Fast Track Community Districts

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Prepared For:

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COMMUNITY BOARD 8 City Of New York

George M. Janes, AICP
3/24/2026

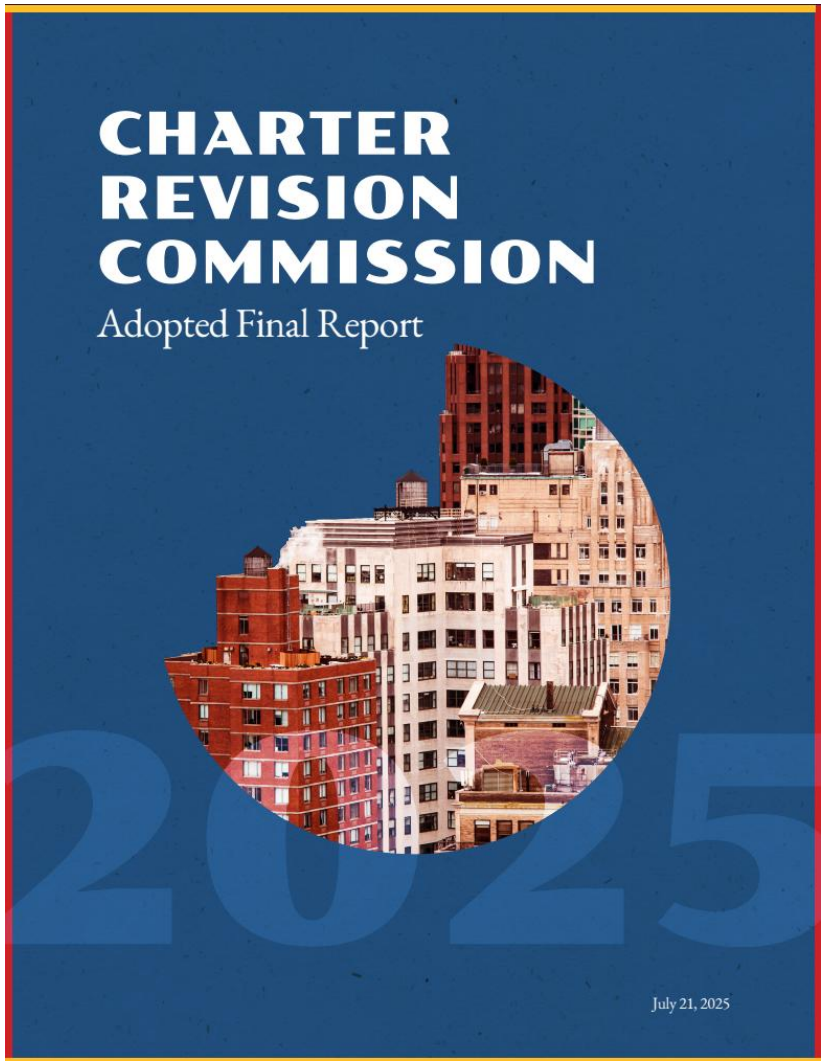
In November, we passed revisions to the New York City Charter

Their stated goal was:

> "*easing the process to construct more housing, including affordable housing, in an effort to make it easier to build more housing across the City*"

The revisions were responding to concerns that:

- Some neighborhoods vetoed new housing
- And even in places that did not refuse housing, the process was slow and unpredictable



https://www.nyc.gov/assets/charter/downloads/pdf/2025/7-21-2025-charter-revision-commission-adopted-final-report-digital.pdf

Question 2 approved two paths to fast tracking affordable housing

1. Zoning waivers from the **Board of Standards and Appeals (BSA)** for low-income housing projects

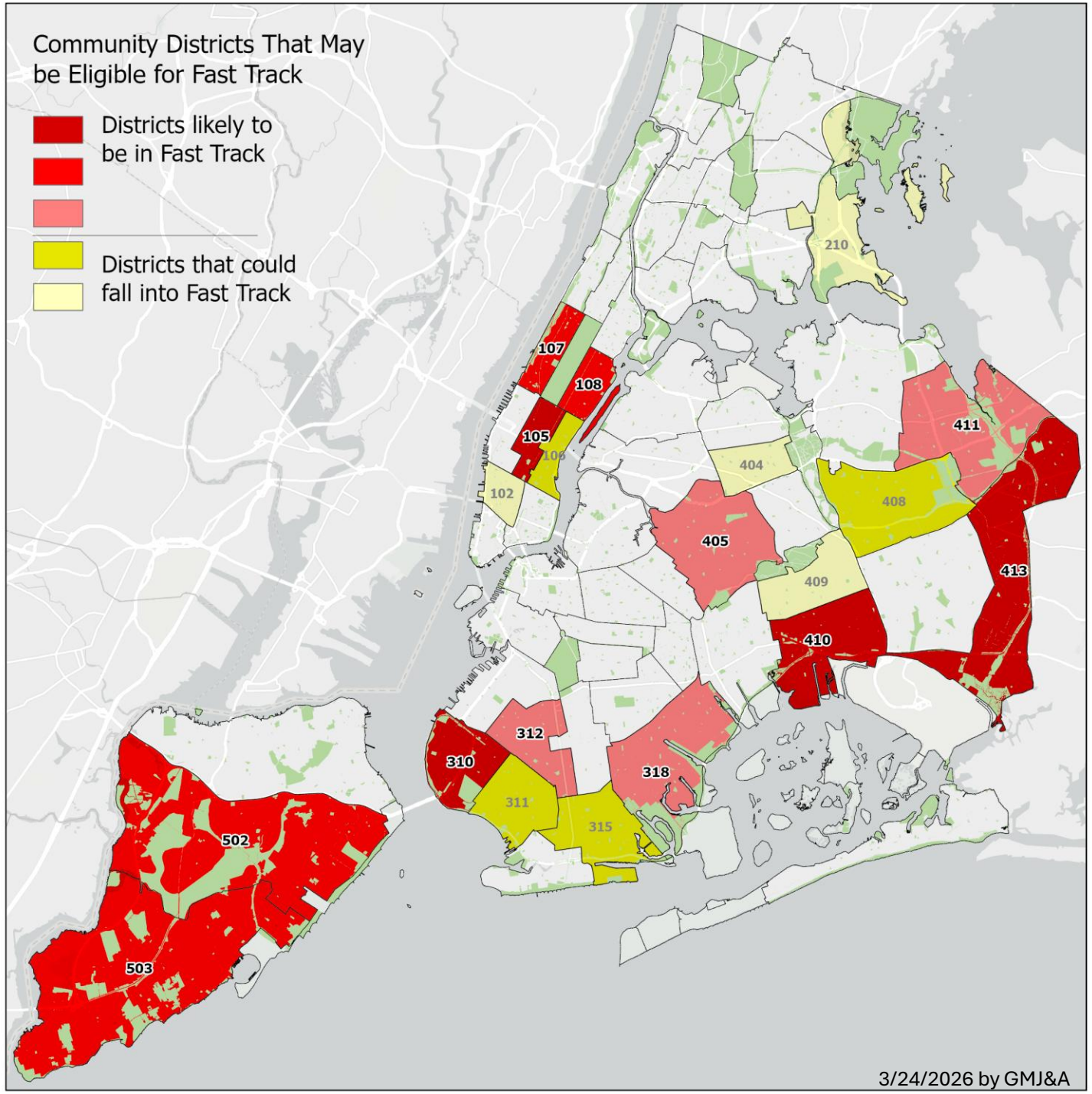
2. A “Fast Track” at the **City Planning Commission (CPC)** for affordable housing projects in 12 Community Districts that have produced affordable housing at the lowest rate

On February 13, DCP released the draft rules for determining the 12 Community Districts that qualify for CPC Fast Track

- Those rules can be found here, summarized as follows:
  1. For each Community District, sum the number of affordable housing units that have started and received a building permit between July 1, 2021 and June 30, 2026
  2. Divide that number by an estimate of the total number of housing units in the district on July 1, 2021
  3. Rank order all districts
  4. The **bottom 12** in the rate of affordable housing production will be designated Fast Track
- My office applied the rules on the most recent HPD data and produced the following preliminary rankings of Community Districts

In Manhattan, CDs 5, 7 and 8 are likely Fast Track districts

- CDs 6 and 2 are close to Fast Track
- The data are lumpy, especially in Manhattan, where a single project can make the difference
- For example, CD2 is showing outside Fast Track, even though it had only two affordable projects in the five-year period
- CD5 produced zero units in the reporting period and is currently ranked last



CD8 currently ranks 8th from the bottom

- Which means as of today, using these data and methods, it **will** be a Fast Track district
- However, these results only take into account data up to March 5, 2026
- That means there are **four more months of data** that must be processed before final rankings can be made
- Because of the difficulty in merging HPD and DOB data, as well as other data imperfections, **it is likely there are errors in these results**
- Therefore, we cannot make any conclusions, at least for those Districts close to the line
- That said, let's dive into the data!

There are 18 CD8 records in HPD's affordable housing database for new units

- HPD data covers affordable housing projects started since 2014. Those 18 records are as follows:

Project Name	Project Start Date	Project Completion Date	Number	Street	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Middle Income	Other Income	Rental units	Owner units	All Counted Units	Total Units
CONFIDENTIAL	12/5/2025	12/5/2025	'----	'----	0	0	1	0	0	0	0	1	1	1
CONFIDENTIAL	11/25/2025	11/25/2025	'----	'----	0	0	0	1	0	0	0	1	1	1
355 EAST 86TH STREET	7/15/2025		355	EAST 86 STREET	0	0	9	0	0	0	9	0	9	99
CONFIDENTIAL	5/30/2025	5/30/2025	'----	'----	0	0	1	0	0	0	0	1	1	1
MAISON78	12/9/2024		1487	1 AVENUE	0	0	0	0	45	0	45	0	45	146
1026 THIRD AVENUE	11/16/2023		1026	3 AVENUE	0	0	6	0	21	0	27	0	27	108
250 EAST 83 ST	12/7/2022	11/19/2025	250	EAST 83 STREET	0	0	9	0	0	0	9	0	9	128
CONFIDENTIAL	10/7/2022	10/7/2022	'----	'----	0	0	1	0	0	0	0	1	1	1
300 EAST 83RD STREET	6/10/2022	12/4/2025	300	EAST 83 STREET	0	0	5	0	0	0	5	0	5	70
RIVERWALK 8	12/18/2018	7/14/2021	460	MAIN STREET	0	69	33	68	170	1	341	0	341	341
200 EAST 95 STREET	3/16/2018	12/17/2019	1693	3 AVENUE	0	0	0	0	21	0	0	21	21	104
505 EAST 86TH STREET	2/16/2018	1/18/2023	515	EAST 86 STREET	0	14	17	0	4	0	35	0	35	140
1402 YORK AVENUE	5/23/2017	8/27/2020	1402	YORK AVENUE	0	0	10	0	0	0	0	10	10	11
316 EAST 91ST STREET	10/26/2016	5/8/2019	316	EAST 91 STREET	0	0	17	0	0	0	17	0	17	18
CONFIDENTIAL	11/24/2015	11/24/2015	'----	'----	0	0	1	0	0	0	0	1	1	1
1766-68 SECOND AVENUE	9/30/2015	8/22/2019	1766	2 AVENUE	0	0	22	0	0	0	22	0	22	22
1766-68 SECOND AVENUE	9/30/2015	8/22/2019	1768	2 AVENUE	0	0	6	0	0	0	6	0	6	6
321 East 60th Street	6/30/2015	11/14/2017	321	EAST 60 STREET	0	0	20	0	0	0	20	0	20	21

Each record in HPD's file must be run through a decision tree to determine if it can be counted in the Fast Track reporting period

- Projects must have started **and issued a permit** from July 1, 2021 to June 30, 2026
- That requires matching DOB data to HPD data. DCP has done some of this. My office did others
- When that is done, the following nine records, summing to 99 affordable units, count in the Fast Track reporting period

Project Name	Project Start	Project Completion	Number	Street	BBL	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Middle Income	Other Income	Rental Units	Owner Units	All Affordable	Total Units
CONFIDENTIAL	2025-12-05	2025-12-05				0	0	1	0	0	0	0	1	1	1
CONFIDENTIAL	2025-11-25	2025-11-25				0	0	0	1	0	0	0	1	1	1
355 EAST 86TH STREET	2025-07-15		355	EAST 86 STREET	1015490024	0	0	9	0	0	0	9	0	9	99
CONFIDENTIAL	2025-05-30	2025-05-30				0	0	1	0	0	0	0	1	1	1
MAISON78	2024-12-09		1487	1 AVENUE	1014520027	0	0	0	0	45	0	45	0	45	146
1026 THIRD AVENUE	2023-11-16		1026	3 AVENUE	1013950039	0	0	6	0	21	0	27	0	27	108
250 EAST 83 ST	2022-12-07	2025-11-19	250	EAST 83 STREET	1015280028	0	0	9	0	0	0	9	0	9	128
300 EAST 83RD STREET	2022-06-10	2025-12-04	300	EAST 83 STREET	1015450049	0	0	5	0	0	0	5	0	5	70
CONFIDENTIAL	2022-10-07	2022-10-07				0	0	1	0	0	0	0	1	1	1

- Those 99 units are then divided by an estimate of housing units in CD8 on July 1, 2021 (139,338) to develop the rate used to rank order all Community Districts (0.00071)

Considerations

1) The draft method is simple to understand, but difficult to implement

- DOB and HPD sometimes use different block and lot numbers for the same project, which can lead to missing an issued permit

- Very small projects are typically listed as “Confidential” by HPD and so it’s impossible to determine if these have a permit. (These rankings assume all “Confidential” projects started in the reporting period have a building permit)

- The draft rules say Fast Track determinations made by the CPC Chair will be final; rankings will not be amended even if an error is found, and there will be errors

- **If an error is found that impacts the rankings, should the rankings be corrected?**

2) The draft method ignores affordable housing preservation

- HPD tracks both new affordable housing and preserved affordable housing

- Rates are based **only on new units** (which includes conversions in existing buildings)

- Preserved affordable housing units do not count and are not a consideration in the ranking

- City Planning Commissioners asked for DCP to reconsider omitting preservation, and they have said they are going to look at it

- **Should the method ignore preserved affordable housing?**



99 low-income rentals at James Lenox House at 49 East 73rd Street were preserved in the period

3) All affordable units are treated exactly the same

- These rankings treat units at 165% of AMI the same as units that are at 40% of AMI
- Large units are counted the same as tiny studio apartments
- A 150,000 SF building with 100 large apartments serving families at the lowest income bands counts the same as a 50,000 SF building with 100 studios serving 165% of AMI
- MIH options trade the depth of affordability with the amount of floor area: the lower the AMIs, the less affordable floor area is required
- Fast Track rules might influence which MIH options Council Members choose. If so, is that OK?
- **Should all units count the same, regardless of size and AMI?**

4) Is being on the Fast Track list good, bad or something else?

- Some have concerns that Fast Track communities are losing a local voice in the land use process, but that might not be the whole story
- I speculate that the City will focus resources to Fast Track districts so after five years those districts are no longer on the Fast Track list
- Simply, the City will want to show progress
- Affordable housing advocates might *want* to find their district on the list, as the Fast Track districts might garner more City attention and subsidies in the next five-year period

5) Only income restricted housing with a regulatory agreement counts as affordable housing

Counts as affordable	Does NOT count as affordable
Anything requring a HPD or NYCHA housing lottery	Temporary shelter housing
Most permanent supportive housing	Rent stablized housing that is not income restricted
	Employer-owned housing for the benefit of employees



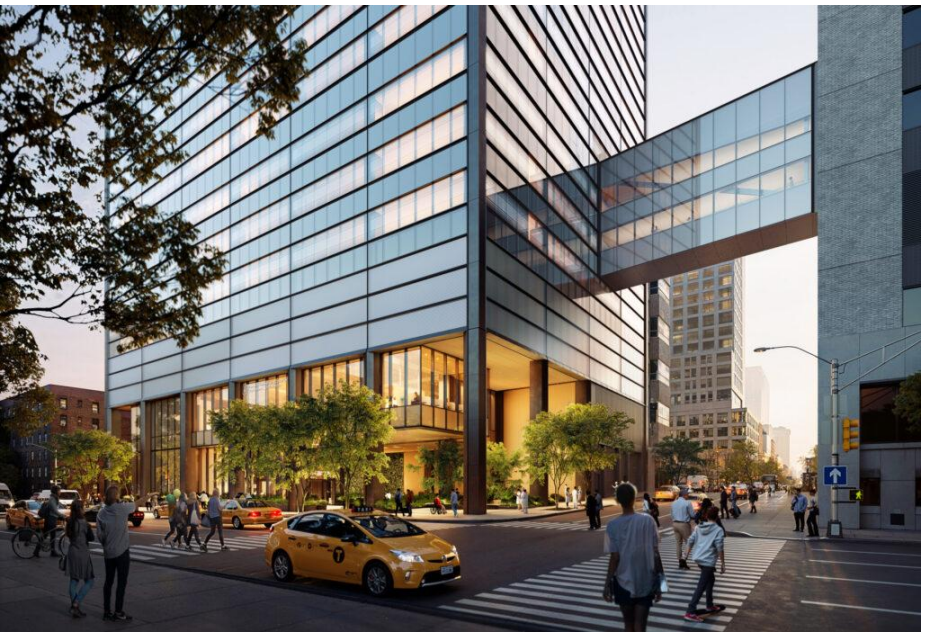
The proposed shelter units at 1114 First Avenue would not count for Fast Track

6) Finally, Fast Track only counts gross new affordable housing

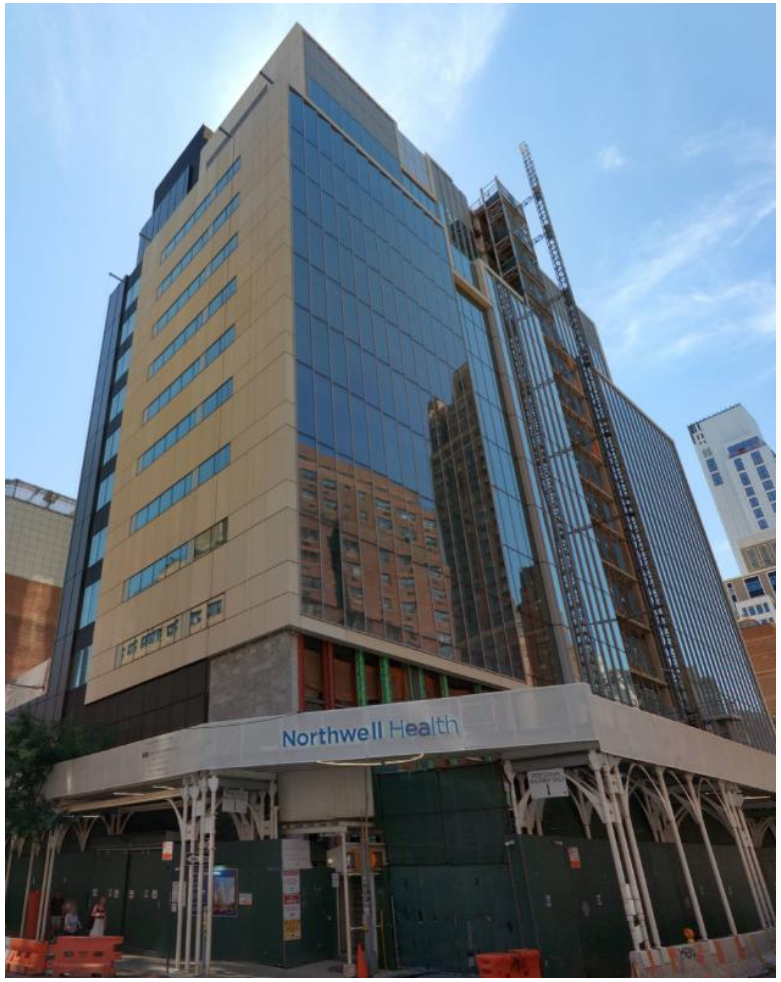
- It ignores net change in dwelling units
- It ignores net change in affordable units
- If income restricted units are lost, they don't count against Fast Track
- If a building with 100 rent stabilized units is demolished to produce 40 market-rate and 10 affordable units, the Fast Track method counts that as +10 units for the district

6) Net change in units is an issue for this district

- New development in CD8 often requires the demolition of housing



1233 York Ave
New development net -334 units



1345 Third Ave
New development net -58 units



1524 First Ave
New development net -102 units

6) Neither Fast track, City of Yes, nor any of the Charter Revisions address this issue



38 East 75th Street

SF conversion net -8 units



200 East 75th Street

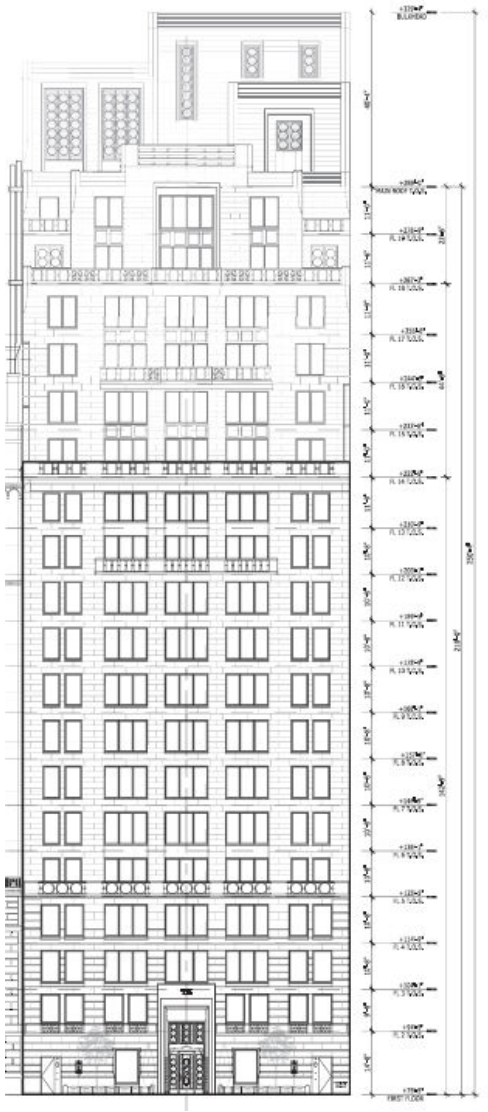
New development net -4 units



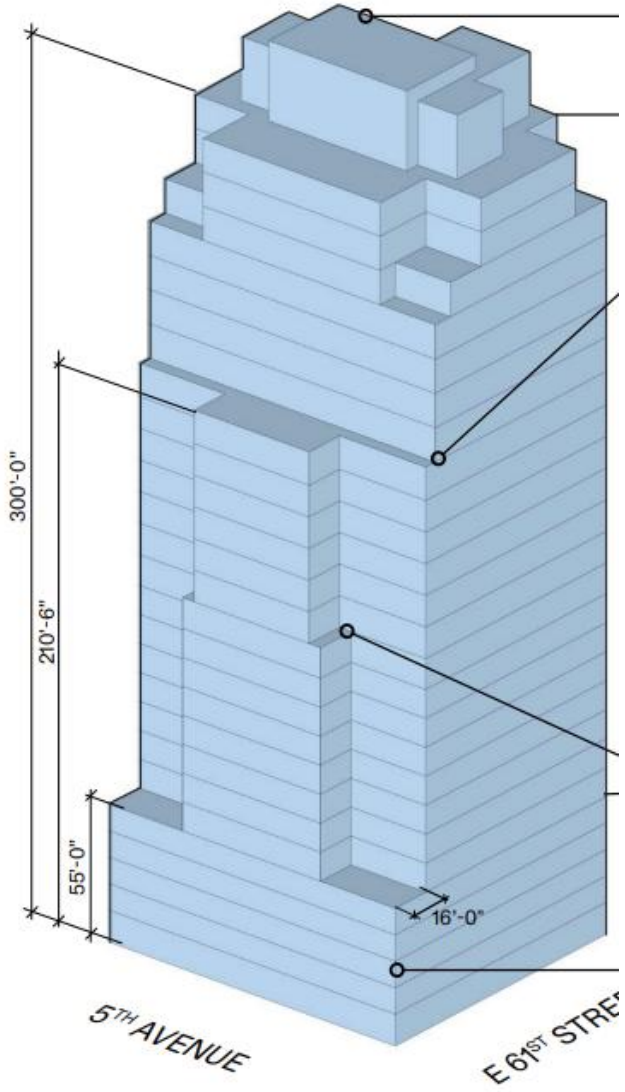
301 East 81st Street

New development net -12 units

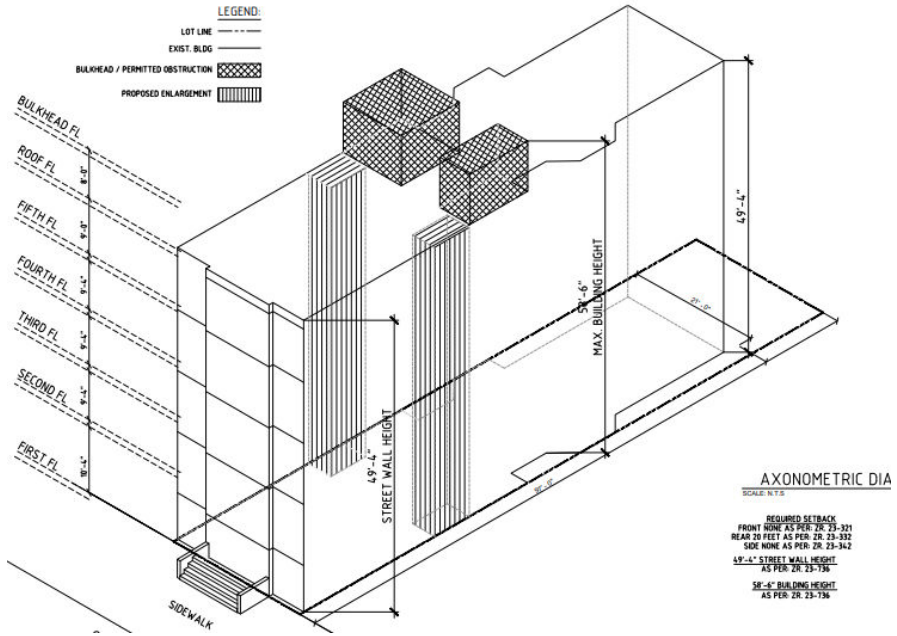
6) It could be argued that some policies are making this problem worse



Proposed 985 Fifth Ave
Alteration net -25 units



Proposed 800 Fifth Ave
Alteration net -153 units



Proposed 161 East 81st Street
SF conversion net -9 units

But next week's hearing will only be on the draft rules to select Fast Track districts

- The hearing is April 1st at the City Planning Commission at 10am
- Written comments are due April 1 and should be sent to planningrules@planning.nyc.gov
- By law, the 12 Fast Track Community Districts must be determined by October 1, 2026
- If you have thoughts on the method, the draft rules, or the data used to determine the rankings, you should comment
- Also, if you have thoughts on data discussed herein, I would like to hear them

For more information:

- An excellent discussion at the City Planning Commission:
  https://www.youtube.com/live/x9dGqR89UsQ?si=IKS4Kv2H3R2OFQj2&t=2384

- DCP's March 16 public information session on Charter Revision:
  https://www.youtube.com/watch?v=xrPUdFvtVLk

- DCP's March 25th (tomorrow!) public information session on Fast Track rule-making:
  https://us06web.zoom.us/webinar/register/WN_zh4I7bllTi68FEKQLxv-vA#/registration

Appendix: Full rankings

- Summary by Community District →
- The data for all projects with affordable units can be downloaded here
- This file will live online here, with updates as data comes online or if we alter our implementation of the method in response to comments

Community District	Number of Buildings with Affordable Units	New Affordable Units During the Cycle	Score	Rank
BX-05	93	3,564	0.077152877	
BK-05	96	4,729	0.063762371	
BX-01	45	2,295	0.060094266	
BX-04	84	3,047	0.0558734	
BX-06	70	1,858	0.055323964	
BK-16	76	1,989	0.052772619	
BX-02	24	1,005	0.050691012	
BX-07	95	2,069	0.038530299	
BK-06	32	1,728	0.032372888	
QN-14	21	1,548	0.032068944	
QN-02	38	1,919	0.030536416	
BX-03	43	1,050	0.030132583	
BK-02	52	2,010	0.028808944	
BK-13	18	1,332	0.028223329	
QN-12	46	2,389	0.027938906	
BX-12	74	1,345	0.021980716	
BK-09	37	910	0.021559383	
BK-01	82	1,939	0.021213514	
BK-03	99	1,465	0.019747395	
MN-11	22	951	0.017050344	
BK-08	42	849	0.016950506	
BX-08	40	750	0.016577516	
MN-12	21	1,189	0.015907631	
BK-04	56	749	0.015583065	
MN-04	21	1,211	0.014268882	
BK-17	109	892	0.014011278	
QN-01	85	1,261	0.013769081	
BX-09	41	891	0.012895849	
MN-01	3	536	0.012569472	
BX-11	35	487	0.010842944	
QN-07	27	974	0.009429578	
QN-06	24	504	0.008880431	
MN-03	16	610	0.007350283	
BK-07	15	328	0.007122074	
BK-14	38	417	0.006622622	
MN-09	16	279	0.006167381	
MN-10	24	372	0.005946672	
SI-01	50	340	0.00491507	
QN-03	36	241	0.004068197	
QN-04	41	209	0.003596751	Districts that could fall into Fast Track
BX-10	20	169	0.00308518	Districts that could fall into Fast Track
MN-02	2	178	0.003023714	Districts that could fall into Fast Track
QN-09	23	145	0.002845983	Districts that could fall into Fast Track
QN-08	20	163	0.002730593	Districts that could fall into Fast Track
MN-06	8	256	0.002572192	Districts that could fall into Fast Track
BK-15	32	170	0.002516133	Districts that could fall into Fast Track
BK-11	11	144	0.002023666	Districts that could fall into Fast Track
BK-12	26	106	0.001672188	Districts likely to be in Fast Track
QN-11	11	71	0.001497448	Districts likely to be in Fast Track
QN-05	10	81	0.001163325	Districts likely to be in Fast Track
BK-18	29	63	0.00087037	Districts likely to be in Fast Track
MN-08	**9**	**99**	**0.000710503**	**Districts likely to be in Fast Track**
SI-02	26	34	0.000657361	Districts likely to be in Fast Track
MN-07	7	73	0.000576979	Districts likely to be in Fast Track
SI-03	19	22	0.000348985	Districts likely to be in Fast Track
QN-10	10	14	0.00032343	Districts likely to be in Fast Track
QN-13	13	17	0.000256302	Districts likely to be in Fast Track
BK-10	5	5	8.95849E-05	Districts likely to be in Fast Track
MN-05	0	0	0	Districts likely to be in Fast Track

Appendix: Summary of implementation method and source data links

1. Join DCP's Housing Database Project Level Files with HPD to match DOB permit data
2. Join DOB-NOW data to the above dataset to fill in the gaps in DCP data. DOB-NOW has multiple permits for most sites, use the earliest permit
3. Join DOB-Job Application data to the above dataset to add permits to HPD sites that didn't get a match from DCP or DOB-NOW data
4. Select projects that fall within the reporting period
5. Summarize projects by Community Districts
6. Join the summary to DCP Housing Database: Unit Change Summary Files by Community District
7. Calculate Rate by Community District

Links to source data

Affordable Housing Production by Building (HPD)
Online Filters: Reporting Construction Type is New Construction
Link: https://data.cityofnewyork.us/Housing-Development/Affordable-Housing-Production-by-Building/hg8x-zxpr/about_data

DCP Housing Database: Project-Level Files (DCP)
Link: https://www.nyc.gov/content/planning/pages/resources/datasets/housing-project-level

DCP Housing Database: Unit Change Summary Files by CD
Link: https://www.nyc.gov/content/planning/pages/resources/datasets/housing-unit-change-summary

DOB_NOW_Build_–_Job_Application_Filings_20260216 (DOB_NOW)
Link: https://data.cityofnewyork.us/Housing-Development/DOB-NOW-Build-Job-Application-Filings/w9ak-ipjd/about_data
Online Filters: Job Type is one of New Building, ALT-CO – New Building with Existing Elements to Remain and Alteration CO

DOB_Job_Application_Filings_20260216
Link: https://data.cityofnewyork.us/Housing-Development/DOB-Job-Application-Filings/ic3t-wcy2/explore
Online Filters: Job Type is one of A1 or NB AND Job Status Description is one of Permit Issued-Entire Job/Work or Completed

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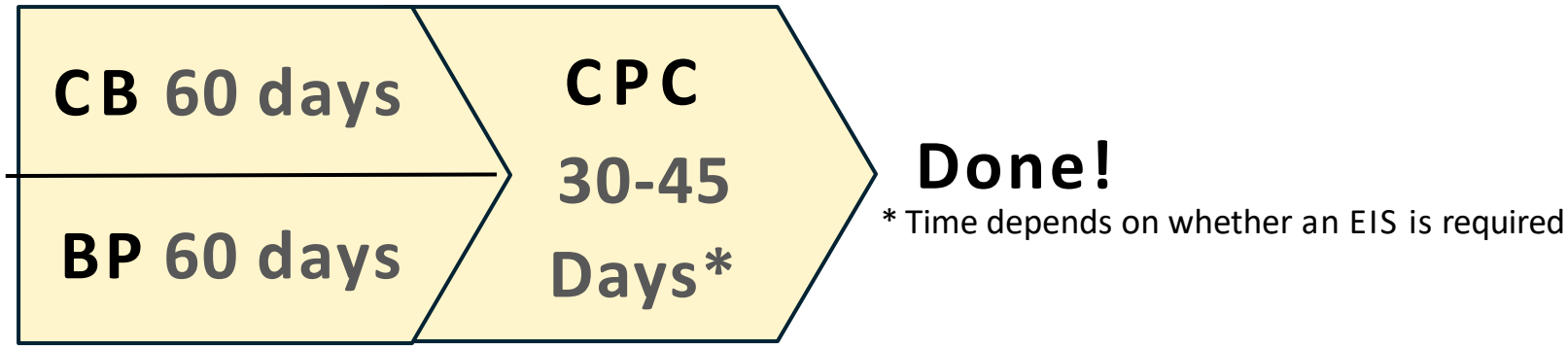
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CPC Fast Track

- CPC Fast Track can be very short! The Borough President and the Community Board will have concurrent reviews and the final decision will be made by the CPC



- Qualifying projects never go to the City Council: there is no formal role for the Council Member or the City Council in Fast Track

- There is no size limit or density limit to these applications

- Projects that meet the MIH minimum are permitted

- The CPC will not typically hold a public hearing. Expect the only hearing on CPC Fast Track projects to take place at the Community Board