

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON HOUSING AND BUILDINGS

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March 9, 2026  
Start: 10:34 a.m.  
Recess: 10:38 a.m.

HELD AT: COMMITTEE ROOM - CITY HALL

B E F O R E: Pierina Ana Sanchez

COUNCIL MEMBERS:

Shaun Abreu  
Oswald Feliz  
Crystal Hudson  
Rita C. Joseph  
Kevin C. Riley  
Yusef Salaam  
Susan Zhuang

OTHER COUNCIL MEMBERS ATTENDING:

Harvey D. Epstein

2 SERGEANT-AT-ARMS: This is a microphone  
3 check on the Committee of Housing and Buildings  
4 recorded by James Marino in the Committee Room on  
5 March 9th, 2026.

6 SERGEANT-AT-ARMS: Good morning, and welcome  
7 to today's New York City Council vote for the  
8 Committee on Housing and Buildings.

9 At this time, we ask that you please  
10 silence all electronic devices, and at no time are  
11 you to approach the dais.

12 Chair, we're ready to begin.

13 CHAIRPERSON PIERINA SANCHEZ: [GAVEL] Good  
14 morning, and welcome to the March 9th oversight  
15 hearing of the Committee on Housing and Buildings.  
16 Today we will examine... is there any way to get to  
17 that echo? Okay.

18 Today, we will examine a topic of deep  
19 importance to New Yorkers, preserving affordable  
20 housing in distress and the third-party transfer  
21 program. We will hear my bill, the Safer Homes Act,  
Act, Intro. 657, which seeks to overhaul the program  
to deliver safe, dignified living conditions for New  
Yorkers.

2 I'm Council Member Pierina Sanchez, Chair  
3 of the Committee on Housing and Buildings, and I'd  
4 like to welcome the members of the public and the  
5 Administration who join us today in person and  
6 remotely.

7 Before we delve into our oversight topic,  
8 the Committee will be voting on one piece of  
9 legislation, Proposed Intro. 421-A, the good 421A, in  
10 relation to the occupancy of cellar ancillary  
11 dwelling units in newly constructed one- and  
12 two-family dwellings. In late 2024, the Council  
13 enacted Local Laws 126 and 127 of 2024, legislation  
14 that I sponsored to establish a basement and cellar  
15 dwelling unit legalization program in certain  
16 community districts and to create eligibility and  
17 design requirements for the use of ADUs in one- and  
18 two-family dwellings. That legislation complemented  
19 zoning text amendments in the City of Yes for Housing  
20 Opportunity and 5 billion dollars in community  
21 investment that the Council secured through City for  
All. Proposed Intro. 421-A makes the technical edit  
to the Housing Maintenance Code that would allow  
ancillary dwelling units in cellars of one- and  
two-family dwellings created as part of new

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2 construction to be utilized as a rental unit to be  
3 consistent with exemptions for ancillary dwelling  
4 units and cellars created in existing one- and  
two-family dwellings.

5 I now ask the Clerk to call the roll.

6 COMMITTEE CLERK WILLIAM MARTIN: Good  
7 morning. William Martin, Committee Clerk. Roll call  
8 vote, Committee on Housing and Buildings.

9 Chair Sanchez.

10 CHAIRPERSON PIERINA SANCHEZ: Aye.

11 COMMITTEE CLERK WILLIAM MARTIN: Riley.  
12 Feliz. We'll come back.

13 Abreu.

14 COUNCIL MEMBER FELIZ: Aye on all.

15 COMMITTEE CLERK WILLIAM MARTIN: Thank you,  
16 Council Member Feliz.

17 Abreu.

18 COUNCIL MEMBER ABREU: Aye.

19 COMMITTEE CLERK WILLIAM MARTIN: Hudson.

20 COUNCIL MEMBER HUDSON: Aye, and  
21 congratulations. This is a great piece of  
legislation.

COMMITTEE CLERK WILLIAM MARTIN: Joseph.

20 COUNCIL MEMBER JOSEPH: Aye.

21

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2 COMMITTEE CLERK WILLIAM MARTIN: Williams.  
3 Salaam.

4 COUNCIL MEMBER SALAAM: I vote aye.

5 COMMITTEE CLERK WILLIAM MARTIN: Zhuang.

6 COUNCIL MEMBER ZHUANG: Aye.

7 COMMITTEE CLERK WILLIAM MARTIN: Maloney.

8 Council Member Riley. One moment.

9 COUNCIL MEMBER RILEY: I vote aye.

10 COMMITTEE CLERK WILLIAM MARTIN: Thank you,  
11 Council Member Riley.

12 With a vote of eight in the affirmative,  
13 zero in the negative, and no abstentions, item has  
14 been adopted by the Committee.

15 CHAIRPERSON PIERINA SANCHEZ: Clerk, is that  
16 a full Committee?

17 All right. Thank you, Clerk, and thank you,  
18 Colleagues.

19 With that, the hearing for the vote is  
20 adjourned, and we're going to start the new one. So  
21 adjourning 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 interest in the outcome of this matter.



Date April 20, 2026