NYSAFAH
NEW YORK STATE ASSOCIATION FOR AFFORDABLE HOUSING

NYSAFAH Testimony
New York City Council
Committee on Housing and Buildings
Hearing on Int. No. 1281-2025 - Installation of Natural Gas Detectors
June 3, 2025

Thank you, Chair Sanchez and Members of the Committee, for the opportunity to comment on Int. 1281 which would extend the deadline for installing natural gas detectors in dwelling units until there is a sufficient supply to meet the standard, but not before January 1, 2027.
My name is Jolie Milstein, and I am the President and CEO of the New York State Association for Affordable Housing (NYSAFAH), which represents a broad coalition of for-profit and nonprofit developers, lenders, investors, attorneys, architects, and other professionals involved in the financing, development, and management of affordable housing.

Our members intend to comply with Local Law 157 of 2016, but the supply of natural gas detectors approved for installation by the City of New York falls well short of the demand created by the statute. Building owners and managers have been told to expect delays in shipment of these devices for at least several months, until such time as the sole manufacturer of approved devices can increase production and navigate the changing tariff landscape. This lack of available product has, therefore, resulted in unintended noncompliance with properties across the city, since the current installation deadline for natural gas detectors has already passed.

We ask that you approve this common-sense legislation which will allow more natural gas detectors to come to market and delay compliance deadlines until these devices are readily available for purchase and installation.

Thank you.

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