



**THE CITY OF NEW YORK  
BRONX COMMUNITY BOARD 6**

**1932 Arthur Avenue, Room 403-A, Bronx, NY 10457**

*Honorable Vanessa L. Gibson, Bronx Borough President*

*Honorable Oswald Feliz, New York City Council Member, 15<sup>th</sup> District*

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Board Chairperson

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District Manager

March 18, 2026

**New York City Board of Standards and Appeals  
22 Reade Street, New York, NY 10007**

**Testimony re: Rules of Practice and Procedures regarding Charter § 666-a (Fast Track Affordable Housing Action Projects (or “AHFT”))**

In November 2025, NYC voters voted to adopt a new affordable housing fast track for 100% affordable housing in Community Districts with little new housing production. This proposal was advertised as creating a method by which developers could apply to expand building bulk (larger buildings with more units) through the BSA, instead of needing to seek a rezoning and going through a long and costly ULURP action. This proposal was intended to make the development of affordable housing faster and less costly, facilitating more affordable homes for New Yorkers. While this fast track does not initially apply to Bronx CB6, but every new building is a one-time opportunity to build affordable and correctly sized housing units for working New Yorkers.

Unfortunately, the new language of the city charter failed to reflect the intention of the voters. The new section, City Charter 666A, reads that an eligible “building is or will be owned, in whole or in part, by a company that has been organized exclusively to develop housing projects for persons of low income”. This means that a Housing Development Fund Corporation (the typical legal model for such a building) must be a part-owner in a proposed project. In a typical HDFC owned building with NYC Housing, Preservation and Development funding and design standards, HPD will work with the developer to establish the number of affordable units and number of market rate units. HPD does not forbid market rate units from being included in these buildings, in fact the ratio of affordable to market rate units (and levels of deeper affordability) is often the result of the local City Council Member using the power of veto in the Council for leverage. The new BSA affordable housing fast track bypasses the Council entirely.

HPD typically uses regulatory agreements with developers to ensure that units remain affordable in the long term. This binds the building to the number of units and their affordability for a set amount of time, often 30 or 40 years. This guarantees that in exchange for tax abatements, loans, changes in zoning, or other public support, a developer provides affordable housing. The charter amendment makes no reference to a regulatory agreement, and BSA should require one for any proposed development.

Bronx Community Board 6 believes that this error in the language of the charter undermines the intent of New York City voters. We expect that developers will form HDFC’s, develop buildings with HPD that include market rate units, and be eligible for the fast-track under the law. **We ask that BSA specify in its administrative rules that buildings only be eligible for the fast track if 100% of the units are affordable, meaning that all rents are restricted through a regulatory agreement with a**

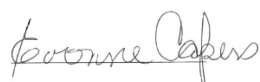
**city or state financing entity.** The idea that every HDFC develops 100% affordable housing is simply wrong.

In low-income neighborhoods like those represented by Community Board 6, residents often raise the issue of the levels of affordability in HPD-sponsored developments. The city charter requires that affordable housing fast track building “not alter the essential character of the neighborhood”. We believe that this character includes moderately priced apartments that make a neighborhood affordable to low- and moderate-income residents. **Therefore, we ask that the BSA require that proposed Affordable Housing Fast Track developments include units affordable to the residents of the local community district.** For example, a building in Bronx Community Board/District 6, with a median income of \$32,020, would need some of the units to be priced at affordable for residents earning 30% of AMI.

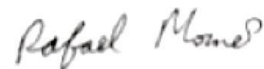
The charter’s requirement to not alter neighborhood character should also apply to unit size. Bronx Community Board 6, like other neighborhoods, has seen development of studio and one bedroom-only buildings, which do not meet our need for family size units. **We ask that BSA require proposed developments to include units sized for families in the local community district.** For example, NYC DCP reports that the average household size of 2.66 for Bronx Community District 6, so developments in our district would need 2- and 3-bedroom units to not alter neighborhood character. On a residential block in CB6, buildings have family-sized units and multigenerational families living together. A new building, much taller than the rest of the block, comprised only of studio apartments for young adults, would not be contextual.

Community District 6, like other areas of the city, has had issues with the city’s formerly homeless set-aside units in new developments. Residents report formerly homeless tenants in need of supportive services which are not provided or funded. Our District has also seen housing development specifically with the intention of conversion into homeless facilities. We have heard of buildings listed in the HPD lottery system and then withdrawn and converted into DHS facilities. This shows HPD’s lack of oversight in holding developers accountable. As a community oversaturated with DHS facilities, and years of DHS refusal to create a shelter siting policy to prevent the concentration of facilities, we are concerned that the BSA fast track process could exacerbate these issues. **We ask that the BSA require developers to report on plans to convert developments into DHS sites, include supportive housing, and address the needs of formerly homeless residents in their buildings.**

Regards,



Evonne Capers  
Chair  
Bronx Community Board 6



Rafael Moure-Punnett  
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Bronx Community Board 6