BENJAMIN: The Senate will stand at ease.

(Whereupon, the Senate stood at ease at 4:50 p.m.)

(Whereupon, the Senate reconvened at 10:19 p.m.)

ACTING PRESIDENT BENJAMIN: The Senate will return to order.

Senator Kavanagh.

SENATOR KAVANAGH: Mr. President, may we return to motions and resolutions.

ACTING PRESIDENT BENJAMIN: Motions and resolutions.

Senator Kavanagh.
SENATOR KAVANAGH: Mr. President,

by unanimous consent, I wish to call up the
following bills, which were recalled from the
Assembly and are now at the desk:

   Senate Bill Number 4089;
   Senate Bill Number 2161;
   Senate Bill Number 4080B;
   Senate Bill Number 4197A;
   Senate Bill Number 6239;
   Senate Bill Number 5554A;
   And Senate Bill Number 183A.

ACTING PRESIDENT BENJAMIN: The
Secretary will read.

THE SECRETARY: Calendar Number
254, Senate Print 4089, by Senator Thomas, an act
to amend the Vehicle and Traffic Law and the
Public Officers Law.

   Calendar Number 600, Senate Print
2161, by Senator Bailey, an act to amend the
Correction Law.

   Calendar Number 728, Senate Print
4080B, by Senator Savino, an act to amend the
Labor Law and the State Finance Law.

   Calendar Number 793, Senate Print
4197A, by Senator Jackson, an act to amend the
Local Finance Law.

Calendar Number 1207, Senate Print 6239, by Senator Savino, an act to amend the Executive Law.

Calendar Number 1345, Senate Print 5554A, by Senator Liu, an act to amend the Real Property Tax Law.

Calendar Number 1280, Senate Print 183A, by Senator Serrano, an act to amend the Parks, Recreation and Historic Preservation Law.

SENATOR KAVANAGH: Mr. President, I move to reconsider the vote by which these bills were passed.

ACTING PRESIDENT BENJAMIN: The Secretary will call the roll on reconsideration.

(The Secretary called the roll.)

THE SECRETARY: Ayes, 62.

ACTING PRESIDENT BENJAMIN: These bills are restored to their place on the Third Reading Calendar.

SENATOR KAVANAGH: Mr. President, I offer the following amendments to the aforementioned bills.

ACTING PRESIDENT BENJAMIN: The amendments are accepted and received.
SENATOR KAVANAGH: Is there any further business at the desk?

ACTING PRESIDENT BENJAMIN: There is no further business at the desk.

SENATOR KAVANAGH: Then, Mr. President, I move we adjourn until Monday, June 17th, at 1:00 p.m., intervening days being legislative days.

ACTING PRESIDENT BENJAMIN: On motion, the Senate stands adjourned until Monday, June 17th, at 1:00 p.m., intervening days being legislative days.

(Whereupon, at 10:22 p.m., the Senate adjourned.)