CO-OPS & CONDOS
UNITED OF NY

September 9, 2026

New York City Council
Committee on Housing and Buildings
Council Member Pierina Ana Sanchez, Chair
Hon. Julie Menin, Speaker
1 Centre Street
New York, New York 10007

Re: Testimony in Support of the J-51R Extension

Dear Chair Sanchez, Speaker Menin, and Members of the Committee:

We are the executive members of Co-ops & Condos United of NY, an umbrella advocacy organization representing the interests of millions of New Yorkers who live in cooperative and condominium communities. We strongly support a 10-year extension and expansion of the J-51R tax-abatement program. Cooperatives and condominiums are a critical pathway to affordable homeownership for working- and middle-class New Yorkers and a foundation of long-term financial security.

These communities include a substantial and growing population of seniors aging in place on fixed incomes who face rising property taxes, insurance premiums, utility costs, labor expenses, regulatory requirements, and unfunded mandates. The City should use every available tool to preserve this housing stock and protect its affordability.

J-51R meaningfully encourages eligible cooperatives and condominiums to undertake essential capital work—such as replacing or modernizing roofs, boilers, heating systems, plumbing, electrical equipment, windows, façades, and elevators. These improvements preserve aging buildings, increase energy efficiency, enhance safety, and improve residents' quality of life.

Absent an effective tax-abatement program, many buildings must delay critical projects or impose substantial assessments and maintenance increases that can put homeownership out of reach for working families and seniors on fixed incomes.

Raising the program's eligibility threshold to an average assessed valuation of $60,000 per dwelling unit is especially important. Prior thresholds excluded many genuinely affordable, middle-class co-ops and condos because assessed values rose in ways that did not reflect residents' actual incomes or ability to pay.

The increased threshold will broaden access, enable additional buildings to qualify, encourage responsible capital planning, stimulate investment in the City's housing stock, support construction and building-service employment, and help buildings comply with expanding regulatory and environmental requirements. Preserving affordable homeownership is as important

as preserving affordable rental housing; co-op and condo residents—working New Yorkers, retirees, families, and seniors—should not be overlooked simply because they own their homes.

We respectfully urge the City Council to approve the J-51R extension and expansion as a practical and necessary investment in the preservation, safety, sustainability, and affordability of New York City's cooperative and condominium housing stock.

Thank you for your consideration and for your commitment to preserving affordable homeownership in New York City.

Respectfully submitted,

Executive Committee
Co-ops & Condos United of NY

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