George M. Janes
& Associates
250 E. 87th Street
New York, NY 10128

Tel: 646.652.6498
george@georgejanes.com

2026 Land Use Initiatives

What's Happened? What's Coming?

Prepared for:

WELCOME TO CB8M.COM
COMMUNITY BOARD 8 City Of New York

George M. Janes, AICP
9/22/2026

Today we'll review several recent land use initiatives, including:

1. Fair Housing Growth Strategy (To be released Oct 1)
2. Affordable Housing Fast Track Community Districts (To be released Oct 1)
3. Block by Block (Released May 2026)
4. SEQRA reform (Effective June 2026)
5. Charter revision, version 2026 (We are voting on these proposals in November)
6. The State of Yes (Published August 2026)

1) Fair Housing Growth Strategy

What is it?

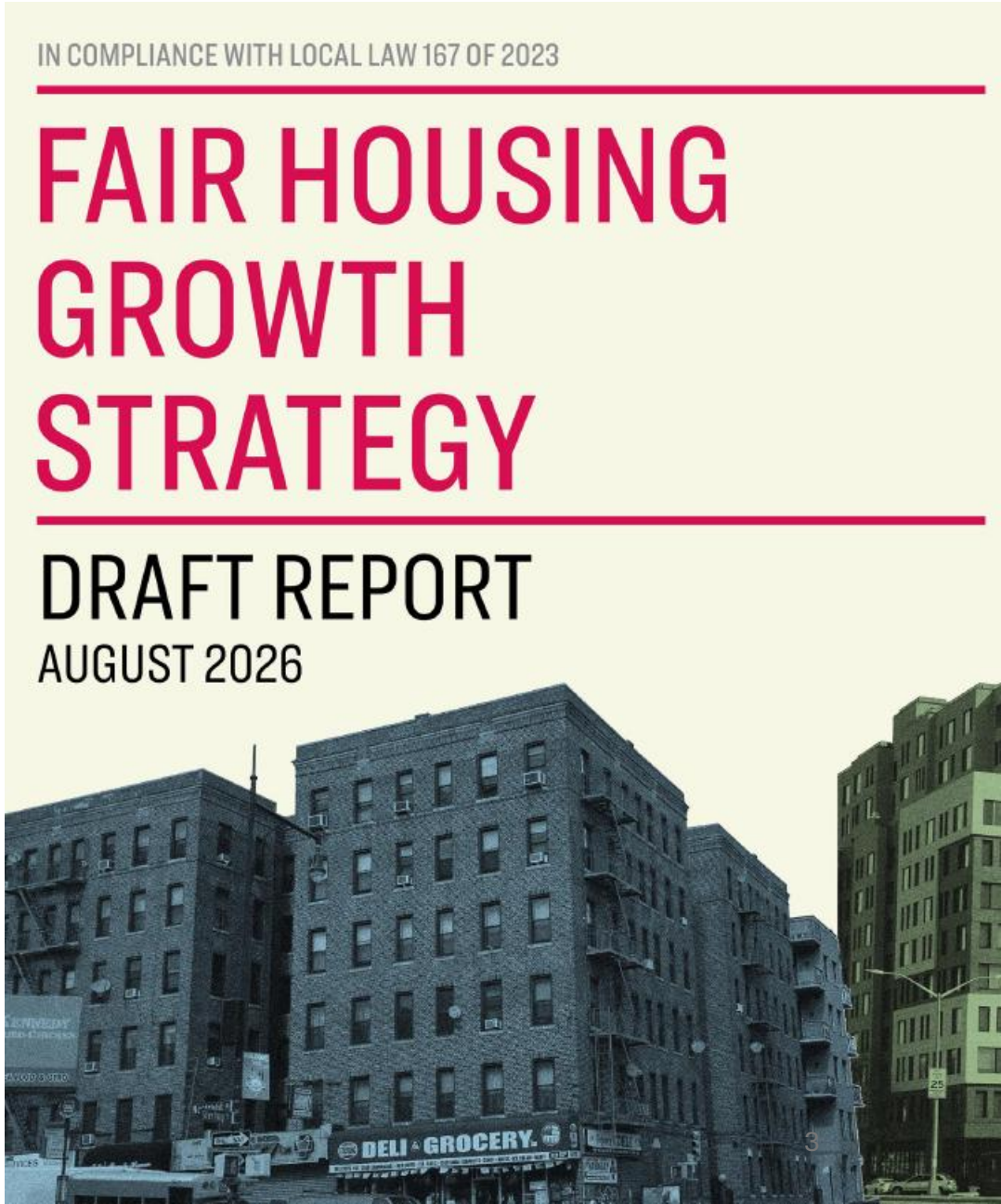
- A plan with housing growth targets for the City and its Community Districts
- Calls for the City to grow 700,000 net new units over 10 years
- CD 8 is targeted to grow 12,725 units by 2030

Why?

- Local law 167 required the City to develop housing targets for the City and for every Community District
- Merges Fair Housing with development concepts

When?

- Comments were due on the draft plan on Sept 19. Final plan is due October 1



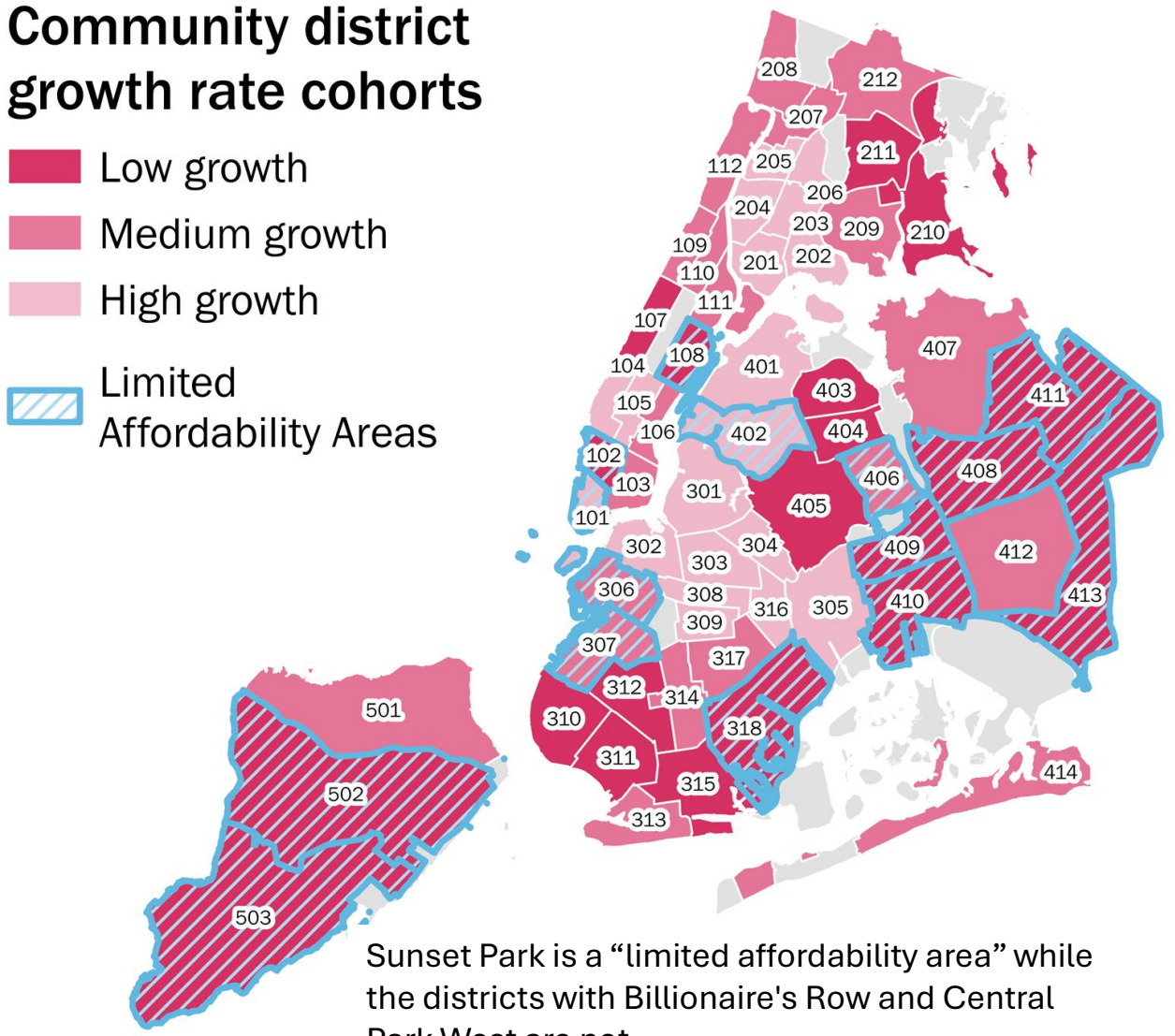
Fair Housing Growth Strategy targets are vastly different than the recent past

- CD8 is targeted for the most units in Manhattan (and the City) over the next five years!
- From the 2020 Census to 2025, CD8 ranked 10th out of the 12 Manhattan Districts in housing unit growth. From 2025 to 2030, it is targeted to be **first**
- The method used does not consider holding capacity, access to transportation or jobs, historic districts or any planning criteria

Community District	2020 Census units	2025 Units	2030 Units	Actual growth 2020-2025, units	2025-2030 growth target, units	Difference in units 2020-2025 to 2025-2030	Change in housing unit growth	Growth 2020-2025	Growth 2025-2030	Rank 2020-2025
CD8	**138,922**	**140,545**	**153,270**	**1,623**	**12,725**	**11,102**	**684%**	**1%**	**9%**	**10**
CD7	126,397	127,215	137,290	818	10,075	9,257	1132%	1%	8%	12
CD4	84,357	89,555	98,510	5,198	8,955	3,757	72%	6%	10%	1
CD6	99,371	101,175	110,030	1,804	8,855	7,051	391%	2%	9%	8
CD3	82,589	84,645	92,050	2,056	7,405	5,349	260%	2%	9%	6
CD12	74,722	77,305	84,070	2,583	6,765	4,182	162%	3%	9%	4
CD2	58,418	59,245	65,215	827	5,970	5,143	622%	1%	10%	11
CD1	41,977	46,080	51,840	4,103	5,760	1,657	40%	10%	13%	2
CD10	61,629	63,920	69,515	2,291	5,595	3,304	144%	4%	9%	5
CD11	54,738	57,925	62,995	3,187	5,070	1,883	59%	6%	9%	3
CD5	42,323	44,325	48,760	2,002	4,435	2,433	122%	5%	10%	7
CD9	44,900	46,600	50,675	1,700	4,075	2,375	140%	4%	9%	9
Total Manhattan	**910,343**	**938,535**	**1,024,220**	**28,192**	**85,685**	**57,493**	**204%**	**3%**	**9%**	

It is unclear how the Fair Housing Growth Strategy will be used

- HPD could not answer if it must be considered as a part of consistency with local policies and plans under CEQR
- HPD also said it was non-binding and had no land use impacts
- My expectation is that it will be used by Applicants as a reason to support land use actions
- Beyond that, its utility is unclear
- By law, it must be updated every five years

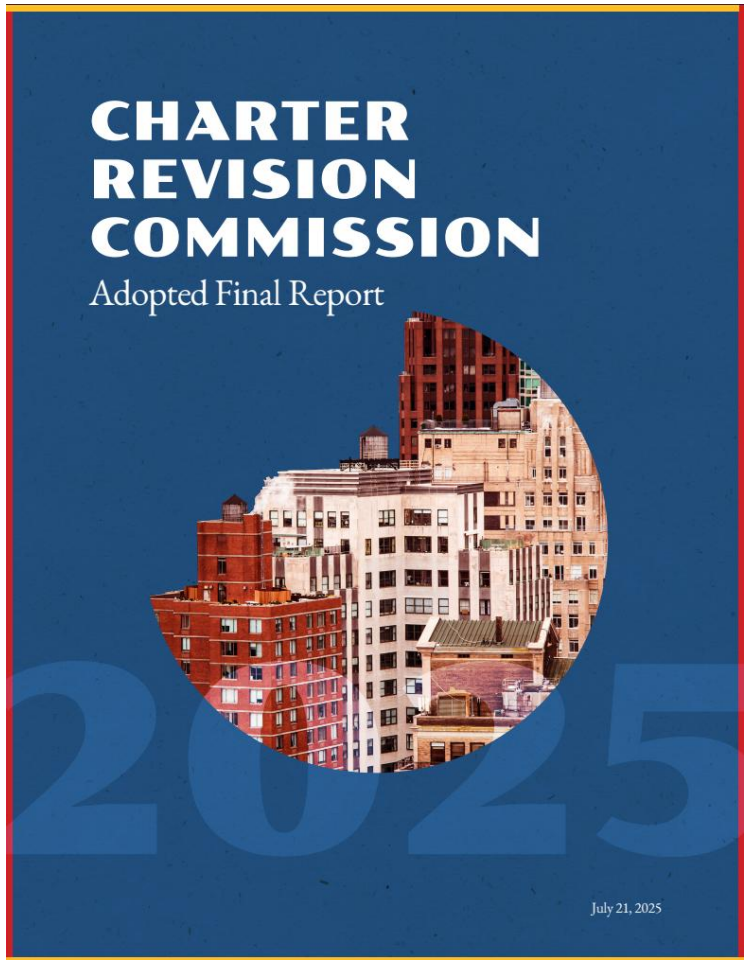


Sunset Park is a “limited affordability area” while the districts with Billionaire's Row and Central Park West are not

2) Affordable Housing Fast Track Community Districts

What is it?

1. The implementation of part of the 2025 Charter revisions
2. The 12 community districts that have the lowest rate of income restricted housing production from July 2021 through June 2026 will be designated as Fast Track districts
3. Land use actions involving housing in Fast Track districts will eliminate City Council from the process



Why?

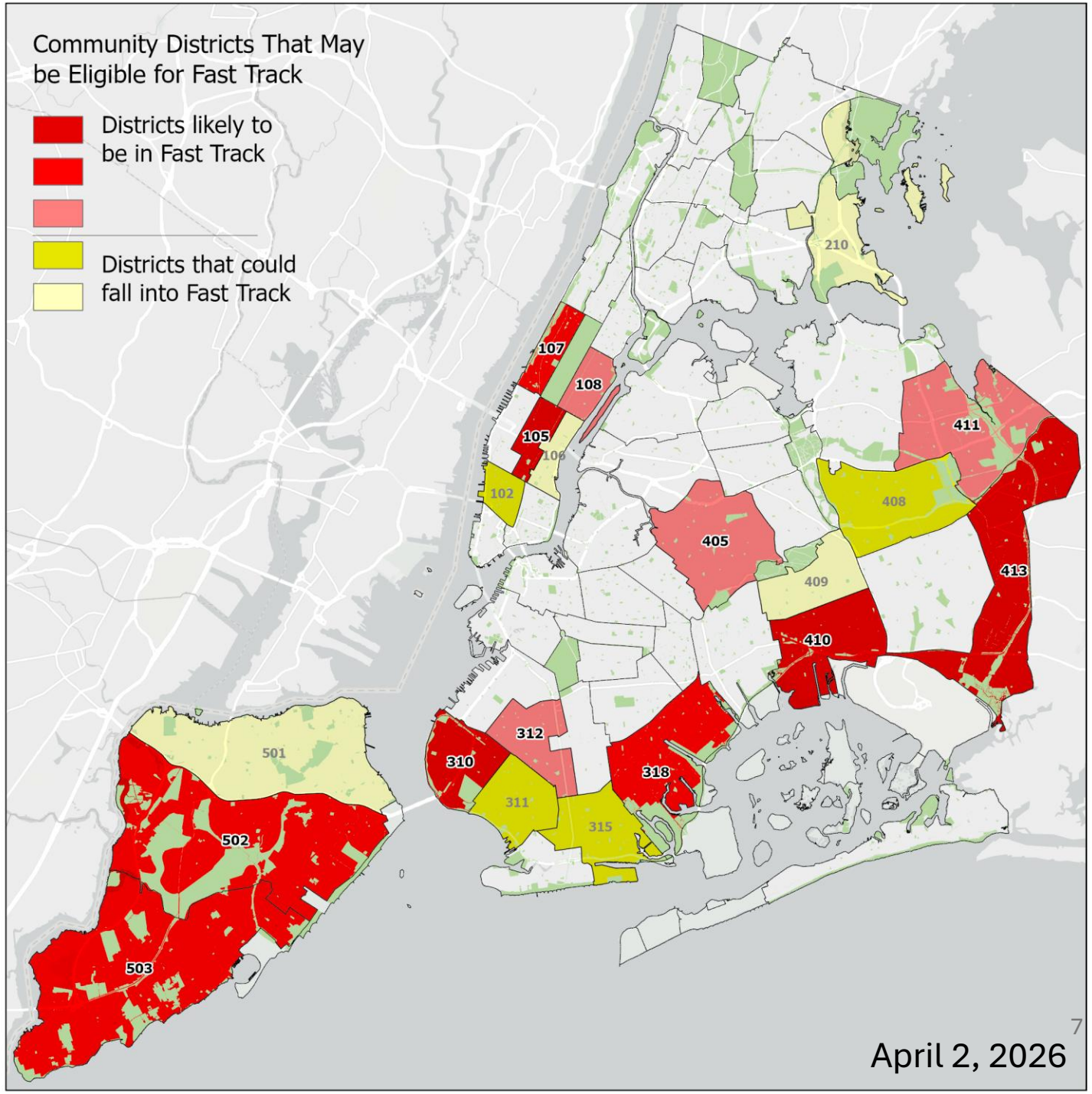
- The goal is to produce more affordable housing
- The City said Council was an impediment to rezonings for affordable housing. This action removes Council from the process in Fast Track districts

When?

- Will be adopted by October 1

In April, my office produced a draft of Fast Track Districts

- We intended to update Fast Track Districts before October 1, but the City has not updated the necessary data
- This draft includes about 93% of the data that will be used in the final rankings
- Still, small changes can really impact rankings
- It seems likely CD8 will be a Fast Track district



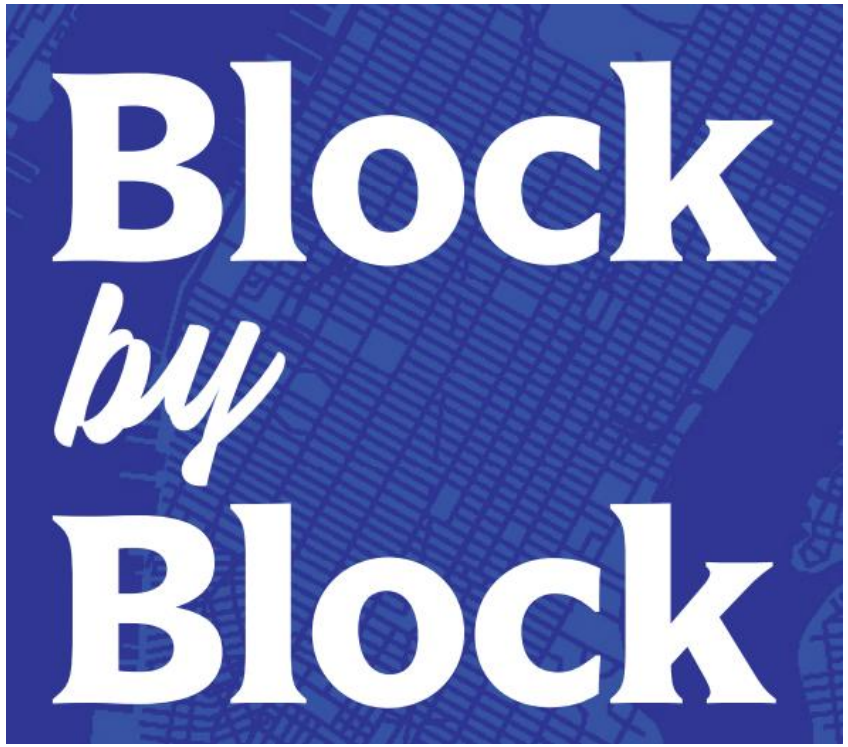
1097 First Ave is the first R12 rezoning in the district, but it has not certified

- There has been speculation that this applicant is waiting to certify until the Fast Track districts are announced
- If CD8 is a Fast Track district, then this rezoning will need just approval from the CPC and not the Council
- It is proposed at 18 FAR, at 495 feet with 354 units, 89 of which will be permanently income restricted (averaging 60% of AMI)



1097 First Ave @ 60th Street

3) Block by Block



What is it?

- Mayor's housing plan, a successor *Housing New York* and *Housing our Neighbors*
- A guide to how this administration will prioritize and address housing issues

Why?

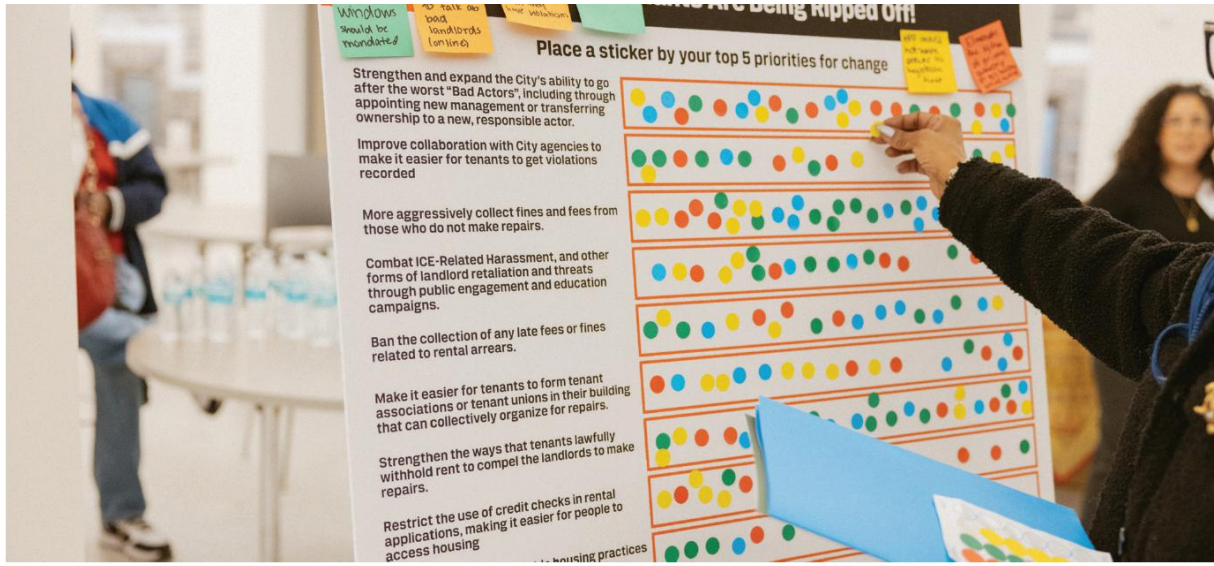
- Every administration needs their own plan reflecting the current moment
- Formalizes solutions, prioritizes issues, and provides a path forward on this administration's approach

When?

- Adopted in May 2026

Block by Block addresses:

1. Empowering Tenants and Strengthening Enforcement
2. Preserving Affordability and Improving Housing Quality
3. Securing NYCHA's Future
4. Building Neighborhoods for Working People
5. Expanding and Stabilizing Homeownership
6. Reducing and Preventing Homelessness
7. Investing in Strong Jobs and Innovation
8. Achieving Public Excellence



Public testimony at the Bronx Rental Ripoff Hearing on March 11, 2026. Credit: Mayoral Photography Office



Mayor Mamdani and Mayor's Office to Protect Tenants director Cea Weaver visit tenants of a building owned by Emerald Equities. Credit: Mayoral Photography Office

Compared to previous plans, it is much more focused on tenant issues

- It still calls for neighborhood rezonings, rezonings for transit-oriented development, and private applications
- But it also promotes the idea of local planning and locally developed "Micro Plans"
- From page 68 of the plan:

> "[T]he Mamdani administration will explore smaller-scale, **publicly led** planning actions that can collectively drive substantial housing production citywide. A 'Micro Plan' could consist of several blocks, **non-contiguous opportunity areas within a Community District**, or other focused geographies that advance the core neighborhood planning goals . . . – on a smaller scale. These strategic actions will help **the City effectively plan in partnership with communities**, even in areas where a larger neighborhood rezoning is not feasible." [Emphasis added.]

- This is specifically relevant for CB8, where you have a rezoning proposal
- *Block by Block* suggests this administration will be more receptive to your locally developed plans

4) SEQRA reform (Effective June 2026)

What is it?

- A series of changes to state law that modify the Environmental Quality Review process
- Actions that create fewer than **500 housing units** in NYC will generally be exempt from environmental review

Why?

- The burden of environmental review was seen as an impediment to new housing
- This change is hoping to lower costs and shorten timelines

When?

- Passed in May and implemented in June 2026



This will mean that many applications you will review will no longer include an environmental assessment

- The environmental assessment includes a great deal of information about the project
- As a result of this change, you will have less information about projects that come before you

NYC™

City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • *Please fill out and submit to the appropriate agency* (see instructions)

Part I: GENERAL INFORMATION

1. ***Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?*** ☐ YES ☒ NO

If "yes," **STOP** and **complete the FULL EAS FORM**.

2. ***Project Name*** Expedited Land Use Review Procedure and Affordable Housing Appeals Board Rulemaking

3. ***Reference Numbers***

CEQR REFERENCE NUMBER (to be assigned by lead agency) 27DCP006Y	BSA REFERENCE NUMBER (if applicable) N/A
ULURP REFERENCE NUMBER (if applicable) N/A	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

4a. ***Lead Agency Information***			**4b.** ***Applicant Information***		
NAME OF LEAD AGENCY New York City Department of City Planning			NAME OF APPLICANT City Planning Commission		
NAME OF LEAD AGENCY CONTACT PERSON Evren Ulker-Kacar, Deputy Director			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Edith Hsu-Chen, Executive Director		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 120 Broadway, 31st Floor		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10271
TELEPHONE 212-720-3493	EMAIL eulker@planning.nyc.gov		TELEPHONE 212-720-3400	EMAIL ehsuch@planning.nyc.gov	

5. ***Project Description***

On November 4, 2025, New York City Voters approved amendments to the City Charter that alter the City's land use review process, including by establishing the Expedited Land Use Review Procedure in Section 197-e of Chapter 8 of the Charter and an Affordable Housing Appeals Board in Section 197-g of Chapter 8 of the Charter. The City Planning Commission is proposing to amend its rules by adding a new Chapter 14 to Title 62 of the Rules of the City of New York to establish: (1) guidelines, minimum standards, and procedural requirements for community boards, borough presidents, and the Commission in the exercise of their duties and responsibilities pursuant to Section 197-e; (2) minimum standards for certification of applications pursuant to Section 197-e(d); (3) specific time periods for review of applications pursuant to Section 197-e prior to certification; and (4) certain criteria for determining whether an application is subject to review pursuant to Section 197-e. The City Planning Commission is further proposing to amend its rules by adding a new Chapter 15 to Title 62 of the Rules of the City of New York, which will contain rules setting forth whether a land use application directly facilitates the development of additional affordable housing for purposes of review by the Affordable Housing Appeals Board established by Section 197-g of the Charter.

Linking of “micro plans” with SEQR reform may be a significant game-changer

- The biggest impediment to locally developed plans and zoning proposals is the cost of the application
- The biggest cost in the application process is the environmental review process
- If there is no environmental review, the cost to develop a land use application drops at least 80%
- Considering these policy changes, it might make sense to approach DCP to discuss your proposal again

5) Charter revision, version 2026

What is it?

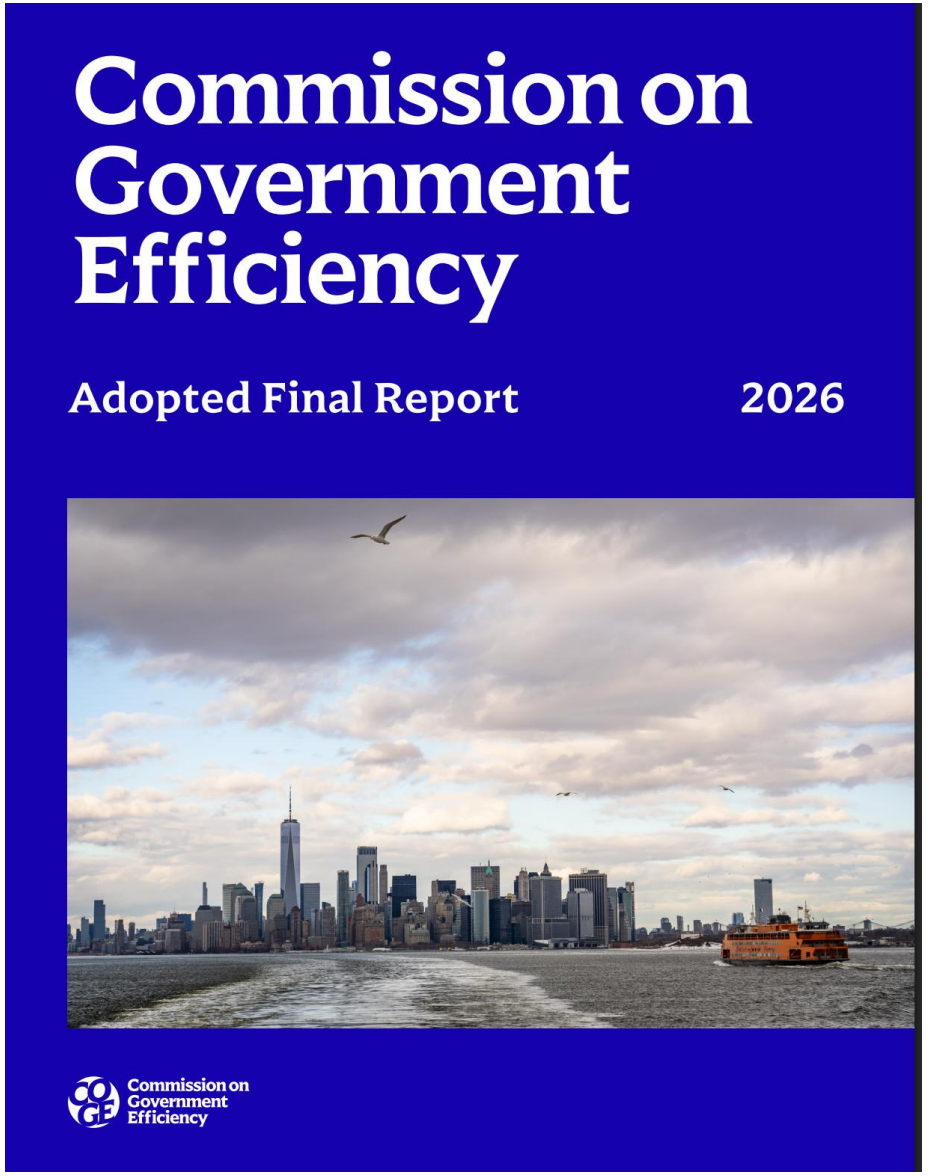
- A series of proposals to revise to the New York City Charter
- It includes revising sections just adopted last November

Why?

- The changes will purportedly make government more efficient
- It does this by either changing processes or changing the type of process actions must follow

When?

- Hearings have been held and the final proposals are out. We will vote on them in November



The changes proposed are not as significant as last year's

There are five proposals:

Question 1: Streamline Process for Using Public Space for Uses like Ramps, Benches, and Cafes

Question 2: Reform the Contracting Process to Improve Small Business and Nonprofit Opportunities to Work with the City

Question 3: Speed up Street Safety Projects, Office Leasing, and Activation of City Land

Question 4: Simplify Building Permitting

Question 5: Require Contributions to the Rainy Day Fund to Ensure Sufficient Budgetary Reserves

We'll only talk about part of one of them

Question 1: Streamline Process for Using Public Space for Uses like Ramps, Benches, and Cafes

Question 2: Reform the Contracting Process to Improve Small Business and Nonprofit Opportunities to Work with the City

Question 3: Speed up Street Safety Projects, Office Leasing, and Activation of City Land

Question 4: Simplify Building Permitting

Question 5: Require Contributions to the Rainy Day Fund to Ensure Sufficient Budgetary Reserves

Activation of City Land means:

- Disposition of City-owned land under 10,000 SF becomes a ELURP action instead of ULURP
- Sales of development rights from landmarks becomes a ELURP action instead of ULURP
- According to the report, this change

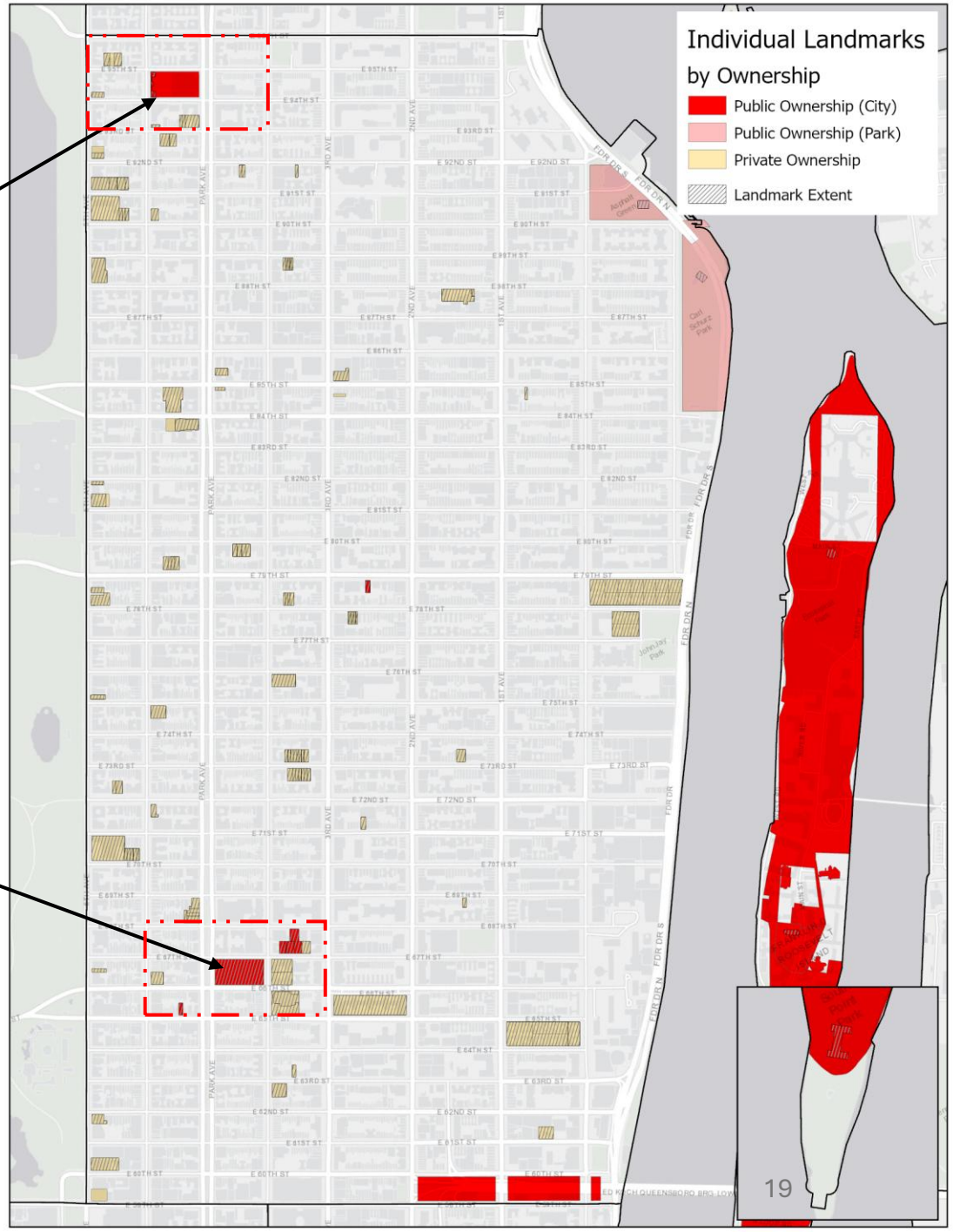


> Unlocks more than $200 million in revenue for the City from sale of small surplus lots and transferable development rights

- The Commission's report talks about "monetizing" these "valuable assets"
- In the past, the City has prioritized the creation of 100% affordable housing, or other local benefit, on publicly owned land
- These local benefits happen, in part, because the Council Member requires them: they want to show how they are improving their district. This action removes the Council from these decisions
- The report doesn't discuss using public assets as leverage to create affordable housing at all

This map shows lots with publicly owned landmarks in your district

- There aren't many but a few are large:
- Hunter College High School
- And the Park Avenue Armory
- Are development rights just an asset to be monetized, or should they be used to better the community in some way, like facilitate the development of affordable housing?



6) The State of Yes

What is it?

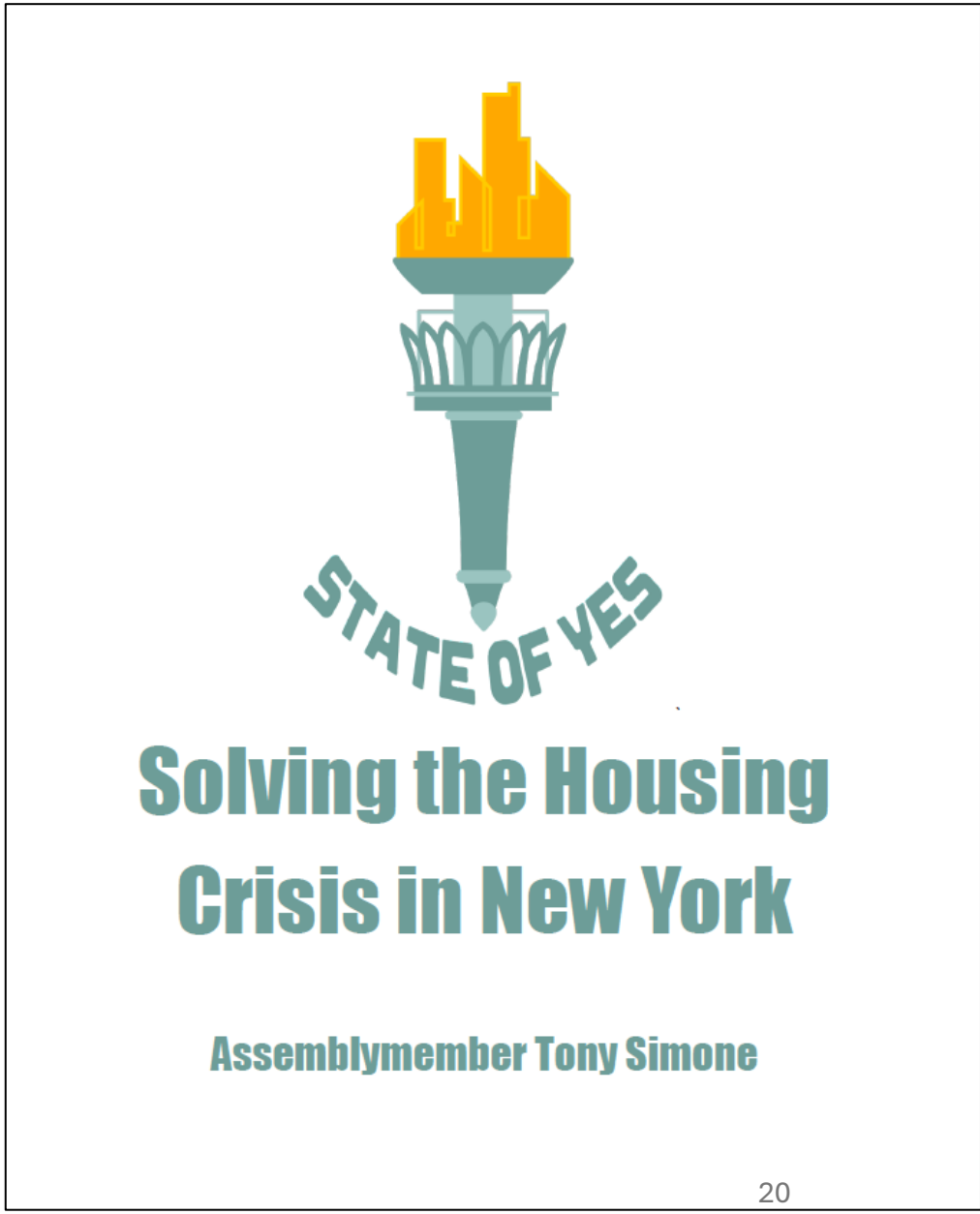
- A collection of 32 bills in Albany that deal with housing

Why?

- To address the housing crisis with reforms from Albany

When?

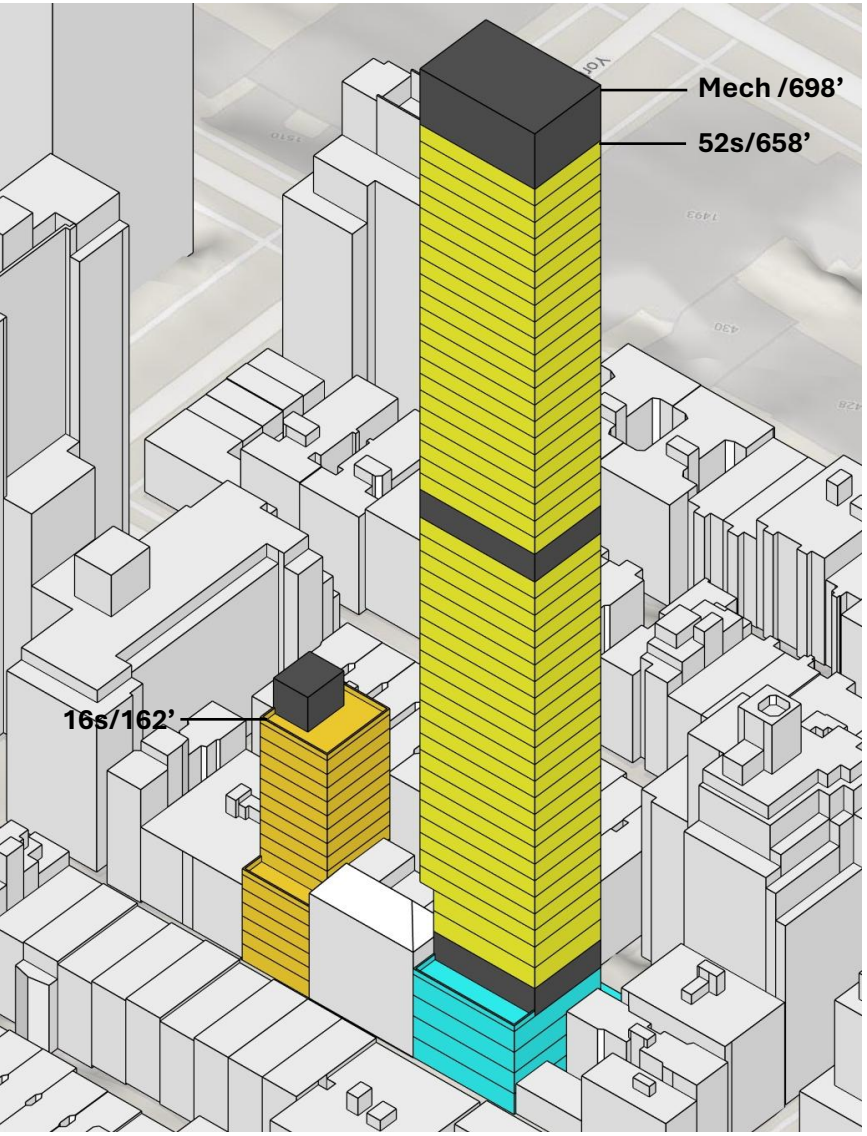
- State of Yes report was published in August, but legislative session will start in January 2027 and extend through June 2027



Inspired by the success of City of Yes, the bills in the State of Yes are classified into eight groups:

1. Putting Tenants First (11 bills)
2. Supporting Public Housing (4 bills)
3. Shovel Ready Sooner (2 bills)
4. Building Faster (3 bills)
5. Code Reform (1 bill)
6. Building More, Sustainably (8 bills)
7. Tax Reform (1 bill)
8. Financing (2 bills)

One of those 32 is the return of the Faith Based Affordable Housing Act. As you may remember, this bill impacts the UES differently than most

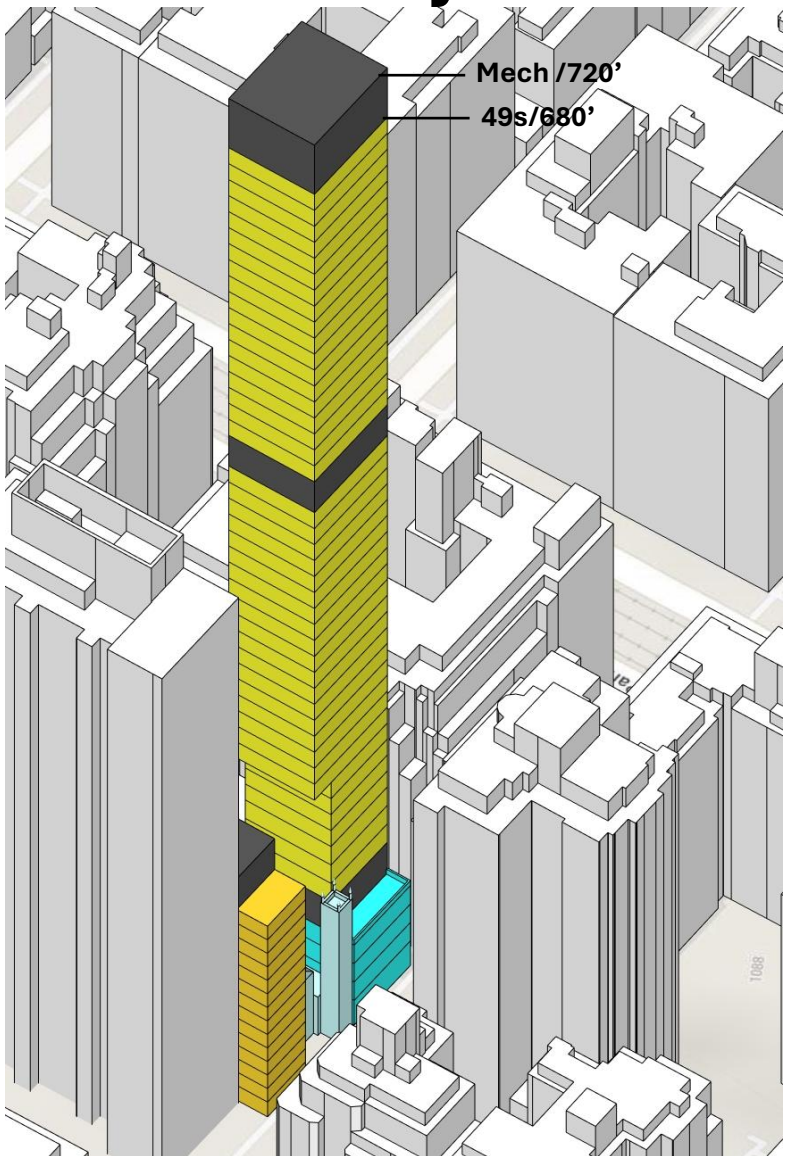


Redevelopment of St. Stephens on East 82nd St under FBAHA

Residential

Residential (Affordable)

Community Facility



Redevelopment of St. Thomas More on East 89th Street under FBAHA

What comes out of the legislative session in Albany is unpredictable

- This will be the 5th year for the FBAHA
- The packaging of bills together, however, is a new strategy
- Grouping may be used as a way of gaining support for individual bills
- But the 32 bills are a real mixed bag. Unclear how many will get traction

Take-aways:

- The **Fair Housing Growth Strategy** targets are not based in reality, but will it be used? Or was this simply an attempt to meet minimum requirements local law 167?

- With the micro-plans in **Block By Block** and recent **SEQR reform**, there an opportunity to revive your zoning proposal

- While CBs normally do not comment on **ballot proposals**, you may wish to do public education to educate people on what they do

- As always, keep an eye on Albany

Discussion

George M. Janes
& Associates
250 E. 87th Street
New York, NY 10128

Tel: 646.652.6498
george@georgejanes.com

2026 Land Use Initiatives

What's Happened? What's Coming?

Prepared for:

WELCOME TO CB8M.COM
COMMUNITY BOARD 8 City Of New York

George M. Janes, AICP
9/22/2026