

COMMITTEE ON LAND USE

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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

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

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

10 At this time, no one may approach the
11 dais.

12 Please silence all electronic devices.

13 Chair, you may begin.

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

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

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

15 These bills address critical housing
16 affordability issues. Intro. No. 958-A, as adopted by
17 the Council last month, was sponsored by former
18 Speaker Adrienne Adams and will require that at least
19 4 percent of HPD-financed new construction units be
20 homeownership opportunities. This bill will be a
21 significant step toward addressing wealth inequality
22 among New Yorkers.

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

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

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

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

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

17 Will the Clerk please call the roll?

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

21 Chair Riley.

22 CHAIRPERSON RILEY: Aye.

23 COMMITTEE CLERK WILLIAM MARTIN: Louis.

24 COUNCIL MEMBER LOUIS: Aye.

25 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

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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