



Affordable Housing on the Ballot

ANHD Briefing

What are Ballot Questions?



- Created by mayoral appointed Charter Revision Commission
- Proposed changes to the NYC Charter (NYC's Constitution)
 - Primarily dealing with powers and processes of government
 - Difficult to pass through local law alone
- Must be approved by voters in the general election on November 4th

What's on the Ballot



1. Allow Olympic Sports Complex on State Forest Land

Proposed by state legislature

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2. ***Fast Track Affordable Housing to Build More Affordable Housing Across the City***

NYC specific -

3. Simplify Review of Modest Housing and Infrastructure Projects

Proposed by

4. Establish an Affordable Housing Appeals Board with Council, Borough, and Citywide Representation

Charter Revision Commission, only NYC voters will vote on these

5. Create a Digital City Map to Modernize City Operations

6. Move Local Elections to Presidential Election Years to Increase Voter Participation

Question 2 - How it Works



Creates a new fast-track for certain affordable housing projects instead of the current ULURP public review process for:

- **Track A - Publicly financed (eg. 100% affordable) housing developments**
 - In *ALL* Community Districts
 - Final approval by Board of Standards & Appeals (BSA) instead of City Council
- **Track B - Mixed-income housing developments (MIH+)**
 - *ONLY* in the 12 Community Districts that built the least affordable housing over the past 5 years
 - Final approval by the City Planning Commission (CPC) instead of City Council

Track A - Publicly financed affordable housing



What qualifies

- Publicly financed affordable housing through a Housing Development Fund Company (HDFC) - *a company that has been organized exclusively to develop housing projects for persons of low income*
 - In practice this would primarily mean 100% affordable housing though it may include some with a small amount of market-rate
- Must be in an existing residential district (eg. not an industrial zone)
- Signed off by the HPD Commissioner
- Must fit neighborhood character

Track A - Timeline and process for publicly financed housing

and



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Current process - Citywide

Community Boards Makes an Advisory Recommendation Public Hearing 	Borough Presidents Makes an Advisory Recommendation 	City Planning Commission Makes a Binding Vote Public Hearing/Public Review Session 	City Council Makes a Binding Vote Public Hearing 
60 Days	30 Days	60 Days	50 Days

Currently most of these proposals go through the ULURP process

Track A - Timeline and process for publicly financed housing

and



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If Question 2 passes - Citywide

Community Boards Makes an Advisory Recommendation Public Hearing 	Boards of Standards And Appeals Makes a Binding Vote Public Hearing/Public Review Session 
60 Days	60 Days

These proposals would go through BSA instead, with recommendations from the local Community Board

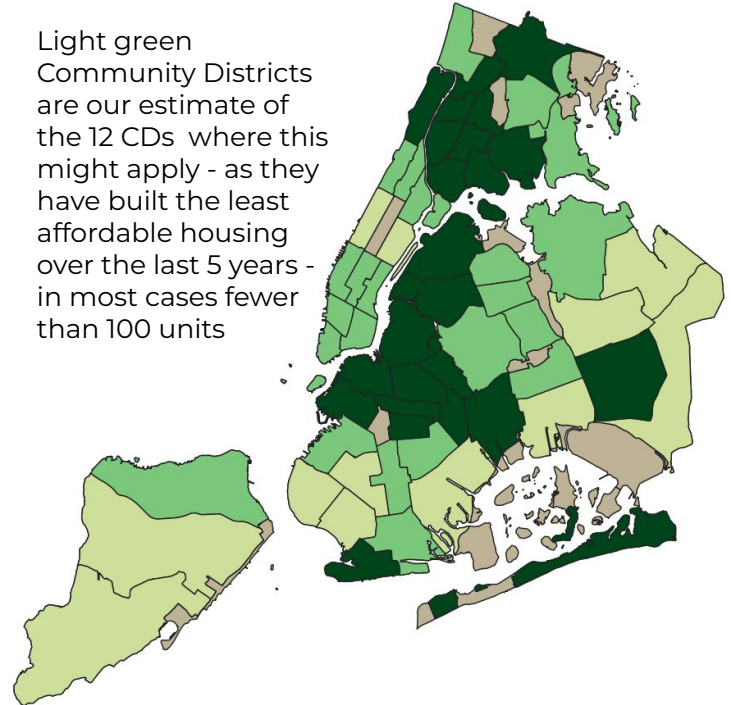
Track B - Mixed-income affordable housing (MIH+)



What qualifies

- MIH developments *ONLY in the 12 Community Districts* that built the least affordable housing over the past 5 years
- Determined ever 5 years by DCP, with room to adjust the methodology

Light green Community Districts are our estimate of the 12 CDs where this might apply - as they have built the least affordable housing over the last 5 years - in most cases fewer than 100 units



Track B - Timeline and process for mixed-income housing



Current process - Citywide

Community Boards Makes an Advisory Recommendation Public Hearing 	Borough Presidents Makes an Advisory Recommendation 	City Planning Commission Makes a Binding Vote Public Hearing/Public Review Session 	City Council Makes a Binding Vote Public Hearing 
60 Days	30 Days	60 Days	50 Days

Currently these proposals go through the ULURP process

Track B - Timeline and process for mixed-income housing



If Question 2 passes



These proposals would go through an expedited ULURP ending at the CPC
ONLY in 12 Community Districts with lowest affordable housing production

ANHD's Position: Yes on Question 2!



- Question 2 - Fast Track Affordable Housing to Build More Affordable Housing Across the City
- ANHD strongly urges our members, allies, and friends in the affordable housing movement to support Question 2 in November.

Question 2 - Why it Matters



- The need is urgent
 - NYC is in the midst of an historic affordable housing crisis and creating more affordable supply is one crucial way of addressing the issue
- We can't afford more delays
 - It can take years and huge amounts of money before a single shovel goes in the ground to start building new affordable housing - ULURP alone can add hundreds of thousands of dollars to the cost, meaning less money for deeply affordable units

Question 2 - Why it Matters



- Too many neighborhoods aren't doing their part
- In some neighborhoods, even modest, in-scale affordable housing proposals are routinely shot down, which only deepens our City's patterns of inequality and segregation.
- It is difficult to pass these changes through the normal lawmaking process - voting to change the Charter is our best chance

Question 2 - Why it Matters Fast Track A



- In 2024 only 16% of newly completed housing units served 80% AMI or below - the vast majority were market-rate, and mostly built “as-of-right” with no public review necessary



- Publicly financed affordable housing gets that this crucial need - since 2014 over 80% of units in 100% affordable buildings have served 80% AMI or below

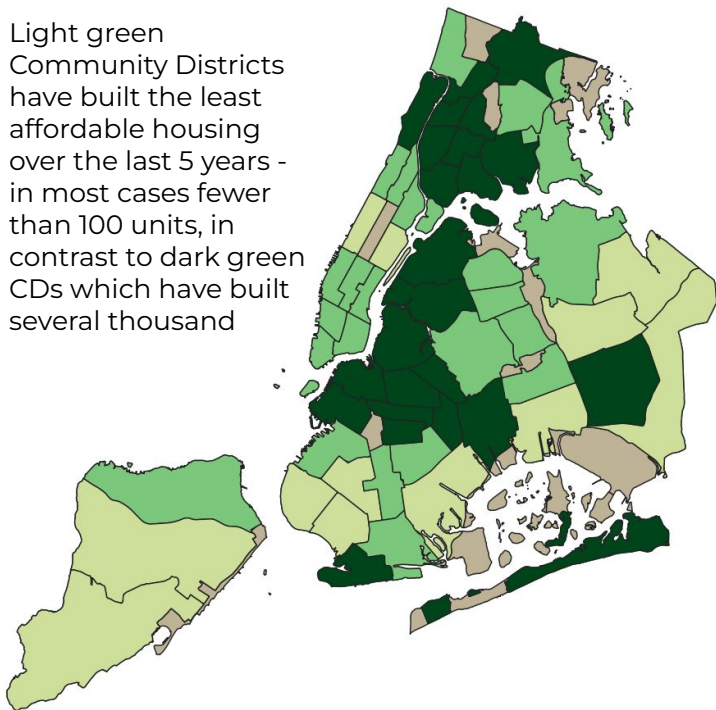
Question 2 - Why it Matters Fast Track B

and



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Light green
Community Districts
have built the least
affordable housing
over the last 5 years -
in most cases fewer
than 100 units, in
contrast to dark green
CDs which have built
several thousand



In the aggregate the 12 lowest producing CDs are whiter and wealthier than the city as a whole and particularly the 12 highest producing CDs

	12 Lowest Producing CDs	12 Highest Producing CDs	Citywide
Hispanic	14%	46%	28%
White, non-Hispanic	46%	14%	31%
Black, non-Hispanic	14%	31%	20%
Asian, non-Hispanic	21%	4%	16%
Median income	\$101,512	\$52,832	\$79,713

Question 2 - What's the Impact



Passage of Question 2 would help advance three goals that ANHD and our members have long fought for

1. ***Privileging and incentivizing 100% affordable housing in the land use process***
 - Allowing a fast-track for publicly financed affordable housing will lower costs and remove political obstacles to creating the affordable housing our city desperately needs

Question 2 - What's the Impact



- 2. *Reaching a fairer share of affordable housing throughout the city***
 - Allowing a fast-track for mixed-income affordable housing in the neighborhoods that aren't doing their fair share today will help make a fairer and more inclusive city

Question 2 - What's the Impact



3. *Building a path towards Comprehensive Planning*

- Question 2 gives teeth to the City Council's Fair Housing Framework and better aligns it with land use and capital budgeting decisions, setting a precedent to build upon towards a Comprehensive Planning approach in NYC

Question 2 - FAQs



- Why does the fast-track for publicly financed housing go through the BSA instead of CPC?
 - Under existing law, the BSA already possesses the power to waive zoning requirements to facilitate certain affordable housing developments, but the requirements are so onerous that they are rarely used. Question 2 would expand on this ability by making it easier for BSA to provide zoning relief where it is needed to develop publicly financed affordable housing. The BSA is made up of 5 members appointed by the Mayor and subject to advice and consent of City Council.
- Are there size limits on what can be proposed through the BSA fast-track?
 - There are not specific size limits, though the proposed development must be in a zoning district that already allows residential development and the BSA must find that the building will not alter the essential character of the neighborhood. BSA's general mission is to provide the minimum zoning variance necessary to accommodate a project and they are unlikely to allow a proposal that is wildly out of character. BSA also has the ability to modify the proposal to ensure that it is consistent with neighborhood context.

Question 2 - FAQs



- What do we mean by 100% affordable housing?
 - 100% affordable housing means publicly financed housing where every unit is rent-regulated serving households up to 165% AMI.
 - In practice most 100% affordable developments tend to serve households at AMIs of 80% or below.
 - Since 2014, over 80% of units in these developments have been 80% AMI or lower and close to 50% have been 50% AMI or lower

Visit [ANHD's AMI Cheat Sheet](#) to learn more

50%
AMI
→
80%
AMI
→

	AMI Level	Share of Renters Households*	Share of Rent-Burdened Households*	Max Income** (3 person household)	Max Affordable Rent*
Extremely Low Income	10%	10.9%	16.9%	\$14,580	\$365
	20%	13.3%	22.0%	\$29,160	\$729
	30%	9.8%	16.7%	\$43,740	\$1,094
Very Low Income	40%	8.4%	13.3%	\$58,320	\$1,458
	50%	7.4%	9.5%	\$72,900	\$1,823
	60%	6.7%	6.8%	\$87,480	\$2,187
Low Income	70%	5.8%	4.5%	\$102,060	\$2,552
	80%	5.1%	3.0%	\$116,640	\$2,916
	90%	4.4%	2.0%	\$131,220	\$3,281
Moderate Income	100%	3.8%	1.5%	\$160,380	\$4,010
	110%	3.2%	1.1%	\$153,780	\$3,845
	120%	2.8%	0.9%	\$174,960	\$4,374
Middle Income	130%	2.1%	0.4%	\$189,540	\$4,739
	140%	2.0%	0.2%	\$195,720	\$4,893
	150%	1.6%	0.3%	\$218,700	\$5,468
	160%	1.3%	0.2%	\$223,280	\$5,832

Question 2 - FAQs



- How does Question 2 change public review?
 - **Community Boards** retain their same level of review - with 60 days to hold a hearing and make advisory recommendations for both Track A (BSA) and Track B (CPC) fast tracks
 - **Borough Presidents** retain their same level of review for Track B (CPC) fast-track, though their time to hold a hearing and make advisory recommendations will run concurrently with the Community Boards' 60 day period - they will not hold a hearing or make recommendations for the Track B (BSA) fast track
 - **City Council** does not retain their same level of review and will not hold a hearing or make a binding vote on either the Track A (BSA) or Track B (CPC) fast tracks

Question 2 - FAQs



- Does Question 2 really build on the City Council's Fair Housing Plan?
 - Yes we believe that Question 2 builds on the Fair Housing Plan in a meaningful way. While the Fair Housing Plan sets affordable housing targets for each Community District, currently there is no way to ensure those targets are being met, particularly in those districts that have been resistant to building affordable housing. Question 2 will begin to put teeth to the Fair Housing Plan and help to advance its targets.
 - In addition, for Track B, Question 2 would require that the CPC assess a proposals consistency with the Fair Housing Plan as well as determine that it is supported by transit, sewer, and other infrastructure in the neighborhood before it can be approved.



Thank You!

Questions?
Please email
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