



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 10

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HENRIETTA LYLE
Chairperson

Manhattan Community Board 10 Testimony on
MIH Rezoning Text Amendment

Good morning. My name is Brian Benjamin and I am the Chair of Land Use for Manhattan Community Board 10 representing the neighborhoods of central Harlem. I am making this statement on behalf of our Chairperson Henrietta Lyle and my fellow Community Board 10 members.

Our residents are deeply concerned about the lack of affordable housing in our neighborhood and across the city. Enabling more affordable housing is an urgent priority for Manhattan Community Board 10 and we are glad that this is the stated goal of the administration in proposing the MIH zoning text amendment.

We have had multiple hearings, forums and conversations surrounding the city's MIH rezoning text amendment proposal and we believe that we would be doing a disservice to the community that we represent if we did not raise them at this hearing. We urge the City Council to take note of our 3 biggest concerns and to amend the MIH text amendment proposal accordingly:

- 1) Requiring 25% or 30% of the units to be affordable is a step in the right direction, but this percentage is too small for neighborhoods like central Harlem. At a minimum developments benefitting from rezoning in selected CB districts should be required to provide 50% of the units as affordable and a percentage of those units should be focused at 30-40% AMI levels
- 2) If the affordable units are built off-site, the construction schedules should be required to ensure that affordable units are completed before or at the same time as the market-rate units and the affordable units should be built in the same Community Board District as the market rate housing
- 3) Any proceeds from the payment in lieu option for small buildings should be restricted to subsidizing 60% AMI units and below otherwise this option shouldn't be available. There needs to be transparency surrounding how those funds would be utilized.

We hope that these concerns will be taken into consideration in a meaningful way, and we look forward to working proactively with this administration in the future to find solutions to the housing needs of Harlem and of our city.