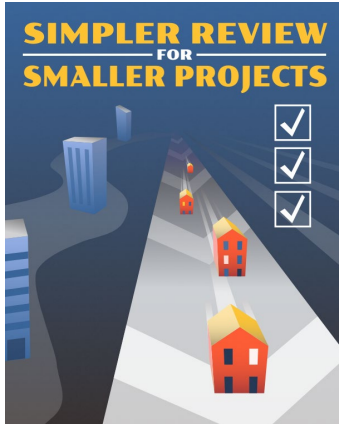


CHARTER REVISION COMMISSION

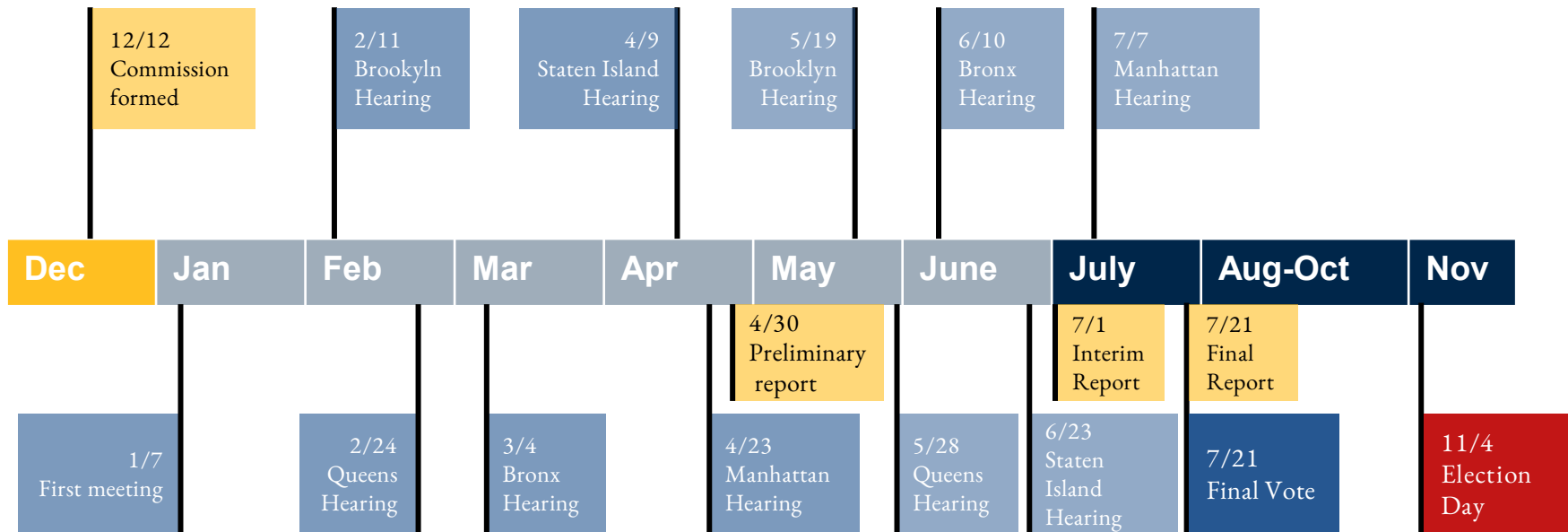
October 28, 2025
Public Presentation

Five Charter Amendments



- Question #1: State Constitutional Amendment
- Question #2: Fast Tracking Affordable Housing
- Question #3: Expedited Land Use Review Procedure
- Question #4: Affordable Housing Appeals Board
- Question #5: Modernize and Digitize the City Map
- Question #6: Even Year Elections

2025 CHARTER REVISION PROCESS



OVER 30 HOURS of TESTIMONY • 800+ ATTENDEES • OVER 3,000 WRITTEN COMMENTS

Members of the Commission

Richard R. Buery Jr., Chair
CEO of Robin Hood

Sharon Greenberger, Vice Chair
President and CEO of the YMCA of Greater New York

Leila Bozorg, Secretary
Executive director of housing, New York City Mayor's Office

Grace C. Bonilla
President and CEO of United Way of New York City

Shams DaBaron
“Da Homeless Hero,” housing and homelessness advocate

Anita Laremont
Former chair of the City Planning Commission and former director of the Department of City Planning

Dr. Lisette Nieves
President of the Fund for the City of New York and professor at New York University

Anthony Richardson
Former EVP of Development at HDC

Julie Samuels
President and CEO of Tech:NYC

Diane Savino
Senior advisor at City Hall

Carl Weisbrod
Former chair of the City Planning Commission and former director of the Department of City Planning; founding president of the Economic Development Corporation

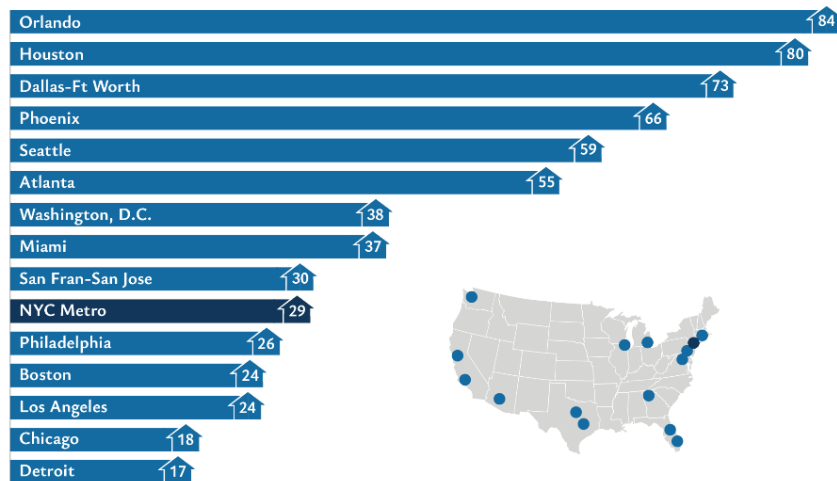
Valerie White
Senior executive director of LISC NY

Kathryn Wylde
President and CEO of the Partnership for New York City

HOUSING: The Crisis We Face

- New York City is not building enough housing to meet New Yorkers' needs
 - NYC produces less housing than we used to, when the city was more affordable
 - NYC produces less housing than other parts of the country that are more affordable
 - A major driver of the housing shortage: in much of the city, zoning makes it illegal to build more housing

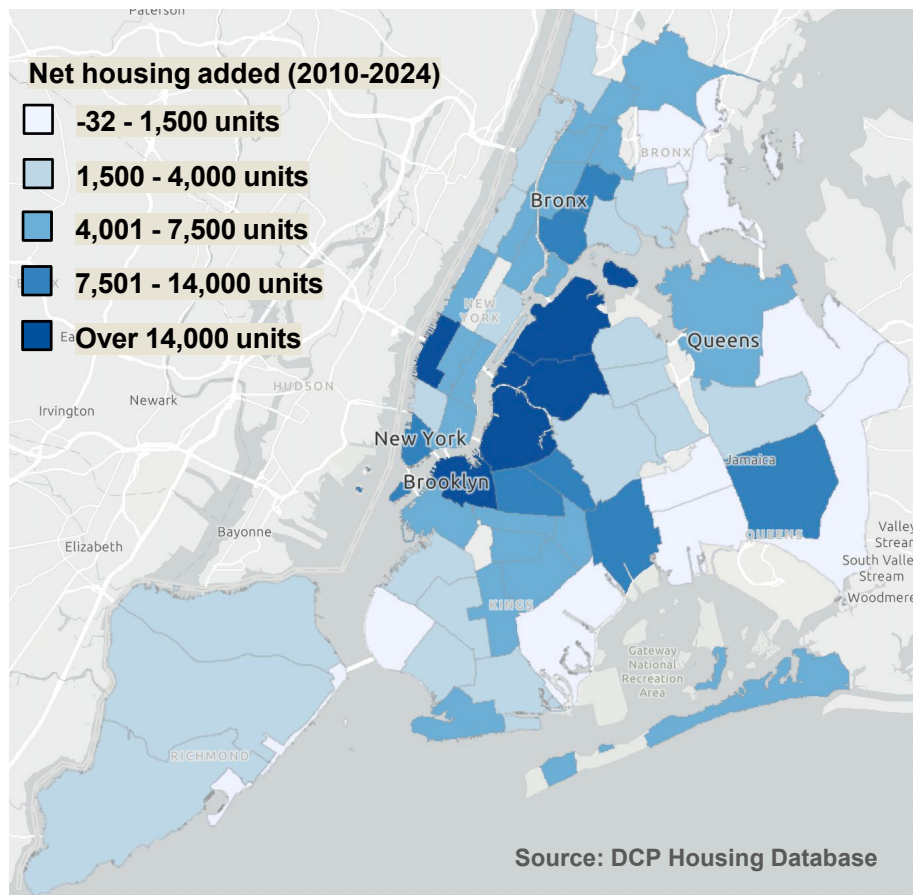
Housing Units Permitted per 1,000 Residents (2022), 2013 to 2022



Source: U.S. Census Bureau BPS Annual Files; NYC DCP Housing Database v22Q4; U.S. Census Bureau Population Estimates Program (PEP) 2022 Vintage; U.S. Census Bureau Delineation Files

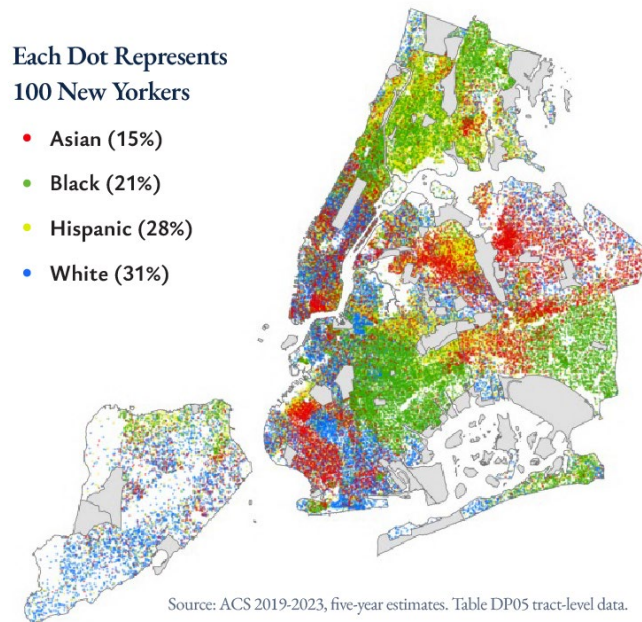
HOUSING: The Crisis We Face

- New housing is concentrated in just a few neighborhoods
 - From 2014 to 2024, 12 Community Districts added as much housing as the other 47 combined
 - Some neighborhoods have created virtually zero new housing, and some have ~~lost~~ ^{added} housing on net
- This puts additional pressure on just a few parts of the city to produce almost all new housing



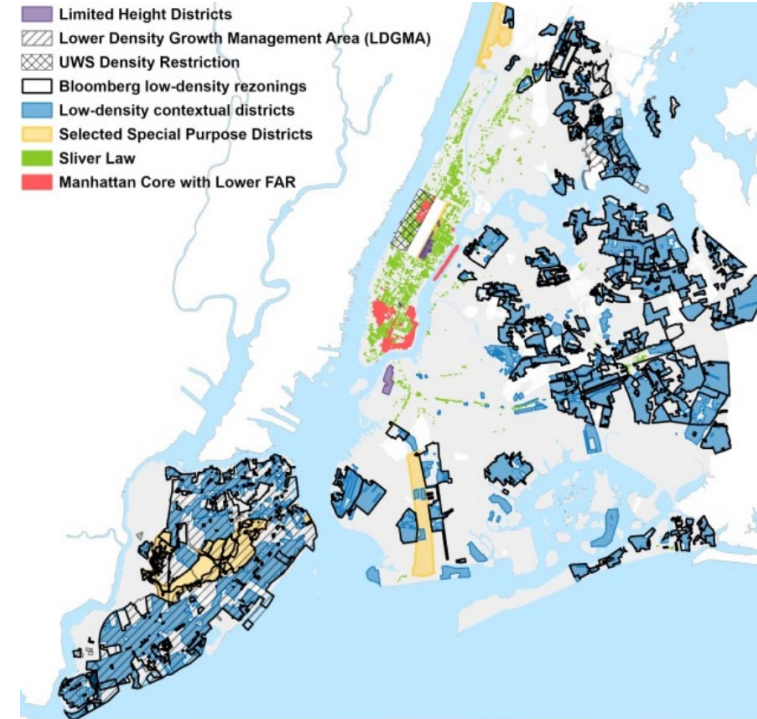
HOUSING: The Crisis We Face

- New York City faces the worst housing crisis in decades
- This crisis impacts our city in many ways:
 - Segregation
 - Dynamism
 - National Presence



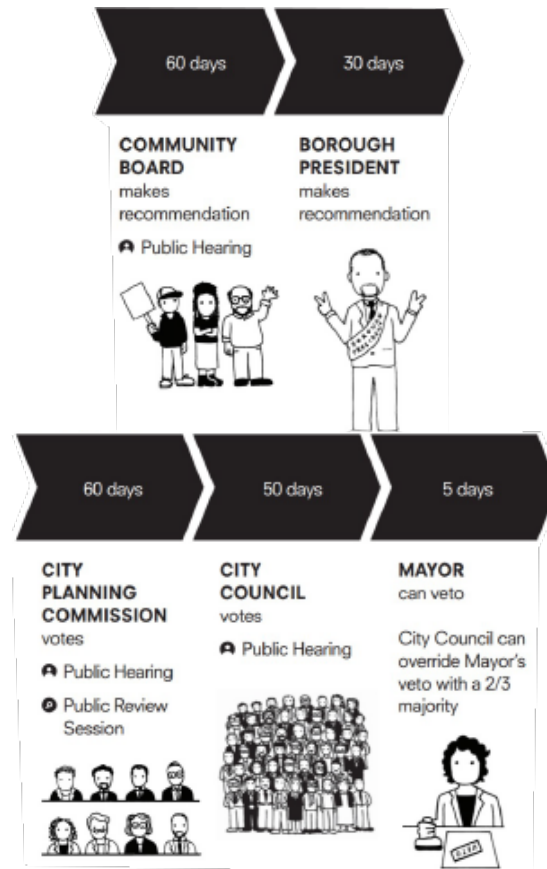
HOUSING: What can the Charter affect?

- Many key issues are outside the Charter
 - Rent stabilization
 - Property taxes
 - Budgetary support for housing (local, state, federal)
- Charter does control:
 - Land use process
 - Who makes decisions



HOUSING: The Land Use Process Today

- Uniform Land Use Review Procedure (ULURP)
 - Involves key stakeholders: Community Boards, Borough Presidents, the City Planning Commission, and the City Council
 - Applies the same process to both big and small changes
- Testimony before the Commission confirmed that ULURP works well in many cases



HOUSING: The Commission's Findings

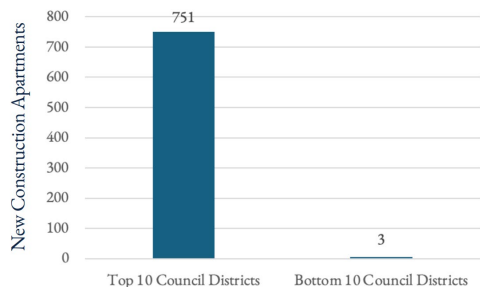
- Over the course of seven months, the CRC heard that the land use process we have is not working in three critical respects:
 1. Affordable housing faces particular challenges that private, market-rate construction does not
 2. ULURP does not work for small projects
 3. ULURP does not work in some parts of the city



HOUSING: The Commission's Findings

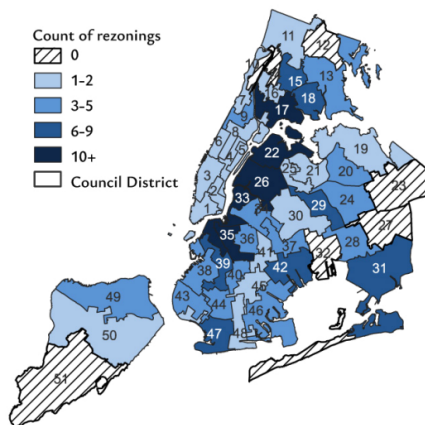
Many parts of the city build practically no affordable housing...

Average New Affordable Housing Units p.a. (2022-2024)⁸⁶



...and in many parts of the city housing isn't even proposed...

Adopted ULURP map changes to facilitate housing projects brought by private applicants from 2014-2024 organized by 2013-2023 Council District⁷³



...because it stands no chance of being approved.

"If somebody calls me as a developer about a site ... to build affordable housing of scale, literally the first thing I do is I figure out who the councilmember is."



HOUSING: The Commission's Findings

Leaders from across the spectrum have denounced the effects of member deference:



Jumaane Williams:

“There comes a time when member deference is running afoul or running against what the body says it wants to do. We, as a body, have said repeatedly we want to get deep affordability in our projects, and we want to make sure that projects move forward. **But member deference, at times, has prevented that from happening, and it continues the segregation of the city.**” (11/14/17)



Donovan Richards:

“Each of us was elected to be a responsible steward of the public good, not a feudal lord who gets to arbitrarily rule over public land as though it were a personal fiefdom. “Member deference” has its place, to be sure. But it becomes dangerous when it morphs into veto power over the growth of the city’s economy.” (8/3/20)



U.S. HUD letter to Chicago:

“By limiting the availability of affordable housing, the local veto disproportionately harms Black and Hispanic households... **The local veto perpetuates segregation... [and] effectuates opposition to affordable housing** based on racial animus.” (10/24/23)

HOUSING: The Commission's Response

- Create faster, simpler, less political processes to deliver targeted categories of housing: affordable and modest projects
- ULURP remains in place for most actions in most places
- All changes still need public review
- Preserves Community Board review
- Environmental review, historic district and landmark protections, labor protections, construction and safety standards – all stay the same

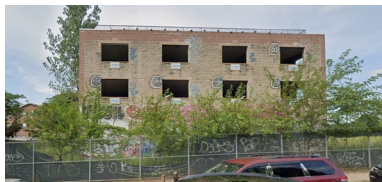
#2: Fast Tracking Affordable Housing



- Problem:
 - We don't have enough affordable housing. And while some parts of the city built a lot of affordable housing, other parts add none.
 - Affordable housing faces particular “process” requirements that private construction does not
- Two responses:
 - Fast Track Zoning Action at the Board of Standards and Appeals (BSA)
 - Affordable Housing Fast Track in the Community Districts that Produce the Least Affordable Housing

BSA Fast Track: Project-specific review for affordable housing

Builds on successful existing BSA processes



The BSA already grants zoning waivers for affordable housing projects (such as this project for affordable and supportive housing in Queens), but the process is complex

Maintains significant public review timeline & community findings

*Community
Board Review
60 Days*

*BSA Review
30 Days*

*Extension for
complex projects
30 days*

- To be eligible, a project must:
 - Need zoning relief to deliver the affordable project
 - Fit neighborhood character
 - Be a publicly-financed project supported by HPD
 - Be a Housing Development Fund Company (regulated by state law)

#2: Fast Tracking Affordable Housing



- Problem:
 - We don't have enough affordable housing. And while some parts of the city built a lot of affordable housing, other parts add none.
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The City Council's Fair Housing Framework



“[The Fair Housing Framework] will serve as an important tool of transparency and accountability to help us address the housing crisis, **with clarity about the obligations and needs of every community district.** At the end of the day, the legislation is about **building more housing and uplifting New Yorkers to give working families across the five boroughs a real chance at building their legacy in this city.**”

City Council Speaker Adrienne Adams

#2: Fast Tracking Affordable Housing

Simple, targeted, un-gameable mechanism

- Process applicable only in bottom 12 community districts by rate of affordable housing production
- Only for projects delivering affordable housing (MIH)
- Fast Track: Community Board and Borough President Review, followed by the City Planning Commission.

Strengthens Fair Housing Framework

- Process is on same 5-year cycle as the Fair Housing Framework
- City Planning Commission must account for Fair Housing Framework in review
- Amends Ten-Year Capital Strategy to integrate the Fair Housing Framework, ensuring capital planning reflects holistic housing and infrastructure needs

Affordable Housing Fast Track

EXISTING PROCESS

Would continue to apply in 47 of 59 Community Districts



PROPOSED AFFORDABLE HOUSING FAST TRACK

Would apply only in the 12 Community Districts that produce the least affordable housing*



*Only projects subject to the City's mandatory inclusionary housing policy are eligible for the Fast Track

#2: Fast Tracking Affordable Housing

Myth

- The fast tracks give unilateral approval authority to the Mayor.

Fact

- Final approval goes to the Board of Standards and Appeals and City Planning Commission.
 - BSA: 5 members appointed by the Mayor, all with the advice and consent of the City Council. An independent board, members serve 6 year terms removable only for cause.
 - CPC: 13 members, with 12 of 13 approved with the advice and consent of the City Council. An independent Commission, members serve 5 year terms removable only for cause. Appointing officials: Mayor (7); BPs (5); Public Advocate (1).

#2: Fast Tracking Affordable Housing

Myth

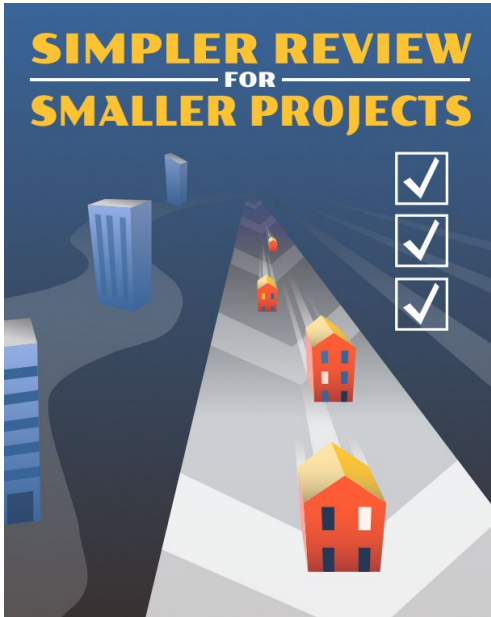
- These fast tracks will not deliver affordable housing.

Fact

- Every project on the fast track will be required to deliver affordable housing.
- In the bottom 12, every project will be at least MIH:
 - Today, MIH has effectively* three options: (1) 25% @ avg 60 AMI; (2) 30% @ avg 80 AMI; (3) 20% @ avg 40 AMI.
 - Two bedroom apartment at 40 AMI = ~\$1450 in rent
 - Two bedroom apartment at 80 AMI = ~2,900 in rent
- The BSA fast track is only for publicly financed affordable housing: typically 100% affordable, with deeper affordability, and homeless set asides.

*Another MIH option (4) which allows 30% affordable at 115% AMI, is rarely mapped and incompatible with state tax programs (485x) requiring no higher than 80% average AMI

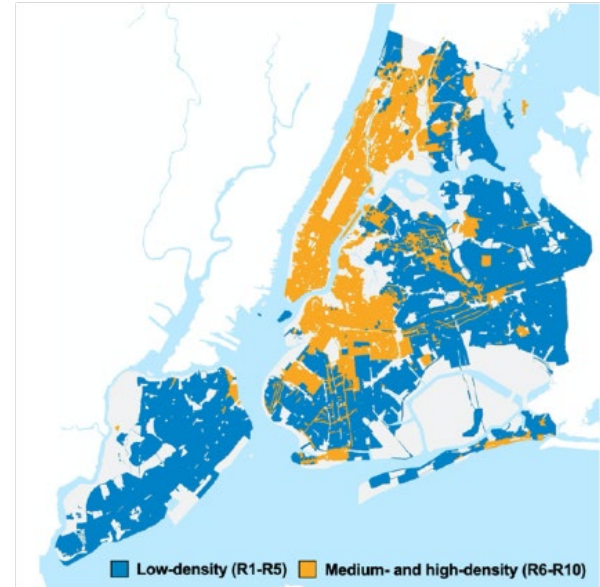
#3: Simplify Review of Modest Housing and Infrastructure Projects



- Problem:
 - Today, ULURP is one-size-fits-all, applying the same process to big projects and small projects.
 - As a result, ULURP simply doesn't work for many modest projects, and delivers only bigger changes.
- Expedited Land Use Review Procedure (ELURP):
 - Modest housing projects (<45 ft, 30% or less)
 - Dispositions and acquisitions for affordable housing
 - City Map changes
 - Infrastructure and resiliency projects

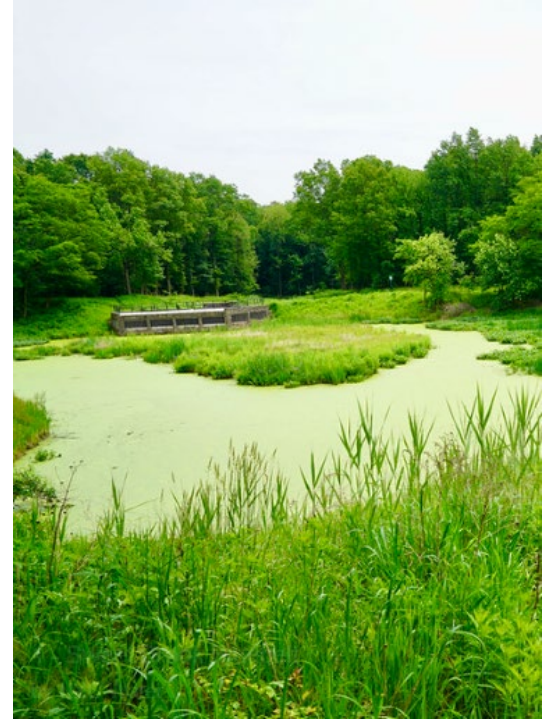
Expedited Land Use Review Procedure

- ELURP for Modest Housing Projects
 - In medium and high density areas, rezonings to enable up to 30% more residential FAR (calculated by maximum FAR)
 - Zero actions of 30% or less were approved through ULURP in the last 10 years
 - All projects would be either MIH or UAP
 - In low density areas, rezonings to allow R5 or below (45' standard height; 2 FAR)
 - Only two actions of this kind were approved through ULURP in the last 10 years



Expedited Land Use Review Procedure

- ELURP for Climate Infrastructure and Open Space
 - City Map changes for resiliency projects, like raising the grade of a street
 - Site selections for resiliency, open space, and solar power
 - Dispositions for solar power on public land
 - Voluntary flood buyouts, and acquisitions of small or irregular sites adjacent to City-owned property for resiliency purposes



Expedited Land Use Review Procedure

- ELURP for Modest Housing Proposals
- Dispositions, Acquisitions, and City Map Changes to Support Affordable Housing
- City Map Changes, Site Selections, and Dispositions for Climate Projects
 - Street raisings for flood prevention require full ULURP today
 - Site selection ULURPs are required for solar energy projects and other leases
- Only actions that lack potentially significant adverse impacts on communities can qualify (no EIS projects)

Expedited Land Use Review Procedure

EXISTING PROCESS



PROPOSED PROCESS FOR PROJECTS ELIGIBLE FOR ELURP



The City Council, rather than the City Planning Commission, will have 30 days when state law requires Council review or approval.

#4: Affordable Housing Appeals Board



- Problem:
 - In some neighborhoods, affordable housing is *riéig?éir ligsuñi3 (14)*
- Replace mayoral veto with appeals board to provide additional citywide perspectives
 - Mayor (or designee)
 - City Council Speaker (or designee)
 - Borough President (or designee)
 - *Aá3 i q sfgðrfðáó.ðffskr ðáá?á fð3?!*
şF frðén

#4: Affordable Housing Appeals Board

- Striking a better balance between local, borough, and citywide views
 - Eliminates the Mayoral veto for ULURP actions that create affordable housing in one borough, and creates an Affordable Housing Appeals Board.
 - Three members: the Speaker; the Mayor; and the Borough President
 - Powers: If 2/3 of the members agree, Board can reverse a City Council disapproval, or restore an application in relevant part to the version approved by CPC
 - Makes Council decision to reject or modify affordable housing application subject to review by the Affordable Housing Appeals Board



The City's five borough presidents.

Affordable Housing Appeals Board

EXISTING PROCESS



PROPOSED APPEALS BOARD PROCESS



#5: Modernize and Digitize the City Map



- Problem:
 - Today, the city map is 8,000 pieces of paper managed across five boroughs. The system is stuck in 1898.
- Replace the fragmented paper map system with a single digital map managed by DCP.

#6: Even Year Elections

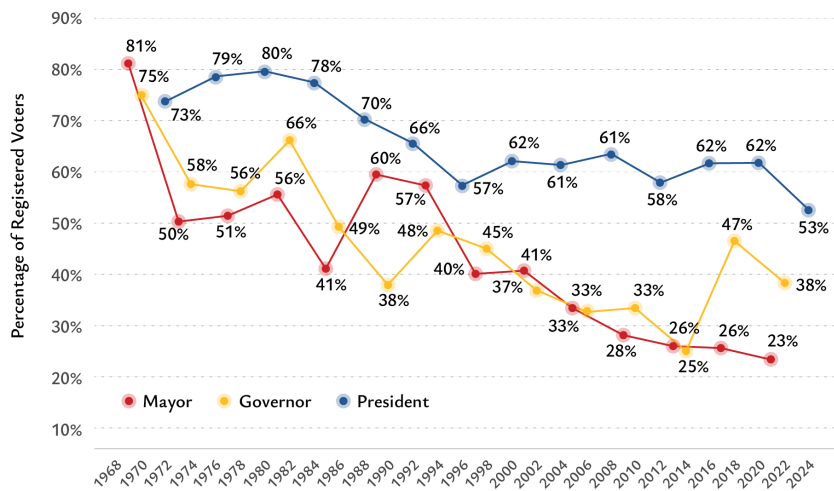


- Problem:
 - Anemic voter turnout in local elections
- Solution:
 - Transition to elections in even-year (aligned with presidential cycle)

#6: Even-Year Elections

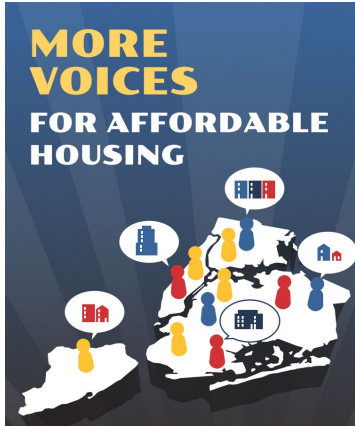
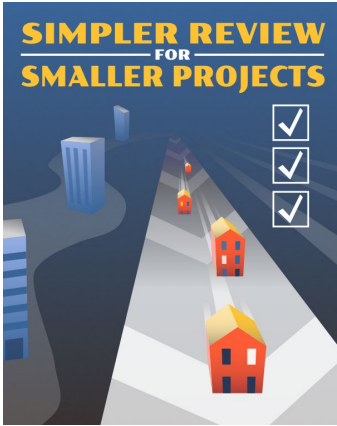
- Even-Year Elections
 - Move NYC elections to even years, aligned with the presidential calendar
 - Will result in a voting population that looks more like New York, by race, ethnicity, and age
 - Will only kick in upon further state-law changes
 - Would save \$42M every two years
- Vocal support during hearings
 - Brennan Center for Justice, Citizens Union, League of Women Voters of NYC, Common Cause, Reinvent Albany, Citizen Action

New York City Voter Turnout in General Elections, 1968-2024



Source: NYC Board of Elections 2022 Annual Report & 2024 Election Survey Results Summary, NYS Board of Elections 2024 Enrollment Data

What's Next



- Public Education
- Election Day on November 4th
 - Early voting begins October 25th
 - New Yorkers are already voting by mail!