

## **FY 2026 Borough Budget Consultations**

### **Manhattan - Department of Buildings**

#### **Meeting Date:**

The purpose of holding the Borough Budget Consultations is to have a straightforward and frank conversation about each agency's budget needs and requests. Unlike other venues, such as City Council Hearings, these consultations are not open to the public, nor are they recorded. The information provided assists Community Boards in drafting our own Statement of District Needs and Budget Priorities and it facilitates the opportunity to do so in a way that supports the Agency's goals. Community Board Members often lack expertise about funding sources and the processes within Agencies regarding funding of various programs and initiatives. However, they are very knowledgeable about what local services are needed in their neighborhoods and the effectiveness of Agency programs.

This year's Manhattan agendas have three sections:

#### **I. General overview of current and outyear agency budgets**

1. What is the overall budget increase or decrease for the Agency in the FY 25 adopted budget? How does that compare to the FY24 budget? Does the Agency anticipate a budget shortfall for FY 25, FY 26 or further out years?

#### **AGENCY RESPONSE:**

The overall budget increase for the Agency in FY 25's adopted budget is 212,411,024. That is \$21,841,359 more in comparison to FY 24's budget. There is an anticipated budget shortfall for FY 26 and FY27 (see below).

**FY24**

**FY25**

**FY26**

**FY27 and OY**

	<b>BUDGETED AMT</b>	<b>BUDGETED AMT</b>	<b>BUDGETED AMT</b>	<b>BUDGETED AMT</b>
<b>PS</b>	\$150,068,714	\$157,297,473	\$161,739,050	\$162,004,602
<b>OTPS</b>	\$40,500,951	\$55,113,551	\$29,179,297	\$25,875,138
<b>Grand Total</b>	<b>\$190,569,665</b>	<b>\$212,411,024</b>	<b>\$190,918,347</b>	<b>\$187,879,740</b>

2. What are your priorities, operational goals, and capital goals for FY25 and projected priorities, operational goals, and capital goals for FY26?

**AGENCY RESPONSE:**

3. What, if any, programs are affected by the end of COVID relief funds?

**AGENCY RESPONSE:**

None of DOB's programs were affected by the ending of the COVID relief funds.

**II. Specific Program Funding.**

1. What programs within the Agency will see a significant increase or decrease in funding overall in FY 25 and anticipated FY 26? To what extent, if any, is the increase or decrease in funding related to non-recurring federal funding allocations?

The programs within the agency that has seen a decrease in funding are sidewalk-shed, DOB NOW, Waterfront, and Existing Building Code. A decrease in funding is not related to non-recurring federal funding allocations.

2. Which programs will be new? eliminated entirely?

As it pertains to new programs as well as programs that will be eliminated entirely; One of the new programs will be Local Law 97 Sustainability. LL97 Sustainability is a major program that will start in FY'25. Most of the contract funding for sidewalk-shed, DOB NOW, Waterfront, and Existing Building Code will be eliminated between FY'26 and FY'27.

3. What are your benchmarks for new and existing programs and what are your benchmarks/key performance indicators for measuring success?

Need more information.

### III. District-specific budget questions.

We request that the Agency respond in writing but have any further discussions on these items with the Community Boards outside of the consultation.

#### MEETING NOTES:

#### **LL97 Sustainability Program:**

- DOB will partner with Accelerator NYC to provide training, outreach, education, and plan reviews for all new buildings to support sustainability under Local Law 97.

#### **AGENDA ITEM [1]: Staffing**

As reported in the press and in the 2024 Mayor's Management Report, reduced staffing levels and capacity were the primary factors in the increased response time to both construction site inspections and 311 complaints. Was DOB provided additional personal funds in the FY25 budget to resolve these capacity issues? Are there other reasons than funding for these reduced staffing levels?

#### **AGENCY RESPONSE:**

DOB was not provided additional personal funds in the FY25 budget to resolve these capacity issues. Currently, DOB has a satisfactory response time to both construction site inspections and 311 complaints. DOB is constantly assessing the workload versus staffing and will negotiate with OMB if additional resources are needed.

**MEETING NOTES:**

**OTPS Budget Drop:**

- There will be a significant reduction in the OTPS (Other Than Personal Services) budget for FY 26 and FY 27 due to the re-evaluation of contracts and services. These cuts were anticipated.

**NEW INFORMATION:**

**FOLLOW-UP COMMITMENTS:**

**AGENDA ITEM [2]: DOB NOW and B.I.S.**

Please provide an update on the phase-in/milestones of the DOB NOW system and what if any. Was the additional \$17.2 million provided in the FY'24 budget sufficient to complete the phase-in?

**AGENCY RESPONSE:**

Yes, the additional \$17.2 million provided in the FY'24 budget was sufficient to complete the phase-in. In addition, DOB will negotiate with OMB if additional resources are required.

**MEETING NOTES:**

**DOB NOW/BIS:**

- DOB NOW is fully operational. The Building Information System (BIS) will be maintained for handling complaints and preserving historical records.

**NEW INFORMATION:**

**FOLLOW-UP COMMITMENTS:**

### **AGENDA ITEM [3]: Site Safety**

Construction-related incidents with injury continue to increase. Does DOB have the funding and the capacity to continue the unannounced monitoring inspection initiative? Does DOB believe additional program/staff funding would be effective in mitigating the continued rise in construction site injuries?

#### **AGENCY RESPONSE:**

Yes, currently, DOB has the funding and the capacity to continue the unannounced monitoring inspection initiative. DOB also has a robust program for performing proactive inspections of job sites that requires a Site Safety Professional on the job. Additional funding or resources for Inspectors, as well as support personnel, would always increase the department's presence and frequency of visits to sites, thus providing even greater oversight.

#### **MEETING NOTES:**

#### **NEW INFORMATION:**

#### **FOLLOW-UP COMMITMENTS:**

### **AGENDA ITEM [4]: No-Penalty Inspection Program**

Please provide an update on the program in general and the results of the expansion to include inspections of facades and boilers.

#### **AGENCY RESPONSE:**

Regarding updates on the program, so far there were several No Penalty Inspection requests for the boiler division and Zero No Penalty Inspection request for the elevator division (see below). The total Number of locations requesting inspections was **69**. The total number of Participants are **43** (with some making multiple requests for various addresses). The total number of inspections performed is **63** (**6** locations still needs to be inspected). The number of violating conditions observed is **10** (Awaiting follow-up re-inspections) – **16%**.

#### **No Penalty Inspection Request for the Boiler Division**

- Boiler inspection requested: 7.

- Boiler Inspections Completed: 6 out of 7.
- Pending Boiler Inspections: 1 out of 7
- Sites w/Violating Conditions: 2 out of 6.

**No Penalty Inspection Request for the Elevator Division**

- Elevator Inspections Requested: 0

**MEETING NOTES:**

**No Penalty Inspection Program:**

1. Community boards are tasked with finding ways to engage relevant parties such as landlords, superintendents, co-op boards, and management companies regarding inspections without penalties

**NEW INFORMATION:**

No Penalty Program 2024 6/20-7/31/2024					
Complaint Category	93	87	73	58	Grand Totals
	Retaining Wall Inspection Requests	Deck Inspection Requests	Facades 6 Stories & Under	Unregistered Boilers	
Borough					
Bronx	10	4	1	0	15
Brooklyn	7	0	11	3	21
Manhattan	14	0	14	1	29
Queens	3	2	1	2	8
Staten Island	1	0	1	0	2
<b>NPP All Borough Totals</b>	<b>35</b>	<b>6</b>	<b>28</b>	<b>6</b>	<b>75</b>

**FOLLOW-UP COMMITMENTS:**

## AGENDA ITEM [5]: Office of Tenant Advocate

Please provide an update on the budget and staffing for the program. For the last fiscal year, what is the number of complaints received and responded to by the Office of Tenant Advocate and DOB Multiple Dwelling Unit (MDI)?

### AGENCY RESPONSE:

The Office of Tenant Advocate (OTA) has 43 budgeted positions. In FY 2024, OTA handled **2,367** inquiries, resulting in **1,346** inspections (see below). For Fiscal Year 2024, Manhattan has gotten a total of **740** complaints, **613** violations and **22** Stop work orders (see below).

### Data

FY 2024	Q3_2023	Q4_2023	Q1_2024	Q2_2024	Totals
OTA Inquiries	617	583	569	598	<b>2,367</b>
Referral for DOB Inspection	348	294	344	360	<b>1,346</b>
Other City/State/Legal services	270	267	248	229	<b>1,014</b>

Fiscal Year 2024	Complaints	Violations	SWOs
Bronx	198	166	10
Brooklyn	550	439	31
Manhattan	740	613	22
Queens	122	87	4
Staten Island	27	26	0

### MEETING NOTES:

#### TA Distribution:

- There is a disproportionate focus on Manhattan due to its higher building density, more tenants, and active/new construction. The primary complaint reported is dust. DOB will

provide a list of top complaints by September 13th.

**FOLLOW-UP COMMITMENTS:**

**AGENDA ITEM [6]: DOB Audits**

Please provide an update on the funding and program effectiveness on the following audit programs:

- 1) *Audit Module in BUILD.*
- 2) *Full Audit Functionality for pro-cert jobs in DOB NOW:*
- 3) *Zoning Audits for professionally certified New Building and enlargement jobs – prior to accepting, 100 percent of these jobs are audited for zoning conformance.*

**AGENCY RESPONSE:**

- 1) There will be a launch Around Jun/July 2025 for audit module in BUILD.
- 2) There will be a launch around, Jun/July 2025 for full audit functionality for pro-cert jobs in DOB NOW.
- 3) Zoning audits are already implemented in DOB NOW

**MEETING NOTES:**

**Audits:**

- The audit model and build component of DOB NOW are scheduled to launch in June 2025. The current audit benchmark is 20%, though this may change. A detailed status update will be provided by September 13th.

**NEW INFORMATION:**

**FOLLOW-UP COMMITMENTS:**

**AGENDA ITEM [7]: Community Engagement Education Programs**

Please provide an update on the funding and program effectiveness of the Buildings After Hours and DOB webinar program.

**AGENCY RESPONSE:**



The Building After Hours program is very effective based on the number of attendees. DOB staff, including Borough Commissioners, Plan Examiners, Inspectors and other staff from various units work to assist homeowners, tenants, small business owners, and building managers in all boroughs every first and third Tuesday of the month using the budgeted funds available to the department.

Staff answers questions and provide information on home renovation/ construction projects, open violations, permits, construction codes, zoning regulations, certificates of occupancy, equipment installations, and much more.

As of January 2024, to present, DOB staff assisted **1,812** property owners. In addition, DOB staff assisted **4,277** in **2023** making the program a successful one. The effectiveness of the program is that it allows for property owners to meet with agency staff and the borough commissioner without an appointment and to obtain a resolution and/ or resolve any DOB violations onsite.

**MEETING NOTES:**

**Community Engagement:**

- The Building After Hours Program is discussed, highlighting the need for additional funds to employ more inspectors at events and expand outreach efforts, including weekend events. The agency will provide the required funding details by September 13th

**NEW INFORMATION:**

**FOLLOW-UP COMMITMENTS:**

**AGENDA ITEM [8]: Inspectors**

Does DOB conduct reviews of building inspector’s performances and implement necessary training when needed? Has/will DOB requested funding for such reviews and training?

**AGENCY RESPONSE:**

DOB has a robust training program and evaluation process for our inspectorial personnel. All newly hired inspectors are required to undergo a 13-week training academy which includes both classroom setting and on the job training with senior inspectors. Inspectors are evaluated as are all employees as part of our annual evaluations. Buildings University, our internal training unit,

provides annual training refreshers on all topics including but not limited to building code, violation issuance, technology application and other fundamental and specialized requirements of the job.

Our annual training budget typically plans ahead to ensure funding is secured for required training. Training budget considerations are made based on agencywide needs.

#### **MEETING NOTES:**

##### **Inspector Standards:**

- If inspectors miss issues, the DOB will provide targeted one-on-one instruction and guidance to improve performance.

#### **NEW INFORMATION:**

#### **FOLLOW-UP COMMITMENTS:**

### **AGENDA ITEM [9]: Additional Funding**

Which programs would benefit the most from additional funding?

#### **AGENCY RESPONSE:**

The program that would benefit the most from additional funding is Predictive Analytics.

#### **MEETING NOTES:**

##### **Additional Funding:**

- There is a request for additional funding to support predictive analytics, increase reporting, improve transparency, and enhance internal reviews.

#### **NEW INFORMATION:**

#### **FOLLOW-UP COMMITMENTS:**

##### **Abandoned Buildings:**

- Complaints about abandoned buildings can be filed with DOB or 311. If a building is found to be open and unguarded, DOB will issue an Emergency Declaration to the

Department of Housing Preservation and Development (HPD), which may lead to sealing the building if the owner does not respond.

**Follow-Up Actions Required by September 13, 2024:**

- **DOB:** Written answers to

What are your priorities, operational goals, and capital goals for FY25 and projected priorities, operational goals and capital goals for FY 26?

What are your benchmarks for new and existing programs and what are our benchmarks/key performance indicators for measuring success?

- Provide a list of top complaints, a detailed audit status update, and funding needs for community engagement efforts.