

2025 NYC Charter Revision Commission Proposed Charter Amendments

The 2025 New York City Charter Revision Commission recently released its [interim report](#), which includes five potential ballot questions for voters to consider at this November's general election, and one reform that they continue to consider. In July, the Commission will vote on whether to send these proposals to voters. Together, the four housing proposals would help deliver more housing faster, especially affordable housing and modestly-sized developments, and the elections proposal would help boost voter turnout and make New York's voting population more representative.

HOUSING AND CLIMATE

QUESTION #1:

Fast Tracking Affordable Housing

This proposal would make it easier to build more affordable housing across the city, allowing affordable housing to be produced more quickly and at lower cost, and helping to ensure that every community adds affordable housing.

It would create two new paths:

- A new zoning action for publicly financed affordable housing at the Board of Standards and Appeals (BSA).
- Building on the City Council's Fair Housing Framework, a new fast track review for projects that deliver affordable housing in the community districts that build the least.

QUESTION #2:

Simplifying Review of Modest Housing and Infrastructure Projects

This proposal would create a streamlined review procedure for actions that will add modest amounts of additional housing, protect New Yorkers from flooding, and create new open space. This new process, called Expedited Land Use Review Procedure ("ELURP"), would cut public review time in half for eligible projects, while maintaining full Community Board review.



QUESTION #3:

Striking a Better Balance Between Local, Borough, and Citywide Views in the Land Use Process

This proposal would eliminate the Mayor's power to veto certain land use actions and replace it with a new Appeals Board made up of the City Council Speaker, Borough President, and Mayor. The Appeals Board would have the power to reverse City Council decisions on certain land use matters — but only if two out of these three democratically elected officials agree.

QUESTION #4:

Modernizing the City Map

This proposal would centralize and digitize the City Map, which currently exists as over 8,000 paper maps across five separate borough offices. The City Map is a little-known but critical component of housing and infrastructure projects, and this change could allow processes that today take months, or even years, to occur nearly instantly.

ELECTIONS AND VOTER TURNOUT

QUESTION #5:

Even-Year Elections

This proposal would move the City's elections to even-numbered years, so that they are held in the same year as Federal Presidential elections, when more than double the number of voters turn out, on average. If approved in New York City, this change would go into effect upon approval of an additional state constitutional amendment.



Open Primaries

The Commission continues to consider whether to end the City's "closed" primary system, in which only voters registered to vote with a specific political party are able to vote in that party's primary. The lead reform under consideration would create an all-candidate, all-voter contest, where the top two candidates would compete at the general election. The Commission is particularly interested in hearing feedback on this proposal in the coming weeks.