



Chairman Mohammed Mujumder - District Manager: William Rivera

Land & Zoning, Economic Development & Planning Committee Meeting Summary June 10, 2024

Board Members Present: Mitchell Halpern, Twywana Bush, Ahmat Jallo, Alizia McMyers, Andrea McLeod, Kristine Garcia, Shereese Trumpet

I. Introduction

- A. Committee Description:** The Land & Zoning, Economic Development & Planning Committee represents the community's interests with regard to the use of land, zoning, landmark, building, etc. and acts as a liaison between community members and Department of City Planning, Department of Buildings & the New York City Economic Development Corporation.

II. Speakers

A. City of Yes for Housing Opportunity Public Review (Committee Discussion and Vote)

Committee reviewed and voted on 15 proposals for the City of Yes Housing Opportunity. The following proposals were voted Yes:

- Town Center Zoning
- Transit - Oriented Development
- District Fixes
- Universal Affordability Preference
- Convert Non-Residential Buildings to Housing
- Small and Shared Housing
- Campus Infill
- Update to Mandatory Inclusionary Housing
- Sliver Law
- Quality Housing Amenity Changes
- Landmark Transferable Changes
- Railroad Right-of-Way

The following proposals were voted No:

- Accessory Dwelling Units
- Lift Costly Parking Mandates
- New Zoning Districts

The committee will make the recommendation to the full board based on the committee vote.

III. New Business

A. L&Z Chair Articles Summary

New York's housing crunch collides with development skeptics

<https://www.politico.com/news/2024/06/05/new-york-housing-eric-adams-00161569>

Overview of the Proposal:

- Mayor Eric Adams has introduced a significant housing proposal aimed at addressing New York City's housing shortage.
- The proposal seeks to overhaul the city's zoning code to spur residential development across the city, including suburban-style neighborhoods.

Key Elements of the Proposal:

1. Permitting Small Apartment Buildings:

Allowing small apartment buildings in traditionally suburban neighborhoods.

2. Scrapping Parking Mandates:

Eliminating parking requirements to facilitate more housing units.

3. Easing Conversions:

Making it easier for homeowners to convert basements and garages into living quarters.

Intended Impact:

- The plan aims to generate between 58,000 to 109,000 homes over 15 years.
- It is part of the “City of Yes” initiative, focusing on modest growth in all neighborhoods to alleviate the housing crisis.

Community Pushback:

- Many suburban-style neighborhoods fear the plan will alter their landscape and strain local infrastructure.
- Concerns include crowded schools and loss of neighborhood appeal.
- Some community boards and local representatives have expressed strong opposition, fearing dramatic changes and overdevelopment.

Political and Legislative Challenges:

- The proposal is currently under review by the city’s 59 community boards, which have historically influenced council votes despite their advisory role.
- Community boards have raised concerns, and some have already rejected the plan.
- Opposition is being organized by activists and local leaders, rallying residents against the proposal.

City Officials’ Response:

- Officials stress the plan’s goal is to distribute housing growth evenly and reduce the pressure on areas with heavy development.
- Efforts are being made to improve community engagement, including extended feedback periods and numerous public information sessions.

Support for the Proposal:

- Housing advocacy groups have formed coalitions supporting the need for additional housing supply.
- Some local leaders and residents recognize the urgent need for housing solutions, given the acute housing shortage and rising rents.

Political Dynamics:

- Council Speaker Adrienne Adams supports aspects of the plan but recent tensions with the administration may complicate its passage.
- The upcoming council reelections make members cautious about decisions that might upset their constituents.
- The mayor may need to navigate complex political relationships and potential concessions to secure approval.

Current Housing Crisis:

- New York City faces a severe housing shortage, with only 1.4 percent of rental apartments vacant in 2023.
- The crisis has increased support for new housing initiatives, but local resistance remains strong.

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