

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

OF THE

COMMITTEE ON HOUSING AND BUILDINGS

***VOTE**

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Thursday, January 29, 2026
Start: 10:36 A.M.
Recess: 10:45 A.M.

HELD AT: 250 Broadway - 8th Floor - Hearing
Room 2

B E F O R E: Hon. Pierina Ana Sanchez, Chair

COUNCIL MEMBERS:

Shaun Abreu
Erik D. Bottcher
Oswald J. Feliz
Crystal Hudson
Rita C. Joseph
Virginia Maloney
Kevin C. Riley
Yusef Salaam
Nantasha M. Williams
Susan Zhuang

COMMITTEE ON HOUSING AND BUILDINGS
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2 SERGEANT LEWIS: Mic check, mic check, mic
3 check. This is a mic check for the vote on Housing
4 and Buildings. Today's date is January 29, 2026, in
5 HR-2, recorded by Walter Lewis.

6 SERGEANT AT ARMS: Good morning, and
7 welcome to today's New York City Council vote on
8 Housing and Buildings. At this time, I would like to
9 remind everyone to silence all electronic devices;
10 also, at this point, and going forward, no one is to
11 approach the dais.

12 Chair Sanchez, we are ready to begin.

13 CHAIRPERSON PIERINA SANCHEZ: Thank you,
14 Sergeants. [GAVEL]

15 Good morning, I am Council Member Pierina
16 Sanchez, Chair, still Chair, of the Committee on
17 Housing and Buildings. And welcome to my colleagues,
18 I really look forward to working with all of you on
19 this committee.

20 Today, the Committee will consider
21 whether to recommend the override of the Mayor's veto
22 of Introduction 1120-B, in relation to establishing
23 timelines for cooperative corporations to approve or
24 deny the sale of cooperative apartments, and whether
25 to recommend that the Mayor's Veto message be filed.

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2 Co-ops are one of the primary paths to
3 homeownership in New York City—13% of occupied homes
4 in our city are co-ops, and 28% of owner-occupied
5 homes are co-ops. But co-ops are also unique; even
6 after a buyer and seller agree on a price, the deal
7 only closes if, and only if, the board says, "yes".
8 Boards demand tax returns, credit scores, references,
9 and more, and then can take months to say, "no",
10 without ever giving a reason. And we have also heard
11 many stories during our hearings of some not
12 answering at all.

13 Introduction 1120, sponsored by Council
14 Member Farías, would set timelines for decisions
15 regarding the sale of co-op apartments. It would
16 generally require that the co-ops acknowledge receipt
17 of application materials within 15 days, and provide
18 notice of whether it has consented to the sale within
19 45 days after the application is complete, with
20 extensions possible in some circumstances.

21 This bill would also require the
22 Department of Housing Preservation and Development to
23 issue violations for a co-op's failure to meet these
24 requirements, resulting in civil penalties of \$1,000
25 for a first violation, \$1,500 for a second violation,

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2 and \$2,000 for a third and subsequent violation to
3 the cooperative corporation, not any individual.

4 Serving on a cooperative board is a
5 voluntary, often thankless, position. Yet, for
6 prospective buyers, the process of applying for
7 ownership of a cooperative unit is stressful. And
8 submitting an application that goes unanswered for
9 weeks on end only worsens the process, sometimes
10 without even acknowledgment of receipt.

11 Introduction 1120-B creates functional
12 timeline requirements to ensure applicants receive
13 timely responses to applications without burdening
14 the cooperative's board. In some cases, a cooperative
15 board would have 60 days to respond to an
16 application, with extensions available for certain
17 circumstances, such as applications received during a
18 board's summer recess.

19 Introduction 1120-B represents a fair
20 compromise to alleviate issues with the cooperative
21 purchasing process, to ensure that a vital category
22 of housing remains viable as our city addresses a
23 historic housing crisis.

24 I look forward to continuing discussions
25 that we began last term, with respect to additional

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2 ways we can make the cooperative buying process more
3 transparent and fair.

4 I want to thank my team, as always, Chief
5 of Staff, Maria Villalobos; Deputy Chiefs Ben Ratner
6 and Kim Castellanos; our Special Assistant, Gerard
7 Fernandez; and our Legislative Fellow, Dylan Compos
8 (phonetic).

9 I would also like to thank the Housing
10 and Buildings committee staff: Austin Malone, Senior
11 Legislative Counsel; Billy Eck, Legislative Counsel;
12 Jose Conde, Senior Policy Analyst; Dirk Spencer,
13 Policy Analyst; Carla Naranjo, Financial Analyst; and
14 Data Scientist, Reese Hirota.

15 I am joined today by members of the
16 Committee, which is newly formed—I'm very excited
17 about that.

18 And with that, we will begin voting. The
19 question on the table is, shall we accept and file
20 the Mayor's Veto Message, and shall we pass
21 Introduction 1120-B, the Mayor's Veto Message
22 notwithstanding?

23 We will now ask the Clerk to call the
24 roll.
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2 COMMITTEE CLERK: Thank you. Good morning,
3 William Martin, Committee Clerk; roll call vote
4 Committee on Housing and Buildings; items are
5 coupled.

6 Chair Pierina Sanchez?

7 CHAIRPERSON PIERINA SANCHEZ: Aye.

8 COMMITTEE CLERK: Council Member Riley?

9 COUNCIL MEMBER RILEY: Aye.

10 COMMITTEE CLERK: Thank you.

11 Council Member Feliz?

12 COUNCIL MEMBER FELIZ: Aye to override.

13 COMMITTEE CLERK: Council Member Abreu?

14 MAJORITY LEADER ABREU: Aye.

15 CITY CLERK: Council Member Bottcher?

16 COUNCIL MEMBER BOTTCHER: Aye.

17 COMMITTEE CLERK: Council Member Hudson?

18 COUNCIL MEMBER HUDSON: Aye.

19 COMMITTEE CLERK: Council Member Joseph?

20 COUNCIL MEMBER JOSEPH: Aye.

21 COMMITTEE CLERK: Council Member Williams?

22 DEPUTY SPEAKER WILLIAMS: (NO RESPONSE)

23 COMMITTEE CLERK: Council Member Salaam?

24 COUNCIL MEMBER SALAAM: I vote aye.

25 COMMITTEE CLERK: Council Member Zhuang?

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2 COUNCIL MEMBER ZHUANG: Aye.

3 COMMITTEE CLERK: Thank you.

4 Council Member Maloney?

5 COUNCIL MEMBER MALONEY: Aye.

6 COMMITTEE CLERK: With a vote of 10 in the
7 affirmative, 0 in the negative, and no abstentions,
8 both items have been approved by the Committee.

9 CHAIRPERSON PIERINA SANCHEZ: Thank you,
10 Clerk. We are going to hold the roll open. Thank you.
11 Thank you, colleagues.

12 (PAUSE 00:05:39-00:07:20)

13 COMMITTEE CLERK: Continuation, roll call,
14 Committee on Housing and Buildings, Council Member
15 Williams?

16 DEPUTY SPEAKER WILLIAMS: Yes, I vote aye
17 on all.

18 COMMITTEE CLERK: Final vote is 11 in the
19 affirmative, 0 in the negative, and no abstentions.

20 Madam Chair, that is a full Committee.

21 CHAIRPERSON PIERINA SANCHEZ: Thank you,
22 Clerk. With that, I adjourn this hearing. [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 no interest in the outcome of this matter.



Date February 19, 2026