

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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December 18, 2025

Start: 1:00 p.m.

Recess: 1:32 p.m.

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

B E F O R E: Rafael Salamanca, Jr., Chairperson

COUNCIL MEMBERS:

Shaun Abreu

Diana Ayala

Selvena N. Brooks-Powers

Amanda Farías

Crystal Hudson

Francisco P. Moya

Kevin C. Riley

Pierina Ana Sanchez

OTHER COUNCIL MEMBERS ATTENDING:

Eric Dinowitz

Darlene Mealy

1 COMMITTEE ON LAND USE

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2 SERGEANT-AT-ARMS: This is a microphone
3 check for the Committee on Land Use, recorded on
4 December 18, 2025, located in Hearing Room 1 by Nazly
5 Paytuvi.

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

10 At this time, please silence all
11 electronic devices, and no one may approach the dais.

12 Chair, we are ready to begin.

13 CHAIRPERSON SALAMANCA: All right. Good
14 afternoon, and welcome to the Committee on Land Use.
15 I am Council Member Rafael Salamanca. I Chair this
16 Committee. I would like to welcome my esteemed
17 Colleagues who have joined us today. We've been
18 joined by Council Member Moya, Deputy Speaker Ayala,
19 Chair Riley, Council Member Abreu, Majority Leader
20 Farías, Council Member Hudson, Council Member
21 Sanchez, and Minority Leader Ariola. We have also
22 been joined by Council Member Dinowitz and Council
23 Member Mealy.

24 Today, we are voting on three Land Use
25 Items referred to us by our Subcommittees, as well as

three important pieces of legislation. I would like to thank Chair Riley and Chair Hanks for their leadership in our Zoning and Landmarks Subcommittee.

We will vote to approve LU 414 for 2149 Pacific Street, an HPD application for an Article XI tax exemption retroactive to April 1, 2018, replacing an existing partial tax exemption, which will be terminated. The application is related to property in Council Member Mealy's District in Brooklyn. This approval will facilitate the rehabilitation of three existing buildings for a total of approximately 24 affordable housing units.

We will also vote to approve Reso. 1109, an authorizing resolution related to the City's existing citywide public communications structure franchise. Our approval will facilitate the extension of the existing franchise agreement for a period of up to five years, so that the current franchise agreement would terminate in 2035. This would allow the City's Office of Technology and Innovation, or OTI, to negotiate an extension of agreement to maintain and extend the operation and expansion of the City's public Wi-Fi program.

We will also vote to approve Reso. 1157, an authorizing resolution related to the City's existing citywide coordinated street furniture franchise, which includes our City's bus shelters, newsstands, and public toilets, which is overseen by DOT. This resolution will facilitate the extension of the existing franchise agreement for three years, eight months, and 24 days, so that it will end at the same time as the OTI's public communications structure franchise. The extension will provide an opportunity for the City to potentially restructure both the OTI and DOT franchises, which would allow for a greater capital investment and enhanced revenue for the City.

In addition to these Land Use Items, the Committee will also be voting today on three important pieces of legislation. Today we will vote to approve Intro. 958-A, which is Speaker Adrienne Adams' bill, to address the lack of affordable homeownership opportunities throughout the City. The bill will require that a minimum percentage of newly constructed affordable housing financed by the City be homeownership opportunities. This bill is important because, as Council Members, we know and

have seen the benefits of homeownership, which are well-documented. Homeownership gives greater stability for families and neighborhoods, and opportunities for intergenerational wealth buildings. While the benefits are clear, access in New York City to homeownership remains profoundly unequal, with over 42 percent of White New York households owning their homes, compared to under 29 percent of Black households, and under 17 percent of Hispanic and Latino households. This gap in who owns a home is continuing this wealth disparity. In the past five years, only 866 units, or just 2 percent of HPD's subsidized new construction units, have been homeownership units. The amended version of this bill that we are approving will double affordable homeownership opportunities by requiring that at least 4 percent of HPD's financed new construction units be homeownership opportunities. And of that required minimum, at least 40 percent must be newly constructed units. This bill is an important step in addressing wealth inequality among New Yorkers.

Next, we will vote to approve Intro.

Number 1433-A, Council Member Dinowitz's bill, which will require a minimum percentage of two- and three-

bedroom affordable apartments that HPD must finance to house families. The data is clear. Families with children are increasingly leaving New York City due to affordability concerns, primarily due to the cost of housing and childcare. There is a fierce competition for family-sized apartments in the city. According to the Housing and Vacancy Survey, three-bedroom apartments have the lowest vacancy rate and the slowest turnover. Despite the need for affordable housing for families, HPD is financing a small number of new three-bedroom apartments. Not counting supportive and senior housing, HPD's new construction is only 10 percent of the three-bedroom units. And only 10 percent of families placed in the affordable housing lotteries are families of four or larger. Yet 24 percent of the households in the city have four or more people. The problem is clear. The City is not financing enough three-bedroom affordable apartments. This bill would require that 15 percent of all new rental affordable housing to be three-bedroom units while maintaining HPD's current pace of 25 percent two-bedroom apartments. This will provide much-needed family-sized affordable apartments. The revised version of this bill, which we are voting on today,

contains several changes to address the concerns we heard from the Administration and affordable housing advocates and developers. The revised bill limits the bedroom mix requirements to newly constructed projects to prevent any unintended impacts on the preservation of existing affordable housing. The requirements will not go into effect until July 1st of 2027 to ensure that affordable housing projects under design and development can proceed without having to be redesigned. The bill also now exempts several different types of projects based on either their programmatic requirements, site constraints, or how far they are in the pre-development process. Significantly, to account for the uncertain federal funds landscape, the revised bill provides HPD the ability to suspend the requirements if federal funding resources relied on to finance affordable housing are significantly decreased. Lastly, the bill's requirements are integrated into the analysis and planning of the Fair Housing Framework previously passed by the Council.

The third bill we are voting on is Intro. 1443-A, Council Member Nurse's Bill, to require that a minimum percentage of HPD's financed housing be

affordable to extremely low and low-income households. Extremely low income is defined as households earning no more than 30 percent of their AMI, adjusted by a household size which is roughly 34,000 dollars to 50,000 dollars in annual income, and very low income is defined as households making between 30 percent and 50 percent of their AMI. 50 percent AMI is roughly 56,000 to 87,000 depending on the household size. As you can tell by the amounts, these are working families. Specifically, the bill will require that 50 percent of newly constructed affordable housing financed by the City be affordable to extremely low income and very low income households, with a minimum of 30 percent of that total being affordable to extremely low income households. The reason we need this bill is simple. Over 55 percent of rent-burdened households are extremely low income households, while only 28.6 percent of the rent-burdened households make above 80 percent AMI. Given the disproportionate impact that being rent-burdened has on New Yorkers with lower incomes, ensuring access to affordable housing for extremely low income and very low income households is critical. This bill will not negatively impact

HPD's production of affordable housing because HPD has been focused on producing affordable housing for extremely low income households. Between 2021 to 2025, 45 percent of the newly constructed affordable units were affordable to extremely low income households. To address concerns from affordable housing developers and HPD, we amended the bill in several important ways. The revised bill considers all units with project-based housing vouchers to be an extremely low income unit. The requirements of the bill are only applicable to newly constructed projects to prevent any unintended impacts on the preservation of existing affordable housing. Similarly, to Intro. 1433-A, we also delayed the implementation of the requirements until July 1, 2027, to ensure that affordable housing projects currently seeking financing can proceed with applications, and the bill exempts small projects and projects as well as those that have started the pre-development process. Lastly, as Intro. 1433-A, this revised bill authorizes HPD to adjust the requirements if HPD's federal funding is significantly decreased and integrated in the bill's requirement into the Fair Housing Framework.

Before we move forward and we give comments to my Colleagues, I just want to end by saying that serving as the Chair of the New York City's Committee on Land Use these last eight years has been one of the most meaningful and important roles of my time in public service. As Chair, I have made the awesome responsibility in shaping the future of New York by advancing equitable community-driven development, protecting working-class neighborhoods, and ensuring that land use decisions deliver real benefits, affordable housing, good jobs, and environmental justice to the communities that need them most. I would like to thank the incredible Land Use Team Division for all their great counsel and guidance in these last eight years, and I must thank my Deputy Chief-of-Staff and my Director of Legislation and Budget, Brian Hady, for these last eight years, ensuring that we get the job done, and I wish them nothing but the best in the next term.

With that, I will open up the floor for any of my Colleagues who wish to make comments or statements.

I would like to recognize Council Member Dinowitz.

COUNCIL MEMBER DINOWITZ: Thank you, Chair, and thank you for your years and years of service to not just Chairing this Committee, but being a friend and a Colleague, someone whenever I had a land use issue or any other issue, you were always there for a phone call. And, you know, one of the things that we spoke about, and a lot of us speak about, actually relates to this bill. We know we're facing an urgent housing crisis, but often our conversations center almost exclusively on the number of units produced, and not whether those units actually meet the needs of the families who call our city home. So my bill, Introduction 1433, aims to close that gap by directly addressing a fundamental mismatch between the City's subsidized housing production and the realities of New York families. Right now, the City's own term sheets incentivize buildings where 70 percent of the units are studios and one-bedroom apartments. And it may look good on paper to tout the number of units you're producing, but it doesn't reflect the need of the people we represent, very often families with children, multi-generational households, and New Yorkers trying to remain rooted in their communities. Families with

young children are leaving our city faster than any other group, and the vast majority of people living in shelter are families without housing. These trends are not coincidental. They stem directly from our failure to ensure that affordable housing we build is sized for the people who need it. Introduction 1433 would change this. This bill requires there be a minimum percentage of affordable housing apartments financed by the City, which can house families of three or more people. For HPD-financed affordable housing, 25 percent would have to be two bedrooms, and 15 percent would be three-bedroom apartments. This legislation allows HPD to continue to produce the volume of units we need while ensuring future term sheets no longer leave families behind. I want to thank all the advocates, the community organizations, housing experts who have been raising this issue for years. I want to ask my Colleagues, I urge all my Colleagues to vote yes on 1433. I want to thank especially again the Chair for his leadership on this issue and for always negotiating, particularly in our ULURP, but in housing production to provide more housing for families with children. And now we are legislating it to make sure we can get

this done. Because if we truly want New York City to remain a city where families can stay and grow and thrive, then the homes we build must reflect the lives we say we value. Thank you.

CHAIRPERSON SALAMANCA: Thank you, Council Member Dinowitz.

Now I would like to recognize Deputy Speaker Ayala.

DEPUTY SPEAKER AYALA: Thank you. Just kind of wanted to chime in and add a couple of points on Intro. 0958-A. You know, the last time that any affordable homeownership opportunities were created in my District was well over 15 years ago, and 20 years ago we were promised an additional 300 units of affordable homeownership units in a different site in the same District, and those have not even been funded. So God knows how much longer we'll have to wait before we see those units. And that was a commitment from the Administration as part of negotiations along 125th Street. A lot of things have changed, and I think when we wait this long, right, term sheets are different, financing options are different, and so it is imperative that we build and allow folks to own real estate in their own

communities, but to do that expeditiously so that we don't lose the opportunities that we lose when funding sources no longer are available. And in regards to Intro. 1433-A, while it is important, I understand, and I want to thank Chair Dinowitz, we have a big responsibility to ensure that we are developing and that we're developing in a way that makes sense for New Yorkers. In my District office, I get many, many folks that come in looking for housing. Some of them are already housed, but overcrowded. Some of them are in shelter, and some of them just have growing families and are looking. I've never had someone come to my office and say, hey, I am in desperate need of a studio. I've never had anybody come into my office and say, I'm in desperate need of a one-bedroom. And I'm not saying that people don't need those opportunities. Those options should be on the table. But when you have a project of 300 units and only three, three-bedroom units are calculated within the scope of that project, it's a disservice to those families that are growing and in desperate need of those units as well. And so we need to really make that system a little bit more equitable so that we're touching on all families, on

all of the needs that we're seeing at our District offices. We have given away that right because we've prioritized quantity over quality, and that makes a very, very big difference in communities like mine. So I wholeheartedly support both bills. And I want to thank you, Council Member Dinowitz, for your advocacy on this. This is something that we've been raising on our end as well as we see more and more projects coming into the District for smaller units. So thank you.

CHAIRPERSON SALAMANCA: Thank you, Deputy Speaker.

Now I'd like to recognize Council Member Mealy.

COUNCIL MEMBER MEALY: Thank you, Chair. I would just like my Colleagues just to hear me out for a minute. Land Use Number 414 is a project that has been almost decades. It went through four City Council Members, Tracy Borland then Alika Amprey-Samuel. No, then I won. Then Alika Amprey-Samuel. Then I'm back again and this project is still going on. We gave them a 40-year tax abatement. How many of you would want to not pay taxes for 40 years? And now, and with that 40 years, they gave them funding

to build up that building. It's only 24 units. Not one thing was done. But here it is again. Coming back. They're going to retroactive all the way back to 2017 with this new Article XI. 40 more years. This is a disgrace to this city. How many of our homeowners are losing their homes for 2,000 dollars and we're going to give one entity that their building should have been taken from the City? If they haven't paid taxes since 2017, why their building not on a lien sale? Think about that. I just hope that this Body think what they are doing. If you can't do it for all, don't do it just for some. Some who know somebody on Finance Department. That's someone who knows somebody in City Council. This is for everyone. This should be out in the open if a small homeowner need a tax abatement. Let it be published. I have to tell so many other small homeowners how this work. And it's a sad day that we're going to give someone 80 years for not paying taxes. And this is a Member preference. This is my District. If you don't think I do not know my District, check my record. I'm in my District. I asked our Chief-of-Staff, Speaker Chief-of-Staff, to give me any letter that he said he had hundreds of

1 letters stating that they needed something done to
2 this building. One building is vacant. I asked for
3 the tax roll. How much they getting the rent is? To
4 this minute, no, not this minute, three years, I
5 could not get one thing from this. So if you vote for
6 this right now, it's a Member preference. I hope that
7 you know that I know what I'm doing. Half the people
8 went through what I have went through probably
9 couldn't last. But for me, knowing my District and
10 knowing who needs and when they need it, I value
11 that. So I ask this Body, Chair Salamanca, to not
12 pass this Article XI. Thank you.

14 CHAIRPERSON SALAMANCA: Thank you, Council
15 Member.

16 Now I'd like to recognize the Minority
17 Leader, Council Member Farías.

18 COUNCIL MEMBER FARÍAS: Thank you, Chair,
19 and thank you to my Colleagues. Today's items reflect
20 a shared commitment of this Council that when we use
21 public resources to shape our housing market, we do
22 so with intention, equity, and real accountability to
23 New Yorkers. Intro. 958 by Speaker Adams advances the
24 creation of affordable homeownership opportunities,
25 recognizing that housing stability should also

include a pathway to ownership for working and middle-class families. Homeownership remains one of the strongest tools for building generational wealth and anchoring communities, particularly in communities and neighborhoods that have historically been locked out of opportunity. This legislation helps ensure that our housing policies are not only about production, but about long-term stability and equity.

Intro. 1433 by Council Member Dinowitz acknowledges the reality of who our housing must serve. Too many City-assisted developments do not reflect the needs of families. By requiring a greater share of two- and three-bedroom units, this bill helps align our housing investments with the lived experience of New Yorkers raising children, caring for loved ones, and building multi-generational households.

And Intro. 1443 by Council Member Nurse further strengthens that commitment by increasing the percentage of units in City-assisted projects that are affordable to extremely low-income and very low-income households. At a time when the most vulnerable New Yorkers are priced out at alarming rates, this

legislation ensures that public dollars are reaching those with the greatest need.

Taken together, these bills reflect a clear principle. When the City provides financial assistance, the public should see public benefit and affordability in unit mix and in opportunity.

Lastly, before closing, I want to take a moment to recognize and thank our Chair, Salamanca, of the Committee on Land Use. For over a decade, his leadership has helped shape the housing landscape of the city, navigating complex land use decisions, advancing housing production, and ensuring that growth is paired with responsibility. The volume of housing produced under his tenure and the thoughtfulness with which this Committee has approached its work is a testament to his steady leadership and deep institutional knowledge. This Council and the city are better for it. So thank you.

I'm proud to support these items, and it's really been a true privilege to be on this Committee. Thank you to the Chair and to my Colleagues for their continued partnership in delivering housing that truly works for New Yorkers.

CHAIRPERSON SALAMANCA: Thank you,
Majority Leader, for your kind words.

Any other Members who wish to speak or
comments?

Seeing none, I now call for a vote to
approve LU 414 for the Pacific Street Article XI
request; Authorizing Resolution Number 1109, related
to the Public Communication Structure Franchise; and
Authorizing Resolution Number 1157, related to the
Coordinated Street Furniture Franchise; Proposed
Intro. 958-A, Proposed Intro. 1433-A, and Proposed
Intro. 1443-A.

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.

Salamanca.

CHAIRPERSON SALAMANCA: Aye on all.

COMMITTEE CLERK WILLIAM MARTIN: Ayala.

COUNCIL MEMBER AYALA: Aye on all.

COMMITTEE CLERK WILLIAM MARTIN: Moya.

COUNCIL MEMBER MOYA: I vote aye.

COMMITTEE CLERK WILLIAM MARTIN: Thank
you.

1 COMMITTEE ON LAND USE 21

2 Riley.

3 COUNCIL MEMBER RILEY: Aye.

4 COMMITTEE CLERK WILLIAM MARTIN: Brooks-

5 Powers.

6 COUNCIL MEMBER BROOKS-POWERS: Permission

7 to explain my vote?

8 CHAIRPERSON SALAMANCA: Council Member

9 Brooks-Powers to explain her vote.

10 COUNCIL MEMBER BROOKS-POWERS: I vote aye,

11 with the exception on LU 414 where I'm going to

12 abstain for the moment, just recognizing the concerns

13 shared by Council Member Mealy and wanting to have a

14 better understanding of the level of transparency on

15 this property as it pertains to the request for an

16 Article XI.

17 COMMITTEE CLERK WILLIAM MARTIN: Abreu.

18 Farías.

19 COUNCIL MEMBER FARÍAS: I vote on all.

20 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

21 Hudson.

22 COUNCIL MEMBER HUDSON: Aye on all, and

23 thank you to Chair Salamanca for your amazing work

24 over the last several years.

25 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

COUNCIL MEMBER SANCHEZ: I vote aye on all, and I also want to just thank Council Member Salamanca for your advice, your wisdom, just helping all of us newbies four years ago to transition in. We're going to miss you here in this Body, and congratulations to all my Colleagues.

COMMITTEE CLERK WILLIAM MARTIN: Ariola.

COUNCIL MEMBER ARIOLA: I vote no on LU 414 for the reasons my Colleague Darlene Mealy stated, and I am a believer in Member deference, and I would do it for any one of you if you did not want this type of building who received so many chances and has done nothing with it, and so many tax abatements, and she is vehemently opposed, therefore, I stand with her in deference, and also a no on Intro. Number 1443-A, and aye on all the rest.

COMMITTEE CLERK WILLIAM MARTIN: Thank you.

Abreu.

COUNCIL MEMBER ABREU: I vote aye.

COMMITTEE CLERK WILLIAM MARTIN: Thank you.

With a vote of 10 in the affirmative, zero in the negative, and no abstentions, all items

are adopted by the Committee. Introduction 1443 is adopted by the Committee with nine in the affirmative, one in the negative, no abstentions, and LU-414 has been adopted by the Committee with eight in the affirmative, one in the negative, one abstention. Again, all items have been adopted as described by the Chair.

CHAIRPERSON SALAMANCA: Thank you.

That concludes today's business. I would like to thank the members of the public, my Colleagues, Land Use and other Council Staff, and the Sergeant-at-Arms for participating in today's meeting.

This meeting is hereby adjourned. [GAVEL]

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 December 29, 2025