

YOUR GUIDE TO THE EAST HARLEM ZONING DEBATE

Mayor Bill de Blasio's bid to rezone East Harlem, the third neighborhood rezoning to see formal consideration so far, is at a critical stage—awaiting a recommendation by the Manhattan Borough President en route to the Planning Commission and City Council. Here's a guide to the proposals and decisions that have emerged so far ...

THE PLANS

Once it was clear that the de Blasio administration planned to rezone East Harlem, neighborhood stakeholders began their own planning process. All told, at least three different plans have been proposed:

DE BLASIO ADMIN. PLAN

Calls for changing the area's zoning to permit much higher residential development on key avenues, as well as some affordable housing under the MIH rule.

MOVEMENT FOR JUSTICE IN EL BARRIO PLAN

Calls for no rezoning but aims to thwart displacement by promoting much more aggressive housing code enforcement and tenant outreach.

EAST HARLEM NEIGHBORHOOD PLAN

Calls for a rezoning, but with less density than the administration's plan, and more affordable housing on public land.

THE PROCESS

1

Community Board 11 appointed a Rezoning Task Force to evaluate De Blasio's plan. The Task Force wrote a report recommending the city instead adopt the East Harlem Neighborhood Plan rezoning, with some of the Movement's anti-displacement suggestions, deeper affordability and other additions.

2

Community Board 11's Land-Use Committee voted down the mayor's plan unless it adopts the Rezoning Task Force's recommendations.

3

Community Board 11 voted down the plan unless the city adopted the restrictions laid out in the Land-Use Committee vote. That vote is still under discussion.

NEXT

Manhattan Borough President Gale Brewer makes her recommendation—which, like the community board's, is purely advisory. Then the City Planning Commission takes it up.