



Hon. Marquis A. Harrison
Chairperson

CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 10

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Land Use & Housing Committee

Thursday, October 16, 2025, 6:30 PM

The chair called the meeting to order at 6:36 PM

I. WELCOME & INTRODUCTION OF COMMITTEE MEMBERS

Present in person: K. Dixon (chair), I. Henry and D. Points (vice-chairs), D. Boyce, D. Gill, D. Glover, D. Josma, L. Tyson, C. Wykoff

Present virtually: L. Davis, C. Harris, S. Gleaton

Excused: A. Bah, S. **Chancie**

Other CB members in attendance: MCB10 Chair Harrison (virtual)

The chair introduced the meeting, saying there is one agenda item: ballot measures as related to LUH in the upcoming election

PRESENTATIONS

A. Charter Revision Commission Ballot Proposals

- Claudette Brady, Executive Director - Save Harlem Now
- Tara Duvivier, Senior Planner – Pratt Center for Community Development

Claudette Brady: These proposals are overreaching and creating legislation that affects all 50 CBs when there are 12 “bad actors.” The legislation is asking us to view the city as one city but the communities within NY are so disparate.

Tara Duvivier presented on the content of the 3 ballot proposals.

There will be 6 proposals on the ballot. 2, 3, 4, and 5 are specific to land use.

#2: proposes to “fast-track” certain land use processes in the 12 CDs with the lowest production of affordable housing as determined by DCP.

Commented [1]: Note: Karen Horry is listed on the attendance sheet as a committee member but she is not listed on the web site as a committee member so I wasn't sure if this was accurate.

#3 Simplified review of “modest housing and infrastructure projects” (called an ELURP: Expedited LURP)

#4 Affordable housing appeals board established. Giving the Mayor/City Council Speaker and Borough President the right to overturn city council decisions on land use applications that facilitate affordable housing.

Claudette Brady, Save Harlem Now, also presented:

Ballot measures reduce the community's voice and reduce the voice of elected officials. We lose the ability to negotiate with developers.

On measure #3, there is an appointed body...they are generally not going to oppose the person who appoints them; therefore, this is not an assurance that there will be a nuanced view.

There is the potential that no one will be producing affordable housing in lower Manhattan, and it will come up here. Economic and real estate pressures may dictate whether a district falls into the 12. It may not be within the community's control.

The chair asked how income restriction is defined. Tara says they do not know. Many projects are considered affordable based on AMI. These can be up to 165% of AMI and still be considered affordable.

A challenge is the idea that you can solve the housing crisis with zoning. There are many vacant buildings. The city has no incentive for them to be made into affordable housing. There is housing stock. Sitting vacant. How do we help owners renovate the buildings for housing? Zoning is not the only tool. We need a holistic approach. Voters need to read the full abstract, not just the headline. There is no maximum limit set in the proposals to define what is considered “affordable.”

Brady: Several studies have shown that middle-income people are the ones leaving the city. They leave for green space, safety, etc. The city isn't looking to house these people, the bedrock of the community.

The chair thanked the speakers and attendees and encouraged them to do the research before making their choice.

OLD BUSINESS

A. District Needs Statement

B. Esplanade Gardens Building 6 – Marcelle Grant (if in attendance)

C. Dunbar Tenant Association – Nyasha Foy (if in attendance)

As the guests were not in attendance, the chair announced that the Uptown Tenants Assn has been founded. It meets 2nd Sat of the month.

The meeting was adjourned at 7:38 PM