



Hon. Marquis A. Harrison
Chairperson
Minah Whyte
District Manager

CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 10

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LAND USE COMMITTEE MEETING

MINUTES

Thursday, June 20, 2024 – 6:30 – 8:00 pm

Public Forum on City of Yes for Housing Opportunity was held today. This is the 3rd and final opportunity for the community to provide feedback to the community board.

Attendance:

Land Use Committee members:

In- Person: K. Dixon, C. Harris, D. Patterson, C. Wykoff

Virtual: D. Points

Other CB 10 Board Members: M. Harrison, B. McClure, D. Boyce, I. Henry, L. Tyson, S. Palmer D. Brown-Blackmon, B. Jeremie, T. Aboushi, C. Johnson, C. Smith

Excused/Absent Committee Members: C. Powell (E), C. Harris (E), S. Gleaton (A), G. Harrell (A)

Chair Dixon welcomed the committee and guests. All committee and board members introduced themselves.

PRESENTATION

1. City of Yes for Housing Opportunity (COYHO)

Presenters - DCP

Trevor Lovitz, DCP Community Planner

Jose Trucios, Upper Manhattan Team Leader

Lara Merida, Director, DCP

Winnie Chen, Primary Presenter DCP

OVERVIEW: A detailed presentation on the various proposals in the City of Yes for Housing Opportunity citywide text amendment.

- Project certified on 5/8/24.
- Provided a recap of proposals presented during the 5/16/24 and 5/23/24 land use meetings.
- Reviewed low density proposals in COYHO (Town Center, Transit-oriented development, ADUs, and District Fixes)
- Universal Affordability Preference & Updates to Mandatory Inclusionary Housing. Option 3 (deeper affordability option) will be allowed to remain a standalone (40% AMI). Any rezoning would still trigger a ULURP.
- Discussed other citywide proposals such as Office Conversions, Re-legalizing small and shared apartments, creating new zoning districts, and Campus Infills.
- Landmark Transferable Development Rights (TDR) – loosen restrictions on the ability of designated landmarks to transfer development rights to zoning lots in the immediate vicinity. Can help landmarks fund maintenance requirements or generate new housing.
- Clarified Railroad Right-of-way special permit.
- Goal of COYHO is increase the development of housing throughout the City including more affordable housing.

Presenters – NY Housing Conference

Brendan Cheney, Director of Policy and Operations

OVERVIEW: NY Housing Conference supports the COYHO with recommendations.

- NY Housing Conference consist of a coalition of 130+ organization that support COYHO
- NY Housing Conference supports the COYHO
- As of 2023, 500,000 New Yorkers are severely rent burdened spending more than half of their income on rent
- As of 2023, NYC has a 1.41% vacancy rate. Fewer vacancies can result in increased rent
- Between 2014 and 2023, in Council District 9 that is mainly CB 10, there were 1650 affordable housing units created
- COYHO has tools that can address the housing crisis such as UAP and mapping mandatory inclusionary zoning
- Details on the affordability level of these units can be found on the website at www.PHENYC.org
- Suggested that other non-zoning tools such as funding for subsidized affordable housing and housing vouchers can increase the development of affordable housing

Presenters – Community Service Society (CSS)

Izaiah Thompson, Senior Policy Analyst

OVERVIEW: Community Service Society supports the COYHO and wants the proposal to also include the sale of air rights to NYCHA developments.

- CSS has been working since the late 1800s to advocate for low-income residents
- Supports the COYHO but wants DCP to include TDR in NYCHA developments
- The sale of NYCHA air rights could be used to address repairs throughout NYCHA complexes or develop affordable housing
- Other considerations to ensure that the proposal does not irresponsibly add density, the city should include no transfers in floodplains, proximity to transit requirements, and an affordability requirement such as MIH for areas with a high displacement risk.
- Believes that other aspects of COYHO will be helpful such as the elimination of parking mandates.

Chair Dixon explained that efforts to secure other presenters that did not fully support COYHO such as George Janes and ADH were unsuccessful due to the demand of community boards throughout the City for their expertise.

Presenters – Summer Interns

Fiona Yin, Cornell University, School of Industrial and Labor Relations Scholar
Yuchan Son, Cornell University, School of Industrial and Labor Relations Scholar

OVERVIEW: Summer Scholars provided a summary analysis of the COYHO.

- UAP does not reflect the median income of CD 10 residents
- Eliminating mandated parking requirements – Research indicates that 65.5% of community residents travel using public transportation.
- Other comparable cities that have removed parking requirements in development has seen a benefit to population density while others that maintained parking requirements have experienced increased pollution, traffic, and noise.
- Campus Infills and the application of TDR on NYCHA development such as St. Nicholas Houses could increase the potential to development more affordable housing
- Small and Shared Housing Units - % of households with children under 18 decreased between 2000 – 2022. % of single households increased since 2010. Average household size in CB 10 is 2.47.
- It is anticipated that there will be an increase for smaller housing units in the community. Reason for increase may be attributed to existing Harlem residents or new residents to the community.

The Summer Scholars completed a more in depth analysis that will be distributed to community board members and available to the community to review.

Comments/Feedback:

- Community expressed concern about preserving the legacy of the community when people are unable to afford to live in the area due to the high rents.
 - Community expressed concern about the availability of housing for senior citizens. **Response** - DCP not certain about the level of senior housing development in the community but emphasized that UAP creates an additional opportunity for developers to build senior housing.
 - Community concerned about the MIH Option 3 which provides affordable housing at 40% AMI. **Response** – DCP feels that this will result in developers choosing an option that provides deeper affordability.
 - Community expressed concern that income-restricted not AMI based housing should be developed.
 - Community expressed concern about the environmental impact on Manhattan as a result of developing housing with greater density, specifically, the sea level and floodplains.
 - Save Harlem Now – Harlem housing concerns are impacted by the loss of affordable housing units in other areas of Manhattan. It was stated that CB 7 and CB 8 loss more than 37,000 units between 2007 and 2020 resulting in many of these residents moving to Harlem. This migration has led to the displacement and gentrification of Harlem residents.
 - K. Smith indicated that in a Crain’s article the de Blasio administration sold NYCHA air right for \$1 billion that was supposed to be used for repairs. To date, it is not clear what the funds were used for, therefore oversight and accounting is essential.
 - NYCHA resident leader expressed concern with selling air rights and the lack of oversight, in light of the fact that we are uncertain about the use of funds from previous air rights sales.
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- J. Tajiddin expressed concerns regarding the scope of the proposal, the fact that the amount of time to deliberate was too short for the community board and others to review, suggested

that it should have been presented in sections, and recommended the board to vote no

- Community expressed concerns regarding the impact of gentrification and displacement.
Response – DCP believes that the COYHO will address historical disparity in housing growth communities such as Harlem.
- Community members overwhelming stated that development has not benefited Harlem residents, has resulted in displacement and gentrification, and fails to meet the needs of the community
- Community member suggested that COYHO address communities throughout the city that have not developed their fair share of housing first
- Community members recommended CB 10 develop our own housing plan

VOTING ITEMS

None

OLD BUSINESS

None

NEW BUSINESS

None

ANNOUNCEMENTS

CB 10 Public Safety Forum will be held on Saturday, June 22, 2024.

ADJOURNMENT

The meeting adjourned at 8:41 pm.