

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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JANUARY 28, 2026

Start: 12:08 p.m.

Recess: 12:18 p.m.

HELD AT: 250 BROADWAY - 8TH FLOOR - HEARING  
ROOM 1

B E F O R E: Kevin C. Riley, Chairperson

COUNCIL MEMBERS:

Shaun Abreu  
Chris Banks  
Tiffany Cabán  
David M. Carr  
Elsie Encarnación  
Farah N. Louis  
Chi A. Ossé  
Yusef Salaam  
Justin E. Sanchez  
Shanel Thomas-Henry  
Susan Zhuang

SERGEANT-AT-ARMS: Good morning, ladies and gentlemen. This is a mic check for the Committee on Land Use. Today's date is January 28, 2026. We are in Hearing Room 1, and this is being recorded by Mike Kane (phonetic).

SERGEANT-AT-ARMS: Good afternoon, and welcome to today's New York City Council vote on the Committee of Land Use.

At this time, no one may approach the dais.

Please silence all electronic devices.

Chair, you may begin.

CHAIRPERSON RILEY: Okay. [GAVEL] Good afternoon, and welcome to a meeting of the Committee on Land Use, the first of this new Council session. I am Council Member Kevin Riley, Chair of this Committee. I want to welcome my esteemed Colleagues joining me today, and I look forward to working with you all, as well as our other Colleagues on our two Subcommittees, as we do our part to address the priorities and challenges of this Council. I want to now recognize my fellow Committee Members here this morning, including Council Member Thomas-Henry, Council Member Cabán, Council Member Carr, Council

Member Louis, Council Member Salaam, Council Member Ossé, Council Member Encarnación, I did good, Council Member Justin Sanchez, and Majority Leader Abreu.

At today's meeting, the Committee will consider whether to recommend an override of the Mayor's veto of Intro. No. 958-A in relation to the creation of affordable homeownership opportunities and Intro. No. 1443-A in relation to minimum requirements for the provision of units for extremely low-income households in projects receiving City financial assistance, and we will also consider whether to recommend that the Mayor's veto messages corresponding to these bills will be filed.

These bills address critical housing affordability issues. Intro. No. 958-A, as adopted by the Council last month, was sponsored by former Speaker Adrienne Adams and will require that at least 4 percent of HPD-financed new construction units be homeownership opportunities. This bill will be a significant step toward addressing wealth inequality among New Yorkers.

Intro. No. 1443-A, as adopted by the Council last month and sponsored by Council Member Sandy Nurse, will require that at least 50 percent of

HPD-financed housing be affordable to extremely low- and very low-income households. This bill will be an important step toward ensuring access for working families and rent-burdened households and serve those most in need of affordable housing opportunities.

I would just like to state for the record that we have been joined by Council Member Susan Zhuang.

I would like to recognize now any Colleagues who would like to give remarks.

And now, as a matter of procedure, I will ask two questions. First, that we accept and file the Mayor's veto message on Intro. No. 958 and 443, and second, shall the bill pass notwithstanding the Mayor's objection?

Will the Clerk please call the roll?

COMMITTEE CLERK WILLIAM MARTIN: Good afternoon. William Martin, Committee Clerk. Roll call vote, Committee on Land Use. All items are coupled.

Chair Riley.

CHAIRPERSON RILEY: Aye.

COMMITTEE CLERK WILLIAM MARTIN: Louis.

COUNCIL MEMBER LOUIS: Aye.

COMMITTEE CLERK WILLIAM MARTIN: Cabán.

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2 COUNCIL MEMBER CABÁN: Aye.

3 COMMITTEE CLERK WILLIAM MARTIN: Abreu.

4 COUNCIL MEMBER ABREU: Aye.

5 COMMITTEE CLERK WILLIAM MARTIN: Lee.

6 Ossé.

7 COUNCIL MEMBER OSSÉ: I vote aye.

8 COMMITTEE CLERK WILLIAM MARTIN: Salaam.

9 COUNCIL MEMBER SALAAM: I vote aye.

10 COMMITTEE CLERK WILLIAM MARTIN: Banks.

11 Zhuang.

12 COUNCIL MEMBER ZHUANG: Aye.

13 COMMITTEE CLERK WILLIAM MARTIN:

14 Encarnación.

15 COUNCIL MEMBER ENCARNACIÓN: Aye.

16 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

17 COUNCIL MEMBER JUSTIN SANCHEZ: Aye.

18 COMMITTEE CLERK WILLIAM MARTIN: Thomas-

19 Henry.

20 COUNCIL MEMBER THOMAS-HENRY: Aye.

21 COMMITTEE CLERK WILLIAM MARTIN: Carr.

22 COUNCIL MEMBER CARR: Aye on Intro. No.

23 958-A and no on Intro. No. 1443-A.

24 COMMITTEE CLERK WILLIAM MARTIN: Thank

25 you.

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2 CHAIRPERSON RILEY: We're going to keep  
3 the vote open. Thank you.

4 COMMITTEE CLERK WILLIAM MARTIN: Results.  
5 All items have been adopted by the Committee with a  
6 vote of 11 in the affirmative, zero in the negative,  
7 and no abstentions with Introduction No. 1443-A  
8 adopted by the Committee with 10 in the affirmative,  
9 one in the negative, and no abstentions, and the roll  
10 will be held open at request of the Chair.

11 Continuation roll call, Committee on Land  
12 Use. All items are coupled.

13 Council Member Banks.

14 COUNCIL MEMBER BANKS: Aye on all. Thank  
15 you.

16 COMMITTEE CLERK WILLIAM MARTIN: Final  
17 vote, all items have a vote of 12 in the affirmative,  
18 zero in the negative, and no abstentions with the  
19 exception of Introduction No. 1443-A, which has a  
20 vote of 11 in the affirmative, one in the negative,  
21 and no abstentions.

22 CHAIRPERSON RILEY: Thank you. That  
23 concludes today's business.

24 I would like to thank the members of the  
25 public, my Colleagues, Council Staff, and the

1 COMMITTEE ON LAND USE

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2 Sergeant-at-Arms for participating in today's  
3 meeting.

4 This meeting is hereby adjourned. Thank  
5 you. [GAVEL]

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date February 5, 2026