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Ann Korchak, Board President

Small Property Owners of NY

My name is Ann Korchak, and I serve as the board president of Small Property Owners of New York (SPONY). Founded in 1984, SPONY is a 100% volunteer, grassroots organization that advocates on behalf of small housing providers navigating the complexities of the New York City housing market.

We have members in every City Council district, and collectively, they operate approximately 5,700 units of housing—primarily in small rent-stabilized buildings and naturally occurring affordable housing found in 1–4 family homes. Our members are the backbone of the city's housing stock, and I'm here today to speak in **support of Intro 1281**. We view this effort as an excellent solution to the problem our members have faced in complying with Local Law 157.

In February, our organization hosted a webinar for its members on Local Law 157. A representative from Denovo joined us to explain both the law and the device they manufacture that complies with LL 157's specifications. Following the webinar, we connected our members with a reputable supplier, and many placed orders.

Shortly afterward, we learned that supply chain challenges and tariff uncertainty would prevent the supplier and distributor from delivering devices to building owners promptly. We, along with other trade associations, raised these concerns with HPD and DOB. However, both agencies informed us that they did not have the authority to delay the law's effective date—that change would require legislation from the City Council.

Intro 3601 provides the much-needed time for manufacturers to meet the high demand. We also hope this extension allows additional compliant devices to enter the market, giving property owners more options. Increased competition will help lower prices and make compliance more affordable, especially for small property owners.

We thank Council Member Dinowitz for sponsoring this important bill and for bringing forward a solution to a challenge that was causing our members significant stress. Meeting New York City's growing compliance and regulatory requirements is an ongoing challenge for small property owners. This bill acknowledges these challenges and underscores the importance of city agencies and industry stakeholders collaborating to develop practical solutions.