

From: lora.tenenbaum@gmail.com
To: [Land Use Testimony](#)
Cc: [Chin](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); glickd@assembly.state.ny.us; Helen@helenrosenthal.com; [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Yuh-Line Niou](#); [Brian Kavanagh](#); [Van Bramer, Jimmy](#); [Adams, Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); joddo@statenilandusa.com; BKallos@benkallos.com
Subject: [EXTERNAL] SoHo/NoHo Neighborhood Plan: In Opposition
Date: Monday, November 8, 2021 7:46:29 PM

To: The Honorable Members of the **New York City Council: Subcommittee on Zoning and Franchises**

Re: Opposition to the SoHo/NoHo/Parts of Chinatown Rezoning

Dear Chair and Members of the Subcommittee

I am writing to you on behalf of my artists' JLWQA Cooperative, which has authorized me to explain why we urge you reject the proposed rezoning of SoHo, NoHo and parts of Chinatown and return it for a complete redo. We are truly terrified of what will happen to the community we helped grow and thrive and we see a good likelihood of significant displacement not only of ourselves (forced out by rising taxes and a hostile environment) but also of our rent-stabilized neighbors.

This is a very dystopian plan. Its not about housing. Its about commercialization.

We are an artists residential cooperative in SoHo, and have been here since 1973. As 20-somethings, we pooled our money together and bought a largely empty loft building. We struggled through the IMD process and finally got our Certificate of Occupancy 9 years later. The early years were tough for us. Streets were desolate. We fixed up our lofts as best we could afford, some got outside jobs (or their spouses did) and made art around the job, while others depended on income from their art. None of us became wealthy. We raised our children here. Some of us left, other artists came. The last sale, to an artist certified by the Dept. of Cultural Affairs, was in 2001. Two of us passed away and their heir and his wife and child now occupy the loft, except when they are away in Burundi, where they run a renowned non-profit woman's clinic and hospital that he, a refugee fleeing ethnic cleansing, founded. Our maintenance fee fluctuates depending on income from the ground floor retail, taxes, and the costs of maintaining a 150 year old building. Right now, at its highest ever, it is considerably less than we would have to pay for one of the tiny, un-artist friendly "affordable" apartments contemplated in the rezoning.

Some might scoff, and say we are rich because the value of our lofts has risen so high. **But we are like small farmers...land rich but dollar poor.** The only way we could realize our

“wealth” is to leave...in other words, be displaced. And you will make that more difficult, with the proposed Arts Fund, which only applies to UG17D, and not other transitioning use groups. An Arts Fund that will not help the artists here in SoHo nor give us what had been Envisioned to help the arts in our community: affordable residential homes for artists and their families, with shared studio spaces; as of right UG3 museums. Why no FUND related to legalizing nonconforming retail use? This screams that residential use is not the wanted use.

As I said, we have been here since 1973. Now we are senior citizens, aging in place. The artists among us continue to work, manufacturing our art where we live. We do not want to be displaced. Where else in Manhattan could we get the light needed to create art than low-rise SoHo? As you know, artists never stop working. And, as you also know, Manhattan is a good place to be old...public transportation, museums, inexpensive or free entertainment. No cars needed. This is the home and the workplace we always planned to only leave feet first. But City Planning wants us gone. They even tried to say we don't exist and refused to quantify us.

It is painful and wrong to be called “legacies,” treated as gone and forgotten. As if they want us dead and gone. Not important enough for DCP to even quantify or our unincorporated arts businesses counted as part of the economy of the neighborhood. The picture DCP paints, with their “trickle down housing” neoliberal friends, is not our community. We are a community of artists and Asian-Americans. Our square block, which is between Crosby and Lafayette, Broome and Grand, has more than 70 rent stabilized units on it. Our ethnicity is majority Asian-American, according to the data available from the census, and it is our Asian-American population that is most vulnerable to displacement. Our block also has two penthouses, obtained through special permits in supposedly JLVQA buildings, whose sales have made us the “richest block in NYC” twice. We are a community of contrasts. We would welcome more diversity, but know it can be done within the envelope of our current buildings. **It just takes creative thinking.**

And that is what concerns us. It is clear that the upzoning will make our community even whiter and richer. The simple math shows that. Right now, about 40% of the residents in the upzoning area earn under \$100K, which would put them on the center and bottom end of the affordability window. There are approximately 8000 residents in SoHo/NoHo/parts of Chinatown now. Add 4000 new residents, of which at best 30% will be in the DCP predicted affordable units. In each case, the vast majority of the residents, old and new, will be earning over \$100K, and the proportions are worse among the new. This will not bring us the equity the City needs in this community.

But we don't think the MIH buildings will ever be built because **the whole plan promotes and encourages commercial development** and is rife with carveouts that practically insure that any new housing in our community will be market-rate, and thus most likely, with little or no ethnic diversity. In fact, if trends are followed, many of those new market rate units will be used to launder money belonging to non-citizens and never be occupied by residents. There is a SoHo building, a new construction made a couple of decades ago, that has 42 residential units...and last we looked only 5 people were registered to vote in the City...three of them in one family. That is endemic. Plus, the upzoning will enable almost every building in SoHo/NoHo, including the “preservation areas” to sprout penthouses to house the wealthy. No more “JLVQA buildings may not be enlarged.”

We want SoHo to remain the vibrant, popular, active, **inhabited** artistic community it is, not a

commercial center with big box stores that is a ghost town at night, except for the clubs and “interactive entertainment” venues DCP gleefully anticipates.

Our community’s uniqueness is in that it had and still has an artistic core, that its historic cast-iron buildings resonate with the past and have been repurposed for the future, that it is an easily accessible part of New York that looks like no place else in the world and is thus a draw for visitors from every part of the globe. Even the DCP acknowledges that after Midtown, our neighborhood was the moneymaker for the City. Why would people come here if it looks like Midtown South?

Sure, some changes are needed, such as

- legalizing retail on the ground floor and below, so long as it is under 10,000 square feet.
- Right now anyone can own a JLWQA, but only artists certified by the Department of Cultural Affairs can live there with their families (this is a fact of the current zoning that that City Planning Staff constantly ignores). We agree that the city should try to find some way to legalize the non-artist owners who signed “the SoHo Letter” of indemnification. The ship that could have stopped that has long since sailed. A government ship. But conversion to Residential may be impossible for our building and many others. City Planning needs to consult with the DOB, which they have failed to do.
- We agree that a more diverse community is a better community. This Plan won’t bring us that. Quite the opposite, in fact. We support mandatory deeper affordability in units built within the current FAR. And perhaps mandatory % of artists with shared studio space. Open up the definition of “Artist” to include other creative “makers”.
- Allow all UG3 museums as of right. (The Guggenheim and the New Museum both had to get special permits; not sure why the Museum of the Chinese in America didn’t, but none should have to.)
 - These changes can be done by text change alone.

But we need to keep some things that make this mixed use community live-able for the residents:

- No retail 10K square feet or greater. Definitely no retail of that size without proper indoor loading docks; no exceptions allowed. The City knows that the few existing oversized retail stores have been a living hell for many residents.
- No eating or drinking establishments greater than 5K square feet. This has worked well for us. Let’s not overburden the State Liquor Authority with more 500 foot rule hearings, nor make night time as unbearable as daytime is nowadays for the residents.
- Keep the FAR of 5.0. Adding an appropriate height limit would be good too, to avoid another monstrosity that is the NoMo Hotel. (It looms behind our building, blocking some of the light in our studios, from a block away. And we still cannot figure out how they are within the FAR of 5.0, even with the merged lots.)

And, some things must be considered in this rezoning which, truthfully, is presented as if the pandemic and global warming don't exist:

- As you know, we have zero open green spaces. Zero. The Plan admits we are open space starved and admits their plan will worsen this. So why not plan for open spaces? Why not discourage glass towers, which serve to heat the environment, and mandate eco-friendly materials? Better yet, since construction adds to airborne particulate matter, why not encourage repurposing within existing building envelopes? Recent studies show that this is the most environmentally friendly way to create housing.
- Since approximately 25% of downtowners own cars, why is the DCP not anticipating any parking needs. Is it because right now our M1-5A&B districts generally don't allow non-commercial parking during the day, but the new C districts will? Why not shorten the street-bed, enlarge our sidewalks, put in plantings, bike lanes, delivery areas? Discourage cars.
- If the concrete industry were a country, it would be the third largest contributor to CO2 in the atmosphere. Why not replace concrete with more eco-friendly materials?

We fully support the Community Board 2 Resolution in Opposition to the City's Proposed Plan. It accurately and clearly analyzes and details the fundamental and unfixable flaws in the Plan. We urge you to look at the Alternative Plan set forth by Village Preservation and at the very thorough and well thought out analysis of what the proposed upzoning will actually bring.

Hundreds of us took our Council Member & Borough President at their word when they started the Envision SoHo/NoHo community study. Rezoning was not in the picture. It wasn't even in the picture at the end. This rezoning plan was an ugly surprise to us. Even worse is the message about data collection and democratic process when it is being rammed through during a pandemic, based on Zoom meetings where the DCP consistently called on the members of neoliberal group Open NY more often, proportionately, than any other group, including the residents.

Please return this plan for a complete redo, starting with studies not taken during the pandemic.

Kindest regards,

/LJT/

Lora Tenenbaum
Secretary
for and on behalf of
423 Broome St. Corp., an Artists Cooperative since 1973

From: [Adam Lampell](#)
To: [Chin](#); [District2](#)
Cc: [Drummond, Anthony](#); [Fung, Cora](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenislndusa.com](#); [BKallos@benkallos.com](#); [info@sohoalliance.org](#)
Subject: [EXTERNAL] Please REJECT De Blasio's Land Giveaway on Tuesday!!!
Date: Monday, November 8, 2021 9:59:02 AM

Hi Margaret and Carlina,

Hope this finds you both well. Just a quick note to ask you to REJECT de Blasio's lame-duck scheme in the SoHo/NoHo/Chinatown upzoning proposal. I know you both have already expressed dissatisfaction with the proposal, and I am counting on my elected representatives to do the right thing and ensure this proposal is rejected.

Best,
Adam Lampell

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Adam Lampell


From: [ADINA TAYLOR](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 11:32:54 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
ADINA TAYLOR
1225 Park Ave
New York, NY 10128

From: [Alison Sky](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 3:01:51 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. As a certified artist of the City of New York, I have lived in my loft on Greene Street since 1969. Having previously been awarded an apartment studio in Westbeth as a young sculptor - SoHo with its mix of industry and creative possibility was the neighborhood of my dreams.

I have lived in this neighborhood through its many changes over the years as an artist and co-founder of the creative design firm SITE [Sculpture in the Environment]. Grandfathered under AIR and rent stabilization, I and my fellow artists were protected by multiple eviction attempts by landlord/owners and developers, as the building was re-sold and acquired through default.

The entire neighborhood of SoHo, and the historic cast iron buildings, were saved by the artists in an astonishing triumph - the miraculous defeat of Robert Moses and his doomsday vision of destruction.

My building and numerous others were saved, and improved, by the skillful repairs made by artist inhabitants. The landlord/owners were completely uninterested and unprepared to make any repairs or improvement to the buildings they owned. Our building was utilized for rag storage. We saved it from fire and flood multiple times, benefiting the landlord/owner [ABC Wiping].

Though the years the City, despite good intentions, has destroyed qualities that make this neighborhood vibrant and unique.

In valiant, misguided attempts to enforce the zoning - small mom and pop shops and small creative ground floor venues [bookstores, performance and craft spaces] that enhanced and enriched the neighborhood experience, were forced out.

On the other hand, the requirement for artist-certification was not enforced, enabling many to obtain lofts that did not qualify.

New York City has always been a place of vibrant evolving identity and dynamic change. It is now evolving through a pandemic and moving on to a new administration, and will continue to transform itself into the New York City of the future.

Please stop this senseless onrush to implement this short sighted and misguided plan that will restrict the City to some archaic view that will undermine the landmark designation, cause irreparable harm to the character of the neighborhood, and harm to the residents of this beloved and vibrant neighborhood.

Please give thoughtful consideration to the multitude of insightful analysis and alternate proposals made by so many well informed, knowledgeable, responsible, respected individuals and organizations dedicated to protecting the neighborhoods of our City and its inhabitants.

We need a plan that reflects the future of this City - and permits it the freedom to realize its future.

Please stop now, reconsider the consequences, and vote "NO" to this up-zoning proposal.

Vote no. Thank you.

Regards,
Alison Sky
60 Greene St
New York, NY 10012

From: [Amy Durning](#)
To: [Chin](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#)
Subject: [EXTERNAL] SOHO/NOHO Upzoning PLAN - PLEASE OPPOSE
Date: Monday, November 8, 2021 10:03:25 AM

Hi All,


I have lived in Soho as a FULL TIME primary home owner for 22 years. After the devastation of Lower Manhattan after 9/11 attacks - we have come back strong and welcomed business and tourism development - that has continued to make our neighborhood a huge money maker for the city.

At times we have had to sacrifice our neighborhood to the greater good, by allowing development that is outside of the character of our community. While a rezoning IS NECESSARY for Soho / NoHo to remain growing and progressive.

Please protect our small business owners, our historical buildings, and some of our quality of life by NOT supporting mega stores and even more luxury buildings that attract the kind of owners that DO NOT commit or invest in the neighborhood - but spend time counting their days so that they don't have to pay CITY TAX - YES, I have a few neighbors who do that.

Please support and DEMAND scalable, true PERMANENT affordable housing (of which the current plan guarantees ZERO) that invites families and people who will not only LIVE in and invest in our community in a daily way - but who will benefit from our great public schools, our central location, and the opportunities we provide by living there. We do not NEED more luxury high-rises and BIG BOX STORES.

Amy Durning

35 Wooster Street 
NYC 10013

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Fred Berner Films
C.516 429 5357

From: [Amy Harris](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 11:13:38 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Amy Harris
125 E 4th St
New York, NY 10003

From: [Amy Stoller](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Just say NO to SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 2:41:35 PM

To the City Council:

As a third generation native and lifelong New Yorker, I beg the City Council to vote NO on the SoHo/NoHo/Chinatown upzoning plan.

This proposal would fulfill none of its affordable-housing promises. Instead, it actually makes it more profitable to build *without* affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It is the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. The people of New York need you to vote NO.

Regards,
Amy Stoller
100 W 89th St
New York, NY 10024

From: info@andersholst.com
To: [Chin](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); glickd@assembly.state.ny.us; Helen@helenrosenthal.com; [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); joddo@statenislandusa.com; BKalllos@benkallos.com
Subject: [EXTERNAL] DCP's Proposed Up-Zoning Plan for SoHo, NoHo & Chinatown
Date: Monday, November 8, 2021 12:07:56 PM

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size.

It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot.

Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Sincerely,

Anders Holst
UOM, LLC
473 Broadway
New York, N.Y. 10013
+1 917 573 64 10
info@andersholst.com
Podcast: www.artinsidersnewyork.com
Music: www.andersholst.com
Voice Over: <https://voice123.com/andersholst>

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From: [Andrea Barrett](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 8:00:49 PM

To the City Council:

Please, I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Andrea Barrett
61 Jane St
New York, NY 10014

From: [Ann Burgunder](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 12:27:56 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Ann Burgunder
255 6th Ave
New York, NY 10012

From: [Anna Shapiro](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 9:57:30 AM

To the City Council:

Vote NO on the disastrous current SoHo/NoHo/Chinatown zoning plan, that purports to engender affordable housing but will make the area higher-rise and less affordable than ever—indeed, crucially change its character. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently LIED about the impact the rezoning would have. It is a bill to help developers—and they have enough subsidies already! It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote NO to displacement—let the Jane Jacobs insights win!

Regards,
Anna Shapiro
155 Bank St
New York, NY 10014

From: [Ara Fitzgerald](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Soho Noho Rezoning Plan
Date: Monday, November 8, 2021 9:44:01 AM

NO to the plan as it is. YES to New York having the courage to lead in a vision of creating affordable housing, while protecting current residents and considering the historic character of the area. NO to real estate developers being the deciding voice. YES to a thriving and diverse neighborhood with affordable housing, adequate services, and carefully considered new construction.

CB2 (Community Board 2) voted against the plan for valid reasons. I urge you to read it if you haven't! [CB2's resolution in opposition](#) to the Mayor's plan.

Please Note:

[A message from Borough President Eric Adams on Community Boards](#)

Date posted: January 29, 2019

[A message from Borough President Eric Adams on Community Boards](#)

Community Boards, which have existed in their current form for more than 40 years following the Charter Revision of 1975, are the most local representative bodies of government in New York City. They are responsible for dealing with land use issues, assessing neighborhood needs, and addressing community concerns. Brooklyn's 18 community boards are the epicenter of grassroots democracy in our borough, providing a voice for everyone to get involved

Might we do more than politics as usual?

Is the plan -as it stands- really the best we can do for our great city?

Thank you,

Ara Fitzgerald
(Noho)

--

Ara Fitzgerald Performance:
<https://www.arafitzgerald.com/>

From: [Ara Fitzgerald](#)
To: [Chay, Drummond, Anthony; Fung, Cora; District2; Cebonski, Irak; Speaker Corey Johnson; Bottcher, Erik; Comerford, Patrice; Office of Council Member Powers; Levine, Mark; Lander, Brad; AskUB; Salamanca, Rafael; Moya, Francisco; glickd@assembly.state.nv.us; Helen@helenrosenthal.com; District7; Avala, Diana; D09Perkins; Rodriguez, Ydanis; Dinowitz; Gonal, Mark; Cabrera, Fernando; District16Bronx; Diaz, Ruben; District19; Koo, Peter; Costa Constantinides; Grodenchik, Barry S.; Dromm, CM; VanBramer, Jimmy; Adams; Koslowitz, CM; District30; Ulrich, Eric; Levin, Stephen; Beynoso, Antonio; Cumbo, Laurie; Cornegy, Robert; District37; info38; Council Member Lander; Eugene, Mathieu; District41; Barron, Inez; AskKalman; District45; Maisel, Alan; Trevger, Mark; Deutsch, Chaim; Rose, Deborah; Matteo, Steven; Joseph Borelli; joddo@statenslandusa.com; BKallos@benkallos.com](#)
Subject: [EXTERNAL] Soho/Noho Rezoning Plan
Date: Monday, November 8, 2021 9:33:17 AM

Dear Leaders,

NO to the plan as it is. YES to New York having the courage to lead in a vision of creating affordable housing, while protecting current residents and considering the historic character of the area. NO to real estate developers being the deciding voice. YES to a thriving and diverse neighborhood with affordable housing, adequate services, and carefully considered new construction.

CB2 (Community Board 2) voted against the plan for valid reasons. I urge you to read it if you haven't! [CB2's resolution in opposition to the Mayor's plan.](#)

Please Note:

A message from Borough President Eric Adams on Community Boards

Date posted: January 29, 2019

A message from Borough President Eric Adams on Community Boards

Community Boards, which have existed in their current form for more than 40 years following the Charter Revision of 1975, are the most local representative bodies of government in New York City. They are responsible for dealing with land use issues, assessing neighborhood needs, and addressing community concerns. Brooklyn's 18 community boards are the epicenter of grassroots democracy in our borough, providing a voice for everyone to get involved

Might we do more than politics as usual?
Is the plan- as it stands- really the best we can do?

Thank you for your service to our great city and for your careful consideration of the current plan.

Sincerely,

Ara Fitzgerald
(Noho resident)

© 2021 SaveSoHo+N

Ara Fitzgerald Performance:
<https://www.arafitzgerald.com/>

From: [Ari Forman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 1:37:45 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Ari Forman
438 W Broadway
New York, NY 10012

From: [Arthur Cataffo](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 9:16:43 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Arthur Cataffo
192 Spring St
New York, NY 10012

From: [Barbara Tolley](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] RE Soho/Noho/Chinatown zoning
Date: Monday, November 8, 2021 7:00:40 PM

Whereas I agree the zoning needs changing, the proposed plan is all wrong and not designed for climate change or even the post-Covid pandemic world: no plans for new green areas (and I mean parks!), water runoff, additions to infrastructure such as sewers, transportation, reduction of light in jewel lit stores and air conditioning to conserve electricity, community input, green buildings, creation of electric charging stations, elimination of parking spaces on the side streets, plans to entice small businesses back to the neighborhood, and other creative industries, and fine real estate developers for kicking out viable businesses to raise rents and leave spaces empty for years.

Come on guys: THE FUTURE IS HERE. Plan for it, please or you consign the city to the dustbin of history. It's pretty close to being there already.

Sincerely, Barbara Tolley

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Sent from Gmail Mobile

From: [Bettina Stammen](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 11:37:49 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Bettina Stammen
125 W 12th St
New York, NY 10011

From: [Bill Rosser](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Better Affordable Housing Plan: LISTEN
Date: Monday, November 8, 2021 12:45:16 PM

To the City Council:

I agree with the Opposition to the proposed up-zoning.

I live in NoHo on Lafayette St. opposite the parking lot at Great Jones Street. It is a great site but should be used for a new building that is 100% dedicated to low-income or affordable housing. (Better than the huge financial district similar idea. What we need is MORE affordable housing and this would help greatly. Please do not make this a big moneymaker for developers but respond with what we need and the city claims is a vital need. And this is only one idea of many that would be better for the city!

The proposed up-zoning should be changed to allow some real solutions. Think BETTER.

Regards,
Bill Rosser
14 E 4th St
New York, NY 10012

City Planners Become Enemies of Historic Preservation

By Brian J Pape, AIA, LEED-AP

Never before have we witnessed such a callous attitude about historic preservation exhibited by city officials and department heads. Mayor de Blasio's Department of City Planning (DCP) is on the warpath against historic districts by proposing rezoning that strips the historic districts of protections, and is substituting open development measures that are designed to destroy the character of these important neighborhoods. The city's SoHo/NoHo Neighborhood Plan seeks to establish a new special district to modernize the area's zoning, according to the DCP website.

Why are historic neighborhoods important to New York City?

The city that does not respect the special character of its cultural assets is doomed to be a place where "there is no 'there' there". We could have lost Grand Central Terminal and gotten another Madison Square Garden tunnel in mid-town. Many of us look for special historic places when we travel; should we not also respect those special places in our own city? We know that people come to New York City to soak in the special character of our historic districts, and yes, people come to see new developments too, but we can have both; we need both.

Zoning is a legal mechanism that can be used to save or can be used to destroy. Historic districts are special zones that are set aside to save the special historic character of certain areas. SoHo/NoHo is an area of world-wide appeal for its historic character, generating \$millions from tourists.

Historic districts only take up 4% of the total number of buildings in New York City. So why is the Department of City Planning targeting historic districts as "opportunity zones" for dense new development? That is what they are proposing, first for the Soho-NoHo neighborhoods, to be followed by all other low density (read "historic") districts, like Greenwich Village. This is a fight for the survival of our special places.

This is not a fight for affordable housing, or the city would be mandating low-income housing for the neighborhood. DCP claims to the contrary, and the claims of lobbyists like Open New York, their rezoning will not achieve equity, diversity or low-income housing. What it will achieve is high-rise development, large-scale commercial and retail, and market rate housing, all of which the city already has plenty. Fear-mongering and disrespect in public discourse will not change that.

Sylvia Li, a senior planner with the Department of City Planning, told a recent CB2 (the local Community Board) meeting that the alternative zoning plan "encourages people to engage in magical thinking that is not rooted in reality... . We think that (Community Alternative Zoning Plan) is not a plan that is motivated by a genuine concern for displacement...or...to introduce more housing affordability." The DCP actually has a miserable track record of predicting

displacement and affordability due to rezoning proposals. Disregarding community input has compounded the faults in this proposal.

SOHO-NOHO rezoning documents are filled with inaccuracies about residential displacement, MIH rules, and upzoning incentives to demolish affordable housing units. In its 16,000 pages, or even its 76 page “Executive Summary”, it has no redeeming features. Quality of Life issues including congestion, open space or parks, is ignored, and Retail, Eating, mixed commercial/market-rate residential is given free rein.

Andrew Berman, executive director of Village Preservation, spoke about the Community Alternative Zoning Plan, supported by numerous community groups, which calls for affordable housing to be built on surface parking lots and on sites currently occupied by one-to-three-story commercial buildings without residents, and calls for mandates that as many of the new units as possible be affordable. It’s actually the city that does not care about displacement in trying to ram through the developer-coveted rezoning, he said.

The current city Rezoning proposal contains so much language that is in direct opposition to what the community demanded in the public meetings, is so flawed, so detrimental to the goals of preservation of affordable housing or quality of life for residents, and contrary to the preservation of the historic character of important neighborhoods, so lacking a mechanism for more diverse populations, that the only logical response is to vote it down, and adopt a more incremental process to remedy the preservation, housing and quality of life issues.

The processes of Environmental Impact Statement Draft, the Borough President’s Review, City Planning Commission’s Vote, City Council Review, Mayoral Review, and Approval Letter have not yet begun.

Council members Margaret Chin and Carlina Rivera, in a joint statement about the DCP rezoning, say “affordable inclusionary housing shouldn’t be *an* option- it should be the *only* option.” “We care very strongly about..... preserving the affordable housing that already exists”. “DCP has not addressed real issues raised by sincere housing and community advocates.”

Community Board 2 has also prepared a resolution that similarly addresses these shortcomings, as well as other failures of the DCP rezoning proposal. No good can come of allowing the city’s proposal to be approved, not even affordable housing.



Caption: This area of SOHO has new buildings that respect the historic height and massing of many of older buildings with cast iron facades. The city's plan does not protect the existence or character of the historic district. Credit: Brian J Pape, AIA

From: [brian weber](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 4:13:42 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
brian weber
348 W 36th St
New York, NY 10018

From: [Bruce Ecker](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 10:05:38 PM

To the City Council:

I implore the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. There is **overwhelming evidence** that the proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Bruce Ecker
125 Christopher St
New York, NY 10014

From: [C S](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 11:26:16 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
c s
218 W 104th St
New York, NY 10025

From: [Carla Lord](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 10:46:58 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Carla Lord
135 W 58th St
New York, NY 10019

From: [carol milano](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Please Vote Against SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 5:40:19 PM

To the City Council:

As a concerned NY voter, I am urging the City Council to vote No on the SoHo/NoHo/Chinatown upzoning plan. This proposal is one more big gift to developers, which have already been treated extremely generously during the entire deBlasio administration. This upzoning will not fulfill its affordable-housing promises, because the plan makes it more profitable to build without affordable housing, than with. It will create huge incentives that will destroy the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood. Currently, these are mostly occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Please Vote No -- consider regular New Yorkers, instead of developers! Thank you.

Regards,
carol milano
652 Carroll St
Brooklyn, NY 11215

From: [Caroline Pierpoint](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 12:44:03 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Caroline Pierpoint
104 E 7th St
New York, NY 10009

From: [Carolyn Goldhush](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 3:41:27 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Carolyn Goldhush
55 W 14th St
New York, NY 10011

From: [Chris Dignes](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] SoHo/NoHo Hearing 11/9
Date: Monday, November 8, 2021 1:21:51 PM

Ladies and Gentlemen,

I'm Chris Dignes, the lone dissenter against Community Board 2's resolution to oppose the SoHo/NoHo plan to rezone.

You may be aware that an eviction crisis looks barely as far away as January 15th of 2022, but what that really means is NYC is about to gain a whole lot more people experiencing homelessness. *One quarter* of all people experiencing homelessness in America are *in NYC*, and it doesn't take much to imagine how much worse that will get on the 15th. America's housing crisis dates back to 2008 when people stopped building homes in a recession, but the NYC housing crisis has been a problem for potentially longer, especially in SoHo/NoHo as it is the only neighborhood in *all five boroughs* that has *lost* housing.

SoHo/NoHo can't afford to stay this gentrified. SoHo/NoHo can't afford to keep pushing people out of our neighborhood. Our city can't afford to shuffle the poor under the rug; into useless, dangerous, and expensive hotel shelters every night; or off to the outer boroughs just because SoHo/NoHo wants more affordable housing so long as it's not in SoHo/NoHo.

Most importantly, 33% of all people experiencing homelessness in NYC are **children**. I'll spell it out again: New York City puts children in different hotels every night so we can pretend housing isn't a crisis and that our desire to protect our real estate values isn't *directly* harming New York City children.

NYC can't afford to keep the next generation of New Yorkers poor and SoHo/NoHo is as good a place as any to give the soul of New York City a chance at life. Kids deserve homes and SoHo/NoHo needs to be rezoned decades ago.

With hope,

Chris Dignes

From: [Christina Conroy](#)
To: [Chin](#)
Cc: [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [Jankunis Bethany](#); [Chin](#)
Subject: [EXTERNAL] PLEASE reject of SoHo/NoHo Rezoning
Date: Monday, November 8, 2021 10:14:59 AM

PLEASE reject of SoHo/NoHo Rezoning.
Thanks you.

Christina Britton Conroy, MA, CMT, LCAT
917-817-4425
www.ChristinaBrittonConroy.com
www.facebook.com/christina.b.conroy
www.linkedin.com/in/ChristinaBrittonConroy
Twitter: [@ChrisBritConroy](#)
Instagram: [chris_brit_conroy](#)
<https://www.youtube.com/user/cbconroy>

author of the award-winning, Amazon bestselling nonfiction, HOW TO HAVE FUN WITH YOUR AGING PARENTS
<http://www.amazon.com/dp/1934912778>

the award-winning Victorian novel series, HIS MAJESTY'S THEATRE:
<https://www.amazon.com/dp/B077N7T5CL>

1. NOT FROM THE STARS
2. BUT FROM THINE EYES
3. TRUTH AND BEAUTY
4. BEAUTY'S DOOM

a steamy novel, ONE MAN'S MUSIC book & audiobook
<http://www.amazon.com/dp/1934912107>

From: [Christopher LaCass](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 1:40:20 PM

To the City Council:

As a representative of Save Our Storefronts and a resident of this city, I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Christopher LaCass
500 W 43rd St
New York, NY 10036

From: [Connie Perry](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 4:31:09 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Connie Perry
500 W 56th St
New York, NY 10019

From: [Costanza Baiocco](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 10:32:07 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Costanza Baiocco
70 E 10th St
New York, NY 10003

From: [Craig Steadman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 9:33:34 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Craig Steadman
17 W Broadway
New York, NY 10007

From: [Craig Walker](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 10:22:03 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Craig Walker
101 Thompson St
New York, NY 10012

From: [Dale VanDyke](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 12:32:20 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Please, please, please, listen to "we the people" and vote NO.

Regards,
Dale VanDyke
21 E 10th St
New York, NY 10003

From: [David Marcus](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 9:57:14 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
David Marcus
175 W 13th St
New York, NY 10011

From: [David Row](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] SoHo/NoHo Upzoning Plan
Date: Monday, November 8, 2021 1:43:14 PM

I moved into SoHo neighborhood in 1975. I rented until 1981 when my wife and I joined a group purchasing the building we live and work in, as a co-operative. This historically significant neighborhood was saved by artists from a major demolition that Robert Moses planned, to build an elevated highway on the West side. Thanks to a group of artists and a small endangered fish, look at how beautiful and pedestrian-friendly the west side is now. If we had accepted City planing's idea then, the West side would be a no man's land where mobsters dropped bodies into the Hudson River under that ill conceived highway. We are fighting the exact same battle now. Super tall buildings in SoHo will not only destroy an historically important area it will also make the streets like midtown - minimal sunlight hitting the sidewalks and a generally unfriendly street scene. Only the West village, SoHo and Tribeca, still have the feel of Jane Jacob's vision of a viable city vision. One where there are actual communities instead of anonymous apartment buildings, too large to engender a living working neighborhood. Let's not kid ourselves, this plan is Robert Moses all over again. Haven't we learned anything about livable cities in all that time? Urban planers have lost their way and we are the victims of that ignorance. They talk about a pedestrian friendly city but this plan flies directly in the face of that goal.

Another myth about this community is that it is no longer an artist's neighborhood. Whenever I go out in our area on a weekday I run into Bill Conlon, Gary Tannebaum, Rick and Rijnn Klauber, Rudy Serra, Dorothea Rockburne, Mark Williams, Guy Corriero, Margo Margolis, David True, David Lasry, Evie Day Lasry, Ariane Huichi Lopez, Gordon Moore, Anita Rogers, Claire Seidl, Michael Gitlin, David Kapp, Cecily Kahn, Dennis Kardon, Michel Negroponte, Joanie Wehrly, Marco Piana, Gwen Thomas, Russell Maltz, Cris Gianakis, Barbara Knight, Jonathan Lasker, Barbara Probst, David Reed, Alvin Eng, Wendy Wasdahl, Jim Angel, Joan Waltemath, Joel Perlman, Julie Gross, Larry loewinger, Kes Zapkus, Kathleen Row, Judith Murray, Bob Yosuda, Nina Yankowitz, Barry Holden, Marty Keller, Max Gimblett, Naomi Antonakis, Alex Katz, Petah Coyne, Pier Consagra, Riad Miah, Andy Spence, Stephen Ellis, Gary Stephan, Suzanne Joelson, John Alexander, Robert DeNiro, Jim Long, Thornton Willis, Vered Lieb, Doug Martin, Richard Freedberg, Susan Fortgang, Rosalind Krauss, Jim Cooper, Gerard Mosset, Tony Robbins or Rackstraw Downs.

Because I am a painter these are all people are in the painter/sculptor or fine art writer category. So this abridged list does not include architects; conceptual and digital artists; graphic, industrial, product and interior designers; filmmakers video artists; performance artists; musicians; dancers and choreographers; and theater people. My list is around 70 people and if you asked each of them to name the artists in our neighborhood they would know at least 20 more in my own category that I do not know. So without including any of the categories mentioned above we are talking in the vicinity of 1500 artists. Extrapolated to 12 other categories we are probably talking about a minimum of 2500 known working artists - that's a community! There are no other arts communities of this size in Manhattan. Is it now verboten to live as an artist in Manhattan? Sure looks like it.

Europeans see the overwhelming power of developers in this country and particularly New York City, as a desire to obliterate historical structures. Do we want to move forward with a plan that will stick in New York's craw in the same way that the destruction of the old Penn Station still hurts? Please reconsider this destructive up-zoning. It is not just a small group of artists that will lose out - it is a loss for all of New York City!

David Row

476 Broadway [REDACTED]

[REDACTED]
davidrowstudio@gmail.com

Freight: 38 Crosby Street 7

From: [Diana Kurz](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 11:22:48 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Diana Kurz
152 Wooster St
New York, NY 10012

From: [Dianne Littwin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 11:40:53 PM

To the City Council:

Every day I see news of developers getting “zoning variances.” I ask you, beg you to vote against the upcoming proposal before you. this disastrous SoHo/NoHo/Chinatown upzoning plan. would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don’t exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It’s the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote NO.
If you vote yes this plan will be implemented in every neighborhood. Please, save SOHO/NOHO/Chinatown and the rest of the city.

Regards,
Dianne Littwin
125 E 92nd St
New York, NY 10128

From: [Dixie Martin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 6:05:06 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Dixie Martin
7 W 96th St
New York, NY 10025

From: [Dolores Moody](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 5:10:14 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Dolores Moody
2 5th Ave
New York, NY 10011

From: [Donna David](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 10:33:46 AM

To the City Council:

I strongly urge the City Council to NO on the disastrous SoHo/NoHo/Chinatown upzoning plan.

=====
If you vote yes, you are pushing me and my husband OUT OF NYC. Not only that - you are DESTROYING New York City for your own profit.

=====
This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Donna David
200 E 27th St
New York, NY 10016

From: [Dorothy Wiggins](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 10:41:59 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Dorothy Wiggins
258 West 4th Street
New York, NY 10014

From: [Douglas Collura](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 10:26:49 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Douglas Collura
200 E 24th St
New York, NY 10010

From: [Douglas Irwin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 12:41:59 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

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Regards,
Douglas Irwin
37 King St
New York, NY 10014

From: [Dov Hechtman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 2:25:23 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

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Regards,
Dov Hechtman
119 Spring St
New York, NY 10012

From: [Edward Yutkowitz](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 12:42:19 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Edward Yutkowitz
3 Sheridan Square
New York, NY 10014

From: [EILEEN MILLAN](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 11:57:27 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

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Regards,
EILEEN MILLAN
77 7th Ave
New York, NY 10011

From: [Libby Dierker](#)
To: [Land Use Testimony](#)
Cc: [Chin](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#)
Subject: [EXTERNAL] Testimony against upzoning SOHO/NOHO "Neighborhood Plan"
Date: Monday, November 8, 2021 9:50:22 AM

To Whom It May Concern:

Thank you for hearing my testimony.

I currently reside in Williamsburg, Brooklyn, and over the last decade I've worked for artists and small businesses, had romantic relationships, visited galleries and bookstores, bought precious clothes and objects, danced all night, and so much more in the SOHO/NOHO area. A past employer, Maria Tash Jewelry, was one of the first small businesses to come back to the office in the SOHO area after NYC lockdown, so I experienced firsthand the trauma this neighborhood endured throughout the pandemic, prolonged presidential election counts and racial justice protests. These events have left deep scars, but the ability for such profound events to unfold here just reinforces the power of this place. Above all, I was comforted by the community as we helped each other come back to life.

I recently finished reading a novel by Jennifer Egan called *A Visit from the Goon Squad*. The novel ends in New York City in an implied near future where luxury residential buildings have taken over so much of the city that average residents no longer have parks, but are required to ascend many stories to enjoy public spaces atop the new buildings. They can no longer see the sky from their own apartments, and the irony is that most of these supertalls are sitting empty. In the final pages, the characters reflect on a woman who lived in a tenement building on the lower east side, on Chrystie street. She had a tub in the kitchen, a relic of an era long before ours, but a shared experience for many who forgo the consumer-driven comforts of the suburbs in order to be part of a society like no other.

So many of us, artists, musicians, gallerists, restaurateurs (I myself am an architect), alongside recent immigrants, in truth people from all sorts of backgrounds, have breathed life into the buildings and neighborhoods erected decades before us by struggling new immigrants to this country. In every aspect of our lives, we sought to honor those contributions and become stewards of a rich and colorful past. I ask that the city place agency in the hands of those of us who identify as stewards of this city and of these precious neighborhoods where all have been welcomed regardless of age, race, gender, sexual orientation or income.

We strongly believe that the proposed plan will once again strip longtime residents of their rights, discourage diversity, stifle the unique creativity that thrives here, and place yet more unchecked power, control and influence in the hands of developers who have no regard for the

significant cultural history and communities that have emerged in these neighborhoods for generations. (Or if there is some consideration of this history, the majority of developers simply lack the talent to design something that will be better than what regular people have already created on their own.)

Give the power to the people who live here. Stop homogenizing our neighborhoods, and stop displacing artists and hardworking lower income residents.

Thank you.

Elizabeth Dierker
100 Roebling St.
Brooklyn, NY

From: lizkny@aol.com
To: [Land Use Testimony](#); [Chin](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); glickd@assembly.state.ny.us; Helen@HelenRosenthal.com; [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Cornegy, Robert](#); [District37](#); info38; [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); Barron, Inez; [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); joddo@statenislandusa.com; BKallos@BenKallos.com
Subject: [EXTERNAL] REJECT SoHo/NoHo UPzoning SHAM
Date: Monday, November 8, 2021 12:54:36 PM

I am a forty year resident of Soho. I urge you to REJECT the ridiculous plan put forth by Mayor DeBlasio and his colleagues.

Why re you trying to destroy this neighborhood(even more than has been allowed). We are assaulted by crowds of tourists, tour buses have lined our block, engines running, while the traffic cops sheepishly tell us there is nothing they can do. There are piles of garbage, which get more disgusting with trash piled on by throngs of shoppers who can't be bothered to go to a trash bin. Then, we get fined when there is garbage on our sidewalk. We have been fined for literally, a paper bag that was in front of our building. Graffiti has destroyed the facades of many buildings, we paint many times a year. Rats rule due to constant construction. We put up with weekly film shoots, again, generators running all day. Counterfeit handbag sellers are proliferating and never stopped. It's not for the residents, it's for the tourists who choke Canal Street and side streets.

Most of the businesses we need are gone, and that was before the pandemic. There is one small supermarket several blocks away. We can never park, a problem for us as parents of a disabled child. There are barely any green spaces, and those are now used as outdoor dining spots, again, littered with food garbage. The traffic is unbearable and there are never any traffic cops enforcing any laws. On Friday afternoons, we cannot believe how many drivers go over the sidewalk to beat traffic.

The city cannot manage what they already have. You want to take our one beautiful green space in the name of low income housing. That is disgusting. The neighborhood is lawless. Protect the existing residents. Use the empty buildings to add low income housing. Consider the well thought out plans that have been presented to you. Stop degrading this neighborhood. Stop making it unlivable. Stop overdevelopment so that a few people get rich, while we get driven out. Stop endless catering to tourists. ENOUGH IS ENOUGH.

Elizabeth Kurtzman,
Lafayette Street

From: [Elizabeth Sherman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 12:43:05 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Elizabeth Sherman
134 Greene St
New York, NY 10012

From: [Elizabeth Walker](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 10:20:23 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

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Regards,
Elizabeth Walker
101 Thompson St
New York, NY 10012

From: [Ellianna Placas](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 3:48:11 PM

To the City Council:

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Regards,
Ellianna Placas
212 Grand St
New York, NY 10013

From: [Erica Baum](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Please reject the city's Soho/Noho/Chinatown upzoning plan
Date: Monday, November 8, 2021 5:25:08 PM

Dear City Council,

I am a born and bred New Yorker and long time artist resident in Soho. I urge you to vote no on the current upzoning plan for Soho/Noho/Chinatown.

Please listen to Community Board 2 in their rejection of this plan as it stands. Please listen to the concerns voiced by Manhattan Borough President Gale Brewer in her opposition to the plan as it is currently formulated.

I have attended all the hearings and listened to countless testimony from long time residents like myself who feel ignored and dismissed by this process.

I support Community Board 2's resolution in a 36-1 vote against the plan for the following reasons:

- This plan imposes a punitive flip tax on residents to convert from current "artist living-quarters" zoning to straight residential use, but imposes no tax on commercial owners converting from manufacturing to retail use. This is unfair.
- How this would be implemented and where this tax money would go has not been defined.
- Property values in Soho have increased far above those elsewhere in the city and property tax payments made by residents have significantly increased, cumulatively over several years easily exceeding \$100/SF. We do not see why this assessment, on top of annual property tax assent, should be paid by present residents. If someone builds an additional 20,000 SF in residential space in the Up-zone area will they also be required to pay \$2,000,000 tax for the construction of this space in a location where previously on Artist Live Work status was permitted? If not, why not? If there is any new tax at all it should only be levied on the construction of new market rate residential space.
- The plan legalizes destination big-box retail putting displacement pressure on small, creative business and local retail stores. It allows the influx of huge restaurants, bars and nightclubs, including entertainment space outdoors and on roofs as well as an expansion of NYU dorms. It encourages new construction of office towers 2-1/2 times the size of the average SoHo/NoHo building. It is the first upzoning of an historic district since the Landmarks Preservation Commission was created in 1965. It creates market incentives that will encourage the demolition of historic buildings.
- Loopholes fail to guarantee that a single unit of affordable housing will ever be built, while encouraging luxury residential construction. The plan's housing calculations are spurious - the upzoning will authorize several categories of development, only one of which (New Residential larger than 12,500 SF) includes guaranteed affordable housing. Given that SoHo and NoHo are world-renowned shopping destinations, developers are likely to opt for mixed-use zoning, which is not subject to Mandatory Inclusionary Housing (MIH).
- Resulting gentrification will put tremendous displacement pressure on low-income, rent-stabilized, Asian-American tenants in Chinatown, as well as loft tenants in SoHo/NoHo.
- The community has prepared a plan that will allow for affordable housing but not by permitting high-rise towers. This a neighborhood of narrow sidewalks with no local parks.

- Yes the city needs affordable housing but we also need to respect historical districts and the people who live in them. And the historical districts are for everyone. On any given day the neighborhood is full of visitors and shoppers and the traffic congestion is the worst I've seen in thirty years. We need to think about environmentally sound ways to address the housing crisis. Vacant or under occupied office buildings can be repurposed to house people.
- I believe that the SoHo, NoHo and Chinatown upzoning proposal must be rejected, so that we can devise a plan that prioritizes the construction of deeply affordable housing.

Please reject this plan.

- Thank you,
- Erica Baum, Soho resident 81 Grand Street, NY NY 10013

November 9, 2021
File #: T2021-8155, T2021-8156
Soho/Noho Neighborhood Plan

Dear City Councilmembers,

My name is Fannie Ip and I grew up in the Lower East Side where I currently continue to reside. Chinatown is a gateway for many Asian immigrants such as myself when my family and I newly arrived here in the U.S. 40 years ago. We lived in Confucius Plaza while my mother worked at a nearby garment factory. I have many fond memories of celebrating Chinese holidays with our neighbors while adjusting to the American culture. Chinatown is not just some kitschy area where people come to have dinner on Christmas day. It is a livelihood for many who live and work there because there is nowhere else that can provide the same social support and affordability in NYC. I am here to urge you to please oppose the Soho Noho Neighborhood Plan because Chinatown will be destroyed if this plan goes through. Not only there's no guarantee that any affordable housing will be created from this plan but this plan will also reduce the little existing affordable housing that's left. This plan will displace many of the elderly and the lower income and working class residents in Chinatown who will be most vulnerable and at risk of displacement from this plan as concluded by Village Preservation and Community Board 2. After 9/11, Chinatown suffered a heavy blow to its small businesses and it took many years to recover and bounce back to the Chinatown that it once was. However, these small businesses that keep Chinatown's economy running suffered another heavy blow recently due the pandemic. If the City Councilmembers really care and represent their constituents, you should listen to their constituents and do everything you can to protect the Chinatown's small businesses and its residents by voting no on this horrible plan. This is also a racist plan because there has been no outreach on this plan for the Chinatown community and not to mention, Chinatown is hardly even brought up whenever this plan is being discussed by the City when Chinatown would stand to lose the most from this plan. This plan was thought up by racists and put together by racists, and if this plan gets approved then the members of the City Council are also racists. Mom and Pop stores that have been in the neighborhood for generations will be forced to close and the lower income and elderly residents will be displaced, while a handful of corrupted politicians, City employees and individuals that are in bed with real estate developers, will profit off of the loss of this historical neighborhood that have helped so many immigrants like myself, forever to a couple of shiny glass towers for millionaires. Vote NO on the disastrous SoHo/NoHo/Chinatown upzoning plan!

From: [Frances Weiss-Bener](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 11:14:31 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Frances Weiss-Bener
463 W 21st St
New York, NY 10011

From: [Frederica Sigel](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Submitting SoHo NoHo Neighborhood Plan Testimony
Date: Monday, November 8, 2021 10:33:37 AM

My name is Frederica Sigel. I'm chair of CB2's Land Use committee.

I believe this Plan is an unacceptable substitute for direct city investment in affordable housing in SoHo, NoHo and Chinatown. Speaking personally, I encourage the city to revise Mandatory Inclusionary Housing, with text that mandates far higher percentages of permanently affordable housing and lower median incomes. Eliminate any funds, offsite housing options, and payments in lieu that would create affordable housing outside the rezoned area. Expand the preference area to include Chinatown.

Please eliminate the potential for any combination of bonus packages that would result in buildings as much as 40% greater than any increase in FAR would permit

The proposed plan must better address demolition, displacement and other forms of involuntary housing loss. The plan fails to take sufficient steps to protect residents during conversions from JLVQA to Use Group 2. Apply the toughest protections offered elsewhere in the city. Require unequivocal proof that each conversion is voluntary.

Please eliminate the Arts Fund, but if you don't, restrict the funds it generates to the rezoned area and reduce the tax to \$5 per square foot as in Hudson Square. Apply it to every type of request for a use conversion.

I reiterate the community's longstanding opposition to lifting the current

caps on eating & drinking establishments and oversize retail. Why not institute a special permit when restaurants exceed 200 total seats as in Hudson Square?

Develop Quality of Life "Performance Standards" to govern retail deliveries, lighting, interior refuse and inventory storage, and hours of operation.

Lastly, please prohibit dormitories and close any loophole that would let NYU expand further into SoHo and NoHo, which they pledged not to do during their 2012 application approval.

Thank you.

--
Frederica Sigel
101 West 12th Street [REDACTED], New York NY 10011

[REDACTED], Great Barrington MA 01230
212.242.2256, 413.528.6808, c: [REDACTED]

From: [Georgia Grann](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 3:51:14 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Georgia Grann
80 Jane St
New York, NY 10014

From: [Gilda Pervin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 12:43:04 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

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Regards,
Gilda Pervin
134 Bowery
New York, NY 10013

From: [Gina Quinzani](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 2:52:53 PM

To the City Council:

Dear City Council Members,⁹

After much thought and having made an extensive list about the harms of up zoning the one idea that supersedes all others is: CLIMATE CHANGE.

I think city leaders with a vision of the future need to address the impacts of bigger buildings and lots more construction pollution and waste in ALL these decisions. I feel like no one lives in the world and is seeing what I'm seeing regarding this issue.

My sister and brother have both been affected my wildfires and extreme heat (CA and WA). My building's basement flooded during Ida.

City leaders need to look to reusing and repurposing existing buildings.

I thought there were buildings in need of tenants because of Covid.

Every leader seems to be waiting for someone else to act on this problem.

The other downsides to upzoning are:

- degradation of quality of life for neighborhoods around the building zone
- loss of people living in the neighborhood
- loss of the human scale
- people being driven out when their homes are demolished
- loss of sunlight
- loss of green space
- loss of the history of NYC
- loss of middle class affordability for people in that neighborhood
- more traffic noise and pollution
- increased street and sidewalk traffic
- increased dog poo
- increased private delivery trucks

I'm speaking with personal experience as I've lived for 18 years in "a real estate deal of a generation". It's become a brand not a community. I've become a stranger in my neighborhood. Where are the people I spoke to while walking to work? Pushed out by all-cash buyers who drive up property taxes which affects us all. And many don't live in their homes. When did it become okay to sell the city to the highest bidder?

Our city is a treasure for the common good.

The new buildings in my neighborhood are poorly made with rain and water leaks. This was told to me by a tenant.

We need to take all these things into serious consideration before we continue to turn our city into an amusement and tourist park for those with no skin in the game.

Please think hard and creatively about the people who contribute to our city.

Remember that Grand Central was almost demolished and Robert Moses wanted a highway to bisect the west village.

Please don't be the ones who give away the people and the history of this neighborhood.

Thank you,

Gina Quinzani

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Gina Quinzani
400 Lincoln Pl
Brooklyn, NY 11238



589 8th Avenue, 7th Fl, New York, NY 10018
t 212.242.3735 | www.goshow.com

November 9, 2021

NYC Council Subcommittee on Zoning and Franchises

Re: NOHO/SOHO Rezoning Testimony in Favor

Dear Subcommittee Members:

I write not as an architect involved in housing, including affordable and supportive housing, but as a citizen of this greatest of American cities, one with flaws and opportunities, two of which I mention here.

The first is the obvious and desperate need for housing in New York City, housing of all types, for all people, in all boroughs and areas of our city. Our zoning laws, intended to create well being and safety for all, no longer serve that purpose. By limiting residential density our zoning resolution simply restricts the ability of many to live here by implicitly encouraging rising housing costs. This has to change!

The second is the segregated nature of our neighborhoods, supported (perhaps unintentionally) by the marketplace and its interpretation of zoning laws: the rich and mostly white here, the poor and mostly of color there. In this great city that I love one of the great pleasures is the knowledge that here we can all exist together, work together, eat food from all over the globe together, worship as we see fit together: a melting pot of comity and civility.

These two flaws suggest opportunities to make our city more open, more inclusive, more civil. The NOHO/SOHO rezoning accomplishes both goals of more housing and housing more integrated and more representative of our city's diversity.

This rezoning will act as a model to others.

Sincerely,

F Eric Goshow, FAIA

Partner

Doc #: FEG NOHO-SOHO Rezoning Testimony in Favor 11-9-2021

From: [Guy Story](#)
To: [Chin](#)
Cc: [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); glickd@assembly.state.ny.us
Subject: [EXTERNAL] the city's up-zoning proposal is a disgrace
Date: Monday, November 8, 2021 8:49:08 AM

Ms. Chin,

I have lived in SoHo for 44 years. Bit by bit it has become less of a neighborhood for me and my family. Why does the city want to push it even further? Why relax size restrictions on retail etc? Why not encourage and foster affordable housing? Why cave to the developers again?

It's a giant giveaway to developers, many of whom are De Blasio donors who lobbied relentlessly for this.

It would allow development up to 2 1/2 times the size current rules allow.

The City says it will result in 3.8 mil sq ft of new development, but would actually allow well over 10 mil sq ft of new development in rezoning area, or nearly four Empire State Buildings, most of which is unaccounted for in their environmental analysis.

It will incentivize the demolition of many of the well over 600 units of rent regulated and loft law affordable housing, which are disproportionately occupied by lower income, artist, and Asian American residents, and disproportionately located in the areas with the greatest proposed upzonings which create the greatest incentives for demolition.

It will likely add pressure for "secondary displacement" of thousands more residents of rent regulated affordable units in the immediately surrounding area, which are even more disproportionately Asian American and lower income folks.

The plan is likely to result in little or no new affordable housing due to multiple loopholes which have no affordable housing requirements — office, hotel, or other commercial space, retail space, and any community facility space for institutions like NYU, as well as luxury condo space of 25K sq ft or less per zoning lot are all EXEMPTED.

The plan allows developers to build as much or more market-rate space WITHOUT affordable housing as they can if they do include affordable housing, on EVERY site where the City says affordable housing will be built, thus making affordable housing construction highly unlikely and INCENTIVIZING building without it.

Even if new developments are built as the City predicts with 70-75% luxury condos and 25-30% "affordable housing," these developments will overall actually be more expensive, and house wealthier and less diverse residents, than the current neighborhood overall, making for a less equitable, less affordable neighborhood.

The plan would allow unlimited NYU expansion into area, violating NYU 2031 expansion plan agreements which were supposed to limit the university's expansion.

The plan would allow new construction which is more than two and a half times the size of the average existing building in the neighborhood.

The plan would encourage the demolition of historic buildings recognized as city, state, and national landmarks.

The plan is opposed by leading citywide and statewide housing and tenant groups, city, state, and national preservation organizations, environmental groups, and Chinatown groups.

It would help push out longtime artist residents of neighborhood as well as arts groups and businesses.

It would allow the proliferation of huge big box chain stores as well as bars, pushing out longtime smaller independent businesses and destroying quality of life.

Three things which residents and community groups consistently said during the "public engagement" process they did not want in any plan for the neighborhood — Upzoning, Big Box Chain Stores, and allowance for NYU Expansion — are the cornerstones of this plan.

Over a dozen community and tenant groups have offered a community alternative rezoning plan which would allow construction of true, more deeply and broadly affordable housing, without tenant displacement, out-of-scale development, and without big box chain stores forcing out local businesses.

Guy Story

From: [Hal Hirshorn](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 12:05:43 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Hal Hirshorn
78 Washington Pl
New York, NY 10011

From: [Harriet Bachmann](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 1:20:40 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

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Regards,
Harriet Bachmann
11 5th Ave
New York, NY 10003

From: [Harriet McGurk](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 9:33:47 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

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Regards,
Harriet McGurk
17 Jones St
New York, NY 10014

From: [Harrison Grinnan](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Soho/Noho ULURP
Date: Monday, November 8, 2021 5:49:09 PM

Good Evening,

I am writing in support of the proposed rezoning of Soho and Noho, one of the wealthiest urban neighborhoods in the world. I have been following the proposed rezoning as it wound its way through meeting after meeting, visioning session after visioning session, and hearing after hearing. It is now finally time to pass it through the council, and I hope you can help that happen so we can finally get closer to housing and climate justice in the richest city in North America.

I work for a large company in Midtown with many coworkers who are immigrants. Of my coworkers, no one with children is able to afford to live in New York City despite our generous white collar pay. When I brought that up at the first community board meeting I ever attended, a meeting of Community Board Two in Manhattan, I was shouted over, hearing white homeowners yell, "WHO CARES!" and "OH BOO HOO". A member of the community board said that Soho should not have to bear the burden of providing affordable housing because of its contributions to culture, and that Jay-Z living there in the past showed that it was a diverse place. At a second meeting a representative of the Municipal Art Society said the area was simply too expensive, and thus is not a good location for affordable housing. I believe that contrary to those voices, Soho does have a duty to the rest of the city to help with the housing crisis.

Our city is among the most segregated in the country. A recent Fair Housing Act rule from the Obama Administration has recommended that we build much more housing, especially affordable housing, and especially in what are known as high opportunity neighborhoods—those with access to jobs, transit, and amenities, including schools. Soho and Noho are transit rich and close to an extraordinary number of jobs, as well as cultural amenities of all kinds.

Although the city has known what we must do to reduce our housing crisis - to end our "Tale of Two Cities" - we have only chipped away at the supply problem and the affordability crisis has only gotten worse. Part of the reason that we haven't been able to get at the root of the problem - the shortage of housing in the city - is that almost all desirable neighborhoods have been off-limits politically for siting more housing. The DeBlasio administration has only rezoned low income communities of color. We need more housing, but this approach has concentrated the impact of construction in the communities

that need the most help, so that wealthy Manhattan and the brownstone belt of Brooklyn could stay historic and continue to see their property values skyrocket. The DeBlasio administration is also putting forward a rezoning in wealthy, white Gowanus, but far from where most people in the area live - Carroll Gardens, Park Slope, and Boerum Hill will remain as exclusive as ever.

By contrast to the previous rezonings, and especially the previous administration's downzonings of specifically rich white neighborhoods, this rezoning gives us the opportunity to turn the page on the failed policies of the past. The area is extraordinarily wealthy and exclusive, with the sky-high market rate rents to prove it. Rents have rebounded from their pandemic lows and the average asking rent on Streeteasy in the area is \$5,800 per month. These sky-high market rate rents mean that every new building can support a deep level of affordable housing with no state subsidy, as areas like this are precisely what Mandatory Inclusionary Housing, for all its faults, was created for. With this rezoning, not only will wealthy people be able to move to new housing instead of creating a chain of displacement as they outbid existing tenants who are not lucky enough to have rent control, those same rich people will end up subsidizing what will hopefully total a thousand households, living at fixed rents in an area with extraordinary access to jobs, transit, and schools.

I urge you to move past the parochial politics of the past, where wealthy residents are empowered to gatekeep their neighborhood. A bigger New York City is a better New York City - both for us and for the world. The average New Yorker emits almost 70% less carbon than the average American. Restricting this low-carbon, car-free lifestyle to the rich will doom us to the worst climate change has to offer. Even beyond climate change, there is a clear moral imperative for our city to welcome more immigrants, both domestic and international. The last time I checked the Statue of Liberty wasn't pointing people towards Paterson, NJ, and I hope the last five years have made the need for the city to be affordable to young queer people deadly clear. In my workplace, I see the transformative effect that moving to New York has on the lives of so many people from so many places - that should be possible for more people. New York City did not make the list of recommended destinations for Afghan Refugees issued by the Biden Administration, as housing here is too expensive. This should be a source of shame to all in the city with power to do something about that. Enough is enough.

This rezoning won't be easy, as I learned watching community members shout abuse at anyone speaking in favor of it, including the Department of City Planning staff. The opponents of it know what they stand to lose - a one way ratchet on property values and rents. Achieving housing justice is a cause worthy of standing up to these bullies, their lawsuits, and the publicity their money buys. I hope you will work to bring this rezoning to completion - this is the kind of action upon which legacies are made.

Harrison Grinnan

From: [Ilene Antelman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 1:29:14 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Ilene Antelman
221 E 28th St
New York, NY 10016

From: [John Milios](#)
To: hin@council.nyc.gov; [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); glickd@assembly.state.ny.us; Helen@helenrosenthal.com; [District7](#); [Avala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); joddo@statenilandusa.com; BKallios@benkallios.com
Subject: [EXTERNAL] Written testimony against Up-zoning plan
Date: Monday, November 8, 2021 10:05:53 AM

Dear Council Members,

There is no infrastructure to support such an up-zoning plan. The argument for promoting diversity is thin, given the experience of how developers utilized such high rises as luxury living. Finally, the damage to the character of the neighborhood will hurt every business in the area and in the long run will hurt the finances of the city.

Regards,

Ioannis Milios
543 Broadway
New York, NY 10012

--

John Milios

Sendyne Corp.

+1.212.966.0600 phone
+1.212.214.0710 voicemail/fax

www.sendyne.com

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From: [Isabelle Duchesne](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 10:15:01 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Isabelle Duchesne
30 Charlton St
New York, NY 10014

From: [James Barniker](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 12:50:26 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
James Barniker
405 Main St
New York, NY 10044

From: [James Yates](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 9:57:49 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
James Yates
21 Vandam St
New York, NY 10013

From: [Jana Adler](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 3:37:55 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Jana Adler
99 Bank St
New York, NY 10014

From: [Jane Fisher](#)
To: [Chin](#)
Cc: [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); glickd@assembly.state.ny.us
Subject: [EXTERNAL] Councilmember: Please do NOT approve De Blasio's Cynical Eleventh-Hour Giveaway to Big Developers, with Zero Guarantee of Affordable Housing
Date: Sunday, November 7, 2021 11:28:08 PM

Dear Councilmember Chin:

I have resided on Broadway between Prince and Spring Streets for close to 40 years. My husband is an artist--certified AIR--whose studio is in our building. I am in educational publishing and spent a decade working for Scholastic, across the street. We have raised two daughters here and I serve currently as the president of our cooperative. I am committed to my neighborhood and feel a true sense of comradeship with so many SoHo residents who settled these streets and buildings decades ago.

I am appalled by what the mayor is trying to pull off as he heads out the door--debt-ridden and with his eye on a run for governor. With zero guarantee that affordable housing will be built, the mayor's plan simply opens the door to extreme development. It will encourage demolition of historic buildings (29 buildings slated for demolition or construction in the SoHo National Historic District: <https://tinyurl.com/ymur44zb>) and will allow big-box destination chain retail. It will wipe out all that is unique about SoHo. For what? I look each day at NYU's massive glass structure still in progress on Houston and Mercer Streets, and I see what will become of my neighborhood under this outgoing mayor's self-serving vision.

A fully viable Community Alternative Plan exists that charts a course for affordable housing in SoHo. Yet no electeds will consider it. Why? The answer is a cynical one: because the mayor's plan is really about gifting developers and big retailers, not about creation of affordable housing.

Additionally, this defective plan pretends that a simple "mechanism" exists that would allow coop and condo owners to convert J1WQA units into ordinary residential units, when in truth it is not possible to convert most J1WQA buildings to residential because the requirements for C of Os for the two different codes are incompatible. Why isn't this falsehood being called out? Even in the handful of cases where this conversion is feasible, it would require a massive expenditure (upwards of half a million dollars per unit) and total evacuation of the building during renovation. This is not a simple fix.

The plan's proposed tax on artists--\$100 per square foot--is reprehensible. Forty years ago, we took a raw, rodent-infested loft and made it habitable. We have cared for our building, participated in community groups, and scraped to pay sky-high taxes. We have played by the rules--my husband is certified AIR--and after all these years and contributions, this is what we're handed? A penalty fee (how dare we benefit from what we have created). A tax just for us. It is an outrage.

I implore you to reject this sweeping plan, which is certain to destroy an historic neighborhood without a single mitigating community benefit. The city can and must do better. It is your responsibility to see to that.

Sincerely,

Jane Fisher
542 Broadway
President, 542 Holding Corp.

From: [Jay DiLorenzo](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 3:39:45 PM

To the City Council:

On behalf of the Preservation League of New York State, I strongly urge the City Council to vote no on the SoHo/NoHo/Chinatown upzoning plan. As New York State's only statewide historic preservation nonprofit organization, the Preservation League invests in people and projects that champion the essential role of preservation in community revitalization, sustainable economic growth, and the protection of our historic buildings and landscapes. We lead advocacy, economic development, and education programs across the state and partner with local preservation organizations throughout New York.

We have seen in countless instances that historic neighborhoods like SoHo/NoHo/Chinatown are livable places with rich character, where small businesses and diverse communities thrive. By incentivizing new development at a vastly greater scale, this proposal will allow big-box retail and luxury apartments to displace many of the lower-income, senior, artist, and Asian American residents who now live in the neighborhood. Despite promises that the plan will result in additional affordable housing units, the plan contains many loopholes, as development of luxury housing of 25,000 sf or less per zoning lot, office, hotel, commercial, and institutional space are all exempt from affordable housing requirements. The result will be a wealthier, less diverse, more expensive neighborhood that will have lost many of the people, businesses, and buildings that contribute to its current unique character. I urge you to vote no to this proposal.

Sincerely,

Jay DiLorenzo
President, Preservation League of New York State

Regards,
Jay DiLorenzo
44 Central Ave
Albany, NY 12206

From: [Jean Standish](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 10:10:24 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Jean Standish
308 E 6th St
New York, NY 10003

From: [Jeanne Bornstein](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 12:51:40 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

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Regards,
Jeanne Bornstein
101 E 16th St
New York, NY 10003



November 9, 2021

The City Club of New York is virulently opposed to the rezoning proposed for SoHo, NoHo, and part of Chinatown. This plan upzones part of the area to the maximum allowable under New York State law, and the result will make Billionaires Row seem modest.

Robert Moses famously remarked, “When you’re on the side of parks, you’re on the side of the angels.” In this scandalous moment, we must update this to, “When you’re on the side of affordable housing, you’re on the side of the angels.” Except this plan does not lead us to paradise, but to Hades. In reality, not one unit of affordable housing would have to be built under this plan. This is the work of devils, not angels.

We must ask, if we are not actually building any housing that the man on the street would recognize as “affordable,” what actually is the purpose of this proposed rezoning? If the residents of this part of the city do not support this plan, then we must ask for whose benefit is it being pushed forward? New Yorkers like the fine grained character of these blocks. They do not want supertalls with multi-million dollar units for offshore capital. They do not want big box retail to replace the long established businesses owned by and employing New Yorkers.

The most insidious aspect of this plan is that this will be the first upzoning of a historic district. Now, those blocks are built close to the zoning envelope; under this plan, the sanctity of the history district would be shattered. Again, who benefits from the erasure of protections for our historic city?

In sum, this plan is a lie and a fraud. The City Club of New York urges you to vote this ugly thing down.

Jeffrey Kroessler, President
The City Club of New York

From: [Jenna Osiason](#)
To: [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#)
Cc: [info@sohoalliance.org](#)
Subject: [EXTERNAL] up zoning of SoHo/NoHo/Chinatown
Date: Sunday, November 7, 2021 8:57:26 PM

Dear Council Members:

I am absolutely and firmly opposed to mayor de Blasio's SoHo/NoHo/Chinatown upzonig proposal. Among my reasons:

- It legalizes destination big-box retail, putting displacement pressure on small, creative businesses and local retail stores
- It allows the influx of huge restaurants, bars and nightclubs, including entertainment space outdoors and on roofs
- It encourages new construction of office towers 2-1/2 times the size of the average SoHo/NoHo building
- Resulting gentrification will put tremendous displacement pressure on low-income, rent-stabilized, Asian-American tenants in Chinatown, as well as loft tenants in SoHo/NoHo

For this and many more reasons de Blasio's plan will be a disaster for a neighborhood I have lived in for thirty eight years. It will destroy the quality of life of its residents and visitor.

Sincerely,
Jenna Osiason
123 Prince St.

From: [Jenny Low](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony: Oppose to SoHo/NoHo Neighborhood Plan
Date: Monday, November 8, 2021 6:30:07 PM

Dear City Council Members:

Please vote "No" on the Application No. N 210423 ZRM (SoHo/NoHo Neighborhood Plan)

I'm Jenny Low, a long time resident of the Little Italy and Chinatown areas. I oppose above plan for the rezoning of the SoHo/NoHo neighborhood. Under the guise of providing affordable housing, this proposal fails to create the affordable housing we desperately need.

This proposal is not supported by the community and it maintains racially exclusionary "community preference" practices. It will open the door to "big box" stores, crushing our small businesses when most of us are working every day to help them survive this recession, and it doesn't address vital infrastructure needs, including schools and social services to serve new residents. With the development of more luxury and market rate residential units in SoHo/NoHo, this plan will encroach on the neighboring areas like Chinatown and Little Italy. Both of these communities have suffered greatly from the aftermath of the 9/11 tragedy and Hurricane Sandy, and did not receive much support from the government. Furthermore, the COVID pandemic left small businesses and restaurants in Chinatown hanging by the thread. An approval of the SoHo/NoHo plan is like putting salt on a wound for businesses and residents in Chinatown which was first to be hit hard even before the NY Pause as announced.

In order to get any future rezoning right, and avoid luxury high-rises erected solely for the wealthy, we need to let communities lead the process, not developers.

Thank you.

Regards,

Jenny

劉林劍虹

Jenny Low (She/Her)

<https://linkedin.com/in/jennylow>

Twitter & Instagram: @jennylamlow

From: [Jill Weidman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 4:01:00 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Jill Weidman
289 E 7th St
Brooklyn, NY 11218

I appreciate the opportunity to submit written testimony in support of the SoHo/NoHo Neighborhood Plan. While I am a resident of Brooklyn Community District 14, the reality is that the housing crisis facing our City impacts all residents regardless of neighborhood.

There is a wide range of debate around the causes of our housing crisis. We do a disservice by not acknowledging the limitations of market-driven approaches to resolve this crisis and meet the needs of our neighbors living in the most precarious housing and economic situations. Under our current MIH regime, neighborhood-scale upzonings have been focused in low-income neighborhoods with primarily POC residents and weaker housing markets, and have shown mixed results. Residents in these neighborhoods are at higher risk for displacement and projects require significant subsidy to pencil out in a way that meets the needs of residents most in need of deeply affordable housing.

However, there are some important differences in SoHo/NoHo:

- 1) The median household income in this area is more than \$102,000. That's \$40,000 higher than the New York City median. Over one-quarter of the of households in this area earn more than \$200,000 each year.¹
- 2) Out of approximately 95,000 total housing units in this Community District, there are about 2,000 income-restricted housing units and not a single unit of public housing.² There have been only 118 units of income-restricted new construction starts here since 2014.³
- 3) The population in this Community District is 70% white in a city with a 30% white population.⁴

This is the definition of exclusionary. SoHo/NoHo is a great candidate for new, mixed-income, rent-regulated housing development because of the woefully inadequate track record in this area. It's also a great candidate for a more successful implementation of MIH because of the strong housing market and limited displacement risk given the demographic makeup of incumbent residents.

There are some issues: Commercial FARs (not *total* FAR) should be lowered to incentivize MIH-triggering residential development. Concerns around displacement risk expressed by residents in nearby, lower-income neighborhoods should inform real anti-displacement strategies with urgent implementation in those areas.

It's not the comprehensive solution to our housing crisis, but the SoHo/NoHo Neighborhood Plan would mark a sea change in the City's approach to fair housing and for that alone it's the right thing to do.



Jim Shelton
Resident, Ditmas Park

¹ City Planning Commission. "Final Environmental Impact Statement: SoHo/NoHo Neighborhood Plan – Ch. 3 Socioeconomic Conditions." <<https://www1.nyc.gov/assets/planning/download/pdf/applicants/env-review/soho-noho/03-feis.pdf>>

² NYU Furman Center's CoreData.nyc. <<https://app.coredata.nyc>>

³ HPD. "Housing New York Units by Building." <<https://data.cityofnewyork.us/Housing-Development/Housing-New-York-Units-by-Building/hg8x-zxpr>>

⁴ DCP. NYC Population Fact Finder. <<https://popfactfinder.planning.nyc.gov/explorer/cdtas/MN02>>

From: [Joan Melnick](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 7:29:25 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Joan Melnick
7 Great Jones St
New York, NY 10012

From: [John Saffron](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 2:25:22 PM

To the City Council:

Please read the following. I consider this plan to be detrimental to NYC, ill planned, and presented disingenuously by the City. I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.


Regards,
John Saffron
299 W 12th St
New York, NY 10014

From: [JS Gallery](#)
To: [District2](#)
Cc: [Drummond, Anthony](#); [Fung, Cora](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#)
Subject: [EXTERNAL] Reject de Blasio's Soho Scheme
Date: Monday, November 8, 2021 12:33:38 PM

Dear Councilmember Rivera,

For the following reasons the I urge you to reject de Blasio's scheme:

- It imposes a punitive flip tax on residents to convert from current "artist living-quarters" zoning to straight residential use, but imposes no tax on commercial owners converting from manufacturing to retail use
- Where this tax money goes has never been defined
- It legalizes destination big-box retail, putting displacement pressure on small, creative businesses and local retail stores
- It allows the influx of huge restaurants, bars and nightclubs, including entertainment space outdoors and on roofs
- It encourages new construction of office towers 2-1/2 times the size of the average SoHo/NoHo building
- It is the first upzoning of an historic district since the Landmarks Preservation Commission was created in 1965
- It will encourage demolition of historic buildings
- Loopholes fail to guarantee that a single unit of affordable housing will ever be built, while encouraging luxury residential construction
- Resulting gentrification will put tremendous displacement pressure on low-income, rent-stabilized, Asian-American tenants in Chinatown, as well as loft tenants in SoHo/NoHo
- It is a lame-duck giveaway to de Blasio's real-estate donors, like Edison Parking, which owns the two largest development sites in the proposal
- It will legalize the expansion of NYU into SoHo, something NYU agreed never to do
- The community has prepared a plan that will allow for affordable housing but not by permitting high-rise towers

Thank you for your representation,
Jonathan Shorr
38 Grand Street 
New York, NY 10013

From: [JS Gallery](#)
To: [Chin](#)
Cc: [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#)
Subject: [EXTERNAL] Reject de Blasio's Soho Scheme
Date: Monday, November 8, 2021 12:32:25 PM

Dear Councilmember Chin,
For the following reasons the I urge you to reject de Blasio's scheme:

- It imposes a punitive flip tax on residents to convert from current "artist living-quarters" zoning to straight residential use, but imposes no tax on commercial owners converting from manufacturing to retail use
- Where this tax money goes has never been defined
- It legalizes destination big-box retail, putting displacement pressure on small, creative businesses and local retail stores
- It allows the influx of huge restaurants, bars and nightclubs, including entertainment space outdoors and on roofs
- It encourages new construction of office towers 2-1/2 times the size of the average SoHo/NoHo building
- It is the first upzoning of an historic district since the Landmarks Preservation Commission was created in 1965
- It will encourage demolition of historic buildings
- Loopholes fail to guarantee that a single unit of affordable housing will ever be built, while encouraging luxury residential construction
- Resulting gentrification will put tremendous displacement pressure on low-income, rent-stabilized, Asian-American tenants in Chinatown, as well as loft tenants in SoHo/NoHo
- It is a lame-duck giveaway to de Blasio's real-estate donors, like Edison Parking, which owns the two largest development sites in the proposal
- It will legalize the expansion of NYU into SoHo, something NYU agreed never to do
- The community has prepared a plan that will allow for affordable housing but not by permitting high-rise towers

Thank you for your representation,
Jonathan Shorr
38 Grand Street #4B
New York, NY 10013

From: [Jordan Stein](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] NoHo/SoHo rezoning
Date: Monday, November 8, 2021 6:25:45 PM

Testimony:

Thank you for taking the time to read my testimony. I want to speak very strongly and support of the rezoning. This is an opportunity to bring affordable housing to one of the best neighborhoods to live in in New York City. It is a neighborhood full of good schools, good Transit, and fantastic street life. We should be letting as many people as possible enjoy the best of New York. I hope you will support this plan and bring hundreds of affordable housing units to one of the most desirable places to live in the world. Thank you

Jordan Stein
509 e 88th st

From: [Joe Merante](#)
To: [Chin](#); [Speaker Corey Johnson](#)
Cc: [Thomas Gallo](#); [gary giardina](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Christopher Marte](#); [Levine, Mark](#); [glickd@assembly.state.ny.us](#); [Moya, Francisco](#); [Lander, Brad](#); [Salamanca, Rafael](#); [AskJB](#)
Subject: [EXTERNAL] SoHo Rezoning - Show Your Commitment to Democracy- Please Vote to Reject
Date: Sunday, November 7, 2021 8:46:14 PM

Dear Councilwoman Chin, Speaker Johnson,

I urge you to vote no on the plan to rezone Soho and NoHo. This plan will have a disastrous impact on these two neighborhoods as well as on Chinatown and Little Italy. The current congestion is unmanageable. With additional stores and high-rise luxury condos, SoHo will be unlivable.

As important as the substantive arguments are against this proposal, I also urge you to show your commitment to democracy by voting to reject the proposal. The impacted neighborhoods are not divided in their opinion of this rezoning plan. The majority of residents have clearly shown that they oppose this plan. This was demonstrated by the overwhelming vote for Mr. Christopher Marte to be the next Councilman. If you truly believe in local control and democracy, you must oppose this plan.

Sincerely,
Joseph Merante
SoHo

From: [Joseph Santore](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] PLEASE PLEASE Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 5:07:15 PM

To the City Council:

We lived in Soho and then Chinatown from 1974-2005, as part of the first community of artists. This part of Manhattan is legendary - beautiful, unique, not without its challenges over the years, but to fundamentally change it, and destroy it by making it a retail hub, destroying the character of both neighborhoods, is JUST INSANE.

Pease vote no. Wait this calendar year out without causing more destruction. To place a Rikers Release Homeless shelter 3 short blocks from where Etan Patz disappeared? Only someone without a heart would even consider this.

PLEASE let this proposal lapse - let some spirit of this great city live.

Regards,
Joseph Santore
348 W 36th St
New York, NY 10018

From: [JUDITH SUSSMAN](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 1:20:19 PM

To the City Council:

I strongly urge the City Council to vote no on the upcoming SoHo/NoHo/Chinatown upzoning plan. This proposal would not fulfill the affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
JUDITH SUSSMAN
70 E 10th St
New York, NY 10003

From: [Julie Marr](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 4:57:04 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Julie Marr
377 Broome St
New York, NY 10013

From: [justin strauss](#)
To: [Maisel, Alan](#); [Adams](#); [AskJB](#); [AskKalman](#); [Grodenschik, Barry S.](#); [BKallos@benkallos.com](#); [Lander, Brad](#); [D09Perkins](#); [Ayala, Diana](#); [Rose, Deborah](#); [Dinowitz](#); [District16Bronx](#); [District2](#); [District30](#); [District37](#); [District41](#); [District7](#); [Moya, Francisco](#); [Helen@helenrosenthal.com](#); [Van Bramer, Jimmy](#); [Office of Council Member Powers](#); [Koslowitz, CM](#); [Cumbo, Laurie](#); [Gionaj, Mark](#); [Treyger, Mark](#); [Corney, Robert](#); [Diaz, Ruben](#); [Salamanca, Rafael](#); [Matteo, Steven](#); [Speaker Corey Johnson](#); [Drummond, Anthony](#); [Reynoso, Antonio](#); [Joseph Borelli](#); [Deutsch, Chaim](#); [Fung, Cora](#); [Chin](#); [Costa Constantinides](#); [District19](#); [District45](#); [Dromm, CM](#); [Bottcher, Erik](#); [Ulrich, Eric](#); [Cabrera, Fernando](#); [glickd@assembly.state.ny.us](#); [Barron, Inez](#); [Cehonski, Irak](#); [info38](#); [joddo@statenilandusa.com](#); [Council Member Lander](#); [Land Use Testimony](#); [Eugene, Mathieu](#); [Levine, Mark](#); [Comerford, Patrice](#); [Koo, Peter](#); [Levin, Stephen](#); [Rodriguez, Ydanis](#)
Subject: [EXTERNAL] Save Soho/NoHo
Date: Monday, November 8, 2021 11:54:32 PM

This plan has been fast-tracked through the Department of City Planning during the chaos and confusion of the Covid-19 pandemic, when uncertainty abounds and accurate community studies are nearly impossible. The SoHo/NoHo Neighborhood Plan cannot be fixed with any series of modifications. Any effort to make it "less bad" than what the Mayor's team has presented will still result in a reckless and irresponsible transformation of these two unique neighborhoods.

The stated goals will not be achieved. The goal of economic diversity is based on untested and faulty assumptions about development in Lower Manhattan. Actual "affordable" housing for our neighborhoods is not guaranteed. Instead there will be a massive increase in what we already have enough of: luxury dwellings.

The City's Plan fails to provide actual benefits. The plan proposes nearly a 50% increase in population for the neighborhoods, but with no accompanying infrastructure or improvements. We will get No Parks, No Schools, No Hospitals. Why? Because there is no City-owned land here on which to build. The Mayor's Plan is dependent upon the whims of private property owners, the dismantling of reasonable regulations and an unfettered real estate market. The "end benefits" to the community don't exist, and what are labeled as such are an illusion.

The Mayor's Plan DOES NOT WORK. Approving this sweeping proposal, especially in the final days of the administration of Mayor de Blasio (who will soon be gone, and cannot be held responsible for its efficacy), would further impair our quality of life all across the community, and destroy these unique neighborhoods.

Thank you for your attention


Sent from my iPhone

From: [Katherine Jones](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 9:53:52 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Katherine Jones

Ann Arbor, MI 48104

From: [Katherine O'Sullivan](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Soho/Noho/Chinatown Rezoning
Date: Monday, November 8, 2021 7:37:44 PM

To the City Council of New York City:

I am opposed to the proposed rezoning. It will displace current residents. It will destroy the character of all three neighborhoods. Rezoning will not help diversify this section of the city, on the contrary, it will become wealthier and whiter.

This is just a giveaway to developers for more towers the city does not need.

It will facilitate the spread of NYU dormitories southward.

Please vote NO to this.

Katherine O'Sullivan

New York, NY



From: [katia howard](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 10:24:47 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
katia howard

467 Central Park West
New York, NY 10025

From: [Kay Powell](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 3:14:56 PM

To the City Council:

Dear City Council Members>

My family and I strongly urge the City Council to vote no on this disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Kay Powell
66 Grand St
New York, NY 10013

From: [Kendra Matthew](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 9:18:39 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Kendra Matthew
476 Broadway
New York, NY 10013

From: [Kerry Beauchemin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 8:55:22 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Kerry Beauchemin
539 E 12th St
New York, NY 10009

From: [Ke-Wei Ma](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 10:36:57 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Ke-Wei Ma
97 Crosby St
New York, NY 10012

From: [Kim Sillen](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 3:46:42 PM

To the City Council:

Dear City Councilmembers,

I moved to New York City 25 years ago, at the age of 25, a new recipient of an MFA in painting. I probably would not have moved here if my mother hadn't found me a loft on Prince Street to sublet, which belonged to two artists who were willing to rent it to me and a friend, where we could live and paint for \$600 each.

I write this now as a homeowner on Grand Street with my own child in college, and I implore you to reject the Soho/NoHo/Chinatown rezoning plan. Art aside, the primary reason I find this plan deplorable is because of its fraudulent promise of "affordable housing." Although this makes a nice talking point, its premise is a sham. Instead of offering MORE units to middle- and low-income people, it will destroy many of the existing affordable units and result in significantly FEWER affordable housing options.

There was a time when it was understandable that people were seduced by developers' promises of inclusionary housing, but that time has passed. We know that the City incentivizes developers to NOT build low-income housing through the easy-to-come-by loopholes to skirt this "goal." Additionally, most of what is labelled as such is only "affordable" to the rich.

Do not pretend that this rezoning plan can in ANY measure be a victory for proponents of truly affordable housing or tenants rights. This is a displacement plan, a soul-sucking scheme, in opposition to communities, and favoring big-box corporations and de Blasio's developer cronies.

This plan skews the balance, demolishing affordable housing and constructing luxury towers. It would culturally shatter Chinatown and wipe the virtues of Soho and Noho right off the map. To say nothing of the families this would impact, I'll remind you of the chilling effect it would have on tourism.

My son, who is pursuing a creative field himself, hopes to return to downtown Manhattan someday. I hope there is something vibrant and art-compatible for him and his generation by the time he is ready. And I more fervently hope that the families who already reside here will be able to remain, and not be displaced by another Best Buy or Bed Bath & Beyond.

Please — vote NO on this inequitable, short-sighted rezoning plan.

Thank you,
Kim Sillen

Regards,

Kim Sillen
530 Grand St
New York, NY 10002

From: [Laurene Brown](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 10:53:48 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Laurene Brown
312 W 11th St
New York, NY 10014

From: [Leilah said-mewha](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 11:16:14 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

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Regards,
Leilah said-mewha
130 Barrow St
New York, NY 10014

From: [Linda O'Keefe](#)
Cc: [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); glickd@assembly.state.ny.us; [Drummond, Anthony](#)
Subject: [EXTERNAL] Oppose Plan to up-zone Soho, Noho, Chinatown
Date: Monday, November 8, 2021 12:57:03 PM

Dear Councilmember Chin,

I am writing to plead with you to please vote "NO" for the up-zoning plan. Although I am a long time resident of 10024, I am so distressed by all the new buildings going up around our neighborhood and in NYC generally with seeming total disregard for people living in the neighborhoods or the character of NYC and its architecture. Look at what happened to the Manhattan skyline with those new buildings on CPS. Do you think they have added to the city's charm? Do we really need more skyscrapers and mega-stores?

I support Community Board 2, housing and tenant leaders, environmental groups, preservationists, and studies produced by Village Preservation, and thousands of neighbors in SoHo, NoHo, and Chinatown, to say that this plan should be voted down.

There are beautiful old buildings in these neighborhoods that once torn down cannot be replaced. Old Penn station? The character of the neighborhood will be destroyed. NYC residents and tourists go to these neighborhoods because of their charm.

History has shown that tenants will be harassed in many different ways making way for buildings to be sold and areas redeveloped which totally abolish the character of the neighborhood.

There are many noteworthy plans out there for affordable housing, not this one!!! The cost-benefit analysis does not add up. Great for developers, landlords and megastores, not the people of the City of New York.

Please, find other locations that do not have history, or revamp the buildings that are no longer being used by businesses in Manhattan and elsewhere instead of tearing down and building anew. Consider incentives for landlords to keep up their buildings, and tenants in them!

Thank you!

Linda O'Keefe

41 West 82nd Street

lasokeefe@gmail.com

From: [Linda Pagan](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 9:32:02 AM

To the City Council:


I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Linda Pagan
436 W Broadway
New York, NY 10012

From: [Linda Schrank](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Land Use Testimony
Date: Monday, November 8, 2021 8:00:36 PM

I am an artist resident for 32 years and I oppose this plan. Among many other issues it fails to solve residential conversion.

Linda Schrank
458 Broadway, 
New York, New York 10013
212 431-9094
917 297-1106
www.lindaschrank.com

From: [Lisa Hoke](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 6:20:22 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Lisa Hoke
285 Lafayette St
New York, NY 10012

From: [Lynne Kanter](#)
To: [District2](#)
Cc: [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz](#); [Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#)
Subject: [EXTERNAL] Soho/Noho/Chinatown Plan Disastrous
Date: Monday, November 8, 2021 9:17:42 AM

Please reject this plan that will destroy these iconic neighborhoods. We know real estate interests are the real beneficiaries of this plan.

Lynne Kanter
District 1 resident since 1973

From: [M Clayton](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 10:48:13 PM

To the City Council:

For the people who live and work in the affected area, for the citizens of New York who depend on the elected officials to defend their neighborhoods against the avaricious developers and their enablers and profiteers who care nothing about affordable housing and historical heritage, I strongly urge the City Council to vote no on the disastrous and corrupt SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Please vote no.

Regards,
M Clayton
20 Jane St
New York, NY 10014

From: [Maarten De Jong](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 9:20:13 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Maarten De Jong
476 Broadway
New York, NY 10013

From: [Madelynn Gingold](#)
To: [Chin](#)
Cc: district2@council.nyc.gov
Subject: [EXTERNAL] Di Blasio upzoning plan
Date: Monday, November 8, 2021 11:32:23 AM

Please reject this up zoning plan.
Do not destroy Soho,Noho,and Chinatown and the lives of the people who live here.

It is a giveaway to big donors.

Sincerely,
Madelynn Gingold
148 Greene St
NYC 10012

From: [marc fader](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] SUPPORT - SoHo/NoHo Public Testimony (from a District 1 resident)
Date: Monday, November 8, 2021 11:21:11 AM

Dear City Council members,

My name is Marc Fader, and I am a District 1 resident living on Mercer Street. I have worked and lived in Lower Manhattan since the early 2000s, moving between the West Village, East Village, Hudson Square, and NoHo. Lower Manhattan has thrived since the devastation of 9/11, and I know the best way for SoHo, NoHo, and our whole city to continue growing is for the City Council to approve the SoHo/NoHo rezoning.

I am fortunate enough to live in the neighborhood and I want others to have that opportunity, which is why I think the rezoning should be altered to prioritize additional residential zoning and for preference for any affordable housing to be given to not only people who already live in Community Board #2, but to those who work and go to school there as well.

The City's own [analysis](#) shows that the rezoning district is 77% white, but the city as a [whole](#) is only 32% white. Opponents to this plan may argue that the rezoning won't lead to diversification, but there is no way to know who may rent the market rate apartments, and MIH was [specifically designed](#) to bring racial, ethnic, and economic diversity to wealthy neighborhoods. For example, [70% of the housing stock](#) in Court Square in Long Island City was constructed after its 2001 rezoning, and the area is substantially more diverse than SoHo, at only 45% white.

This is the only rezoning the administration has proposed in a white, wealthy neighborhood – do the right thing and please vote YES on the rezoning so that we can continue to open my area to new neighbors who might not be able to live here now.

Thank you,

Marc Fader

From: [Marcella Durand](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 9:49:37 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Marcella Durand
570 Grand St
New York, NY 10002

From: [Margaret Poser](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote NO on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 5:05:16 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. IT IS IMPERATIVE TO VOTE NO.

Regards,
Margaret Poser
166 E 90th St
New York, NY 10128

From: [Margaret Wells](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 9:34:36 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

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Regards,
Margaret Wells
10 Sheridan Square
New York, NY 10014

From: [Margot delaney](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 1:50:19 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

Least concerning, though relevant to the long-term economic health of the neighborhood, as a wealthy gentrifying resident I would feel less inclined to live in this neighborhood and patronize it shouldn't lose its historic charm.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Margot delaney
116 Thompson St
New York, NY 10012

From: [Marilyn Bai](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 9:43:15 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Marilyn Bai
233 West 4th Street
New York, NY 10014

From: [Mark Flannery](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I am against the Soho/Noho/Chinatown upzoning proposal as currently formulated: please reconsider this plan
Date: Monday, November 8, 2021 7:58:53 PM

Ahead of the November 9th public hearing I would like to express my strong opposition to the current city administration's Soho/Noho/Chinatown upzoning proposal.

As a more than 20 year resident of Soho I see this plan as imbalanced and damaging for existing residents and deceptive in what it is supposed to be achieving, namely more affordable housing.

I am not against zoning changes for Soho and nor do I think the status quo needs to be preserved in all circumstances. We must move with the times like everyone else.

However, this plan has a confused and imbalanced set of proposals that together are likely to create negative outcomes for current and future residents as well as for small business owners while opening up significant opportunities for profit by real estate developers and major retail interests.

As many have already pointed out, the promoted idea that this plan will create meaningful amounts of affordable housing in the area simply does not stand up to scrutiny. Instead it has all the hallmarks of a giveaway to real estate interests with enough loopholes to mean that we may never see more than a token amount of affordable housing in our neighborhood.

Instead of creating more affordable housing it seems that this plan will create more inequality of housing in Soho by permitting luxury tower development which will further put the neighborhood out of reach for regular people.

In addition, the proposal for a flip tax for a zoning change that punishes existing residents is not matched by a similar levy on commercial owners looking to convert manufacturing to retail use. This is totally unfair on the many long time residents of Soho who were the real builders of this neighborhood and who are now being asked to pay for the privilege of staying in their own homes. Why punish these people and at the same time have commercial interests with no roots here simply move on with their business thank to City Hall? And what is the City proposing to do with this zoning change tax money anyway? This whole proposal seems mean-spirited and damaging to long-term residents.

I also understand that this plan will place a lot of pressure on rent-stabilized tenants in Chinatown, which seems particularly cruel at a time when anti-Asian violence is rising in the city and the country. Pushing out people who are actually living here today in affordable housing in the supposed name of creating future affordable housing seems like a very bad bargain.

This plan looks to me like a lame duck move by the current mayor to reward his own financial backers, while dressing it up as a solution for longstanding housing challenges for ordinary people. I support more affordable and supportive housing in lower Manhattan, but this plan

will not achieve its purported goals and will instead create *more* housing inequality in Soho/Noho/Chinatown.

For all of the reasons stated above, I am opposed to this plan and I hope that you will conclude that a serious revision to it is needed.

Yours,

Mark Flannery

From: [mark koppel](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 4:30:29 PM

To the City Council:

THE DEVELOPERS MUST STOP DESTROYING WHAT IS LEFT OF THESE NEIGHBORHOODS. UPZONING ONLY LEADS TO THE DESTRUCTION OF HISTORICAL BUILDINGS AND THE CONSTRUCTION OF OUT-OF-SCALE GLASS MONSTROSITIES.

NO ONE WANTS TO VISIT OR LIVE IN A CITY THAT LOOKS LIKE HUDSON YARDS.

DON'T LET REBNY TAKE OVER.

STOP THE UPZONING.

THANK YOU.

MARK KOPPEL

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,

mark koppel
39 2nd Ave
New York, NY 10003

From: [Mark Roppel](#)
To: [Land Use Testimony](#)
Cc: [Chin](#)
Subject: [EXTERNAL] Soho Rezoning
Date: Monday, November 8, 2021 11:52:53 AM

Dear Committee:

I am writing in opposition to the Soho rezoning plan that is being considered tomorrow.

I first moved to Soho in 2005 and have been president of my co-op at 101 Wooster for the past six years. For the last few years I have been semi-retired working out of my home office. I live with my wife and two children.

I have attended most of the consultation meetings, information sessions and community board meetings of the last two years. At the beginning we were repeatedly told that the rezoning was an opportunity for residents to reshape the neighborhood as they wished. Even advocates of the current proposal make no pretense that the plan is supported by the people living in the affected area. In multiple meetings, written submissions and surveys residents have overwhelmingly expressed their opposition to the current plan.

More affordable housing throughout the city is a worthwhile goal and I am not opposed to the creation of special opportunity zones in the designated areas. However, the neighborhood is already crowded and can not support a doubling of the number of apartments. Increasing the VAR for the historic district seems directly contrary to the goals of the Landmark Commission and would damage the character of the neighborhood.

The single most important issue for almost everyone who owns an apartment is residential zoning. Most estimates place the number of owners with artist certificates at less than one percent. Residential zoning should be as of right. The idea that the city can tell residents and voters that -- in order to stay in the apartment they paid for and have lived in for 10, 20 or 30 years --- they must pay hundreds of thousands of dollars in taxes that will not be used to directly benefit the neighborhood is unprecedented, preposterous and can't be legal. We already pay exorbitant property taxes. In the case of my building, property taxes account for 60% of our budget and I personally pay more than \$55,000 per year.

The plan as presented should be scrapped and the process restarted with attention paid to the concerns of those actually living in the area.

Sincerely yours,

Mark Roppel

From: [Martha Cataldo](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 11:42:15 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Martha Cataldo
119 Sullivan St
New York, NY 10012

From: [martha danziger](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 7:21:07 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

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Regards,
martha danziger
52 E 1st St
New York, NY 10003

From: [Mary Larkin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 2:15:41 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

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Regards,
Mary Larkin
16 Fairview Rd
Scarsdale, NY 10583

From: [Mary Taylor](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 7:27:58 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Mary Taylor
99 Bank St
New York, NY 10014

From: [Max Wilson](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 2:55:00 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

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Regards,
Max Wilson
352 W 20th St
New York, NY 10011

From: [Maytal Zfadia](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 11:14:04 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Maytal Zfadia
68 Greene St
New York, NY 10012

From: [Megan Williams](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 9:58:55 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Megan Williams
107 Thompson St
New York, NY 10012

From: [Michael Schmutzer](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 12:08:08 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Michael Schmutzer
131 Prince St
New York, NY 10012

From: [Monica Hollender](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 2:23:45 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores.

Also, as a docent at the Merchant's House Museum, I also oppose the negative impact this plan would have on this neighborhood jewel.

PLEASE VOTE NO!!

Regards,
Monica Hollender
27 E 13th St
New York, NY 10003

From: [Nadine Regne](mailto:Nadine.Regne@me.com)
To: [Land Use Testimony](mailto:LandUseTestimony)
Cc: [Chris Drummond, Anthony Fungo](mailto:Chris.Drummond@anthony.fungo.com); District02; [Cehorski Irak](mailto:Cehorski.Irak); [Speaker Cory Johnson](mailto:Speaker.Cory.Johnson); [Botzher Erik](mailto:Botzher.Erik); [Comerford Patricia](mailto:Comerford.Patricia); [Office of Council Member Powers](mailto:Office.of.Council.Member.Powers); [Levine Mark](mailto:Levine.Mark); [Lander Brad](mailto:Lander.Brad); Ask38; [Salamanca Rafael](mailto:Salamanca.Rafael); [Moya Francisco](mailto:Moya.Francisco); pland@assembly.state.ny.us; [Helen Rosenthal](mailto:Helen@helenrosenthal.com); District07; [Ayala Diana](mailto:Ayala.Diana); [D09Perkins Rodriguez Yolanda](mailto:D09Perkins.Rodriguez.Yolanda); [Dinowitz Gianni Mark](mailto:Dinowitz.Gianni.Mark); [Cabrera Fernando](mailto:Cabrera.Fernando); District16Bronx; [Diaz Babette](mailto:Diaz.Babette); District19; [Koo Peter](mailto:Koo.Peter); [Gosta Constantinides](mailto:Gosta.Constantinides); [Grodenshik Barry S](mailto:Grodenshik.Barry.S); [Dorann Christine](mailto:Dorann.Christine); [Van Bronckhorst Jiminy](mailto:Van.Bronckhorst.Jiminy); [Adams Koslowitz Christine](mailto:Adams.Koslowitz.Christine); District30; [Ulrich Eric](mailto:Ulrich.Eric); [Levin Shoshana](mailto:Levin.Shoshana); [Raymond Antonio](mailto:Raymond.Antonio); [Cumbo Laura](mailto:Cumbo.Laura); [Cormoy Robert](mailto:Cormoy.Robert); District47; rfb38; [Council Member Lander](mailto:Council.Member.Lander); [Eugene Mathieu](mailto:Eugene.Mathieu); District49; [Harron Irene](mailto:Harron.Irene); AskKaiman; District45; [Thomas Maria](mailto:Thomas.Maria); [Deutsch Chaim](mailto:Deutsch.Chaim); [Stone Deborah](mailto:Stone.Deborah); [Hellen Silver](mailto>Hellen.Silver); [Joseph Ronelli](mailto:Joseph.Ronelli); judith@statestevenslanoka.com; hw@lls@statestevenslanoka.com
Subject: [EXTERNAL] Please Vote NO on The Mayor's Plan for SoHo, NoHo + Chinatown
Date: Monday, November 8, 2021 11:44:48 PM

To Whom it May Concern;

As a Native Downtown New Yorker and resident, I urge you to vote NO on the Mayor's plan for the redevelopment of SoHo, NoHo, and Chinatown

I agree whole-heartedly with all points made by the Save SoHo + NoHo group, as listed below :

This plan has been fast-tracked through the Department of City Planning during the chaos and confusion of the Covid-19 pandemic, when uncertainty abounds and accurate community studies are nearly impossible. The SoHo/NoHo Neighborhood Plan cannot be fixed with any series of modifications. Any effort to make it "less bad" than what the Mayor's team has presented will still result in a reckless and irresponsible transformation of these two unique neighborhoods.

The stated goals will not be achieved. The goal of economic diversity is based on untested and faulty assumptions about development in Lower Manhattan. Actual "affordable" housing for our neighborhoods is not guaranteed. Instead there will be a massive increase in what we already have enough of: luxury dwellings.

The City's Plan fails to provide actual benefits. The plan proposes nearly a 50% increase in population for the neighborhoods, but with no accompanying infrastructure or improvements. We will get No Parks, No Schools, No Hospitals. Why? Because there is no City-owned land here on which to build. The Mayor's Plan is dependent upon the whims of private property owners, the dismantling of reasonable regulations and an unfettered real estate market. The "end benefits" to the community don't exist, and what are labeled as such are an illusion.

The Mayor's Plan DOES NOT WORK. Approving this sweeping proposal, especially in the final days of the administration of Mayor de Blasio (who will soon be gone, and cannot be held responsible for its efficacy), would further impair our quality of life all across the community, and destroy these unique neighborhoods.

Specific reasons for questioning the City's proposal for up-zoning SoHo / NoHo:

The Mayor's Plan encourages oversized retail development, allowing a broad range of disruptive uses, especially big box destination retail with no community input, plus eating and drinking establishments of unlimited size. And it opens the door to open-air, disruptive "entertainment" installations on roof-tops.

The City dangles a false "solution" for residents (aka the "mechanism") which purports to allow coop and condo owners to convert J1WQA (Joint-live-work-quarters-for-artists) units into ordinary residential units. The city proposes this as "pathway to legalization" for residential owners, including those owning coop and condo units. They also claim this will add resale value to these units. But the details have neither been adequately examined nor clarified by the Department of Buildings.

In fact, it is nearly impossible to convert most of these buildings from manufacturing Use to residential Use, as the requirements for the building codes are different and incompatible. Even where possible, such building conversions would require a massive outlay of funds and the likely evacuation of the building as conversion work is performed.

The City's plan would impose a punitive and excessively high tax on artists who wish to sell their homes of \$100 per square foot. The City claims that money will be used as the sole financing source for a hazily-described "Artist Fund." But, as noted, the conversion plan doesn't work, so few will use that option. Meaning few will pay the fee. So the convoluted "Artist Fund" won't be funded. Any implied "benefit" disappears.

The Plan puts a target on existing rent regulated affordable housing in the neighborhood, including loft board protected tenants, providing a strong economic incentive for its demolition, and the displacement of its residents. The plan carelessly increases the opportunities for tenant harassment. Many of those who will be targeted are long-time residents who built these neighborhoods, and are now senior citizens, aging in place.

The Plan does not guarantee that a single unit of affordable housing will be built. Rather development, construction and conversion favoring new office space is prioritized.

The Plan favors commercial property owners, providing a gift of value through the increase in Floor Area Ratio (FAR). That newly-granted FAR can be traded, transferred, borrowed against and sold, creating a casino all across and around SoHo & NoHo. The FAR increase allows for 200+ Foot Towers to rise within and around the historic districts, and across the neighborhoods.

The Mayor's Plan would encourage the demolition of historic buildings

My family has resided Downtown for at least the last seven decades, as small business owners as well as beneficiaries of affordable housing. New York thrives and can only survive with the economic diversity that our city has always held. Not only this, but we must protect our architecture; we need no more simple glass buildings structures replacing century old buildings that only hold luxury housing and big business

Not to mention an initial purpose of the Landmark Preservation Society and Commission, along with the Municipal Art Society was to ensure a necessary amount of sunlight available to New York streets; the buildings in question are located in an area that is one of the few in the city to have a fair amount of sun throughout the day. High-rises would absolutely run this. High rises are also terrible for migratory birds! I could go on about the negative effects of high rises for days - they are the original source of my sorrow while watching my city grow with me throughout my life

Please vote NO on the Mayor's plan for the redevelopment of SoHo, NoHo, and Chinatown

We need to make what we have available to more New Yorker's - bring along commercial rent stabilization and more affordable housing within what's already built - and our city will flourish

Thank you,
Nadine Regne

Nadine Régné
nregne@me.com

recognized at the city, state, and federal level. This would be the first major up-zoning For a shocking visual presentation of 29 buildings slated for demolition or construction in the SoHo National Historic District:
<https://tinyurl.com/ymur44zb>

The Plan from DCP serves the goals of political donors, especially the deep money of big real estate, by undermining and dismantling long-established NYC Landmark protections.

From: [Nikki Leger](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 10:22:48 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Nikki Leger
30 Sickles St
New York, NY 10040

From: [Nina Felshin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 5:23:48 PM

To the City Council:

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Regards,
Nina Felshin
W 96th St
New York, NY 10025

From: [Patricia Seidman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 11:12:22 AM

To the City Council:

I am a Soho tenant since 1978, living in what can only be termed affordable housing. The proposed zoning offers a huge incentive to my landlord to sell out, demolish my building and wipe out its affordable dwellings. I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

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Regards,
Patricia Seidman
577 Broadway
New York, NY 10012

From: [Paul Dworin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 4:39:20 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

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Regards,
Paul Dworin
70 E 10th St
New York, NY 10003

From: [paul vidich](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 1:20:23 PM

To the City Council:

Land Use Committee Hearing
Dept of City Planning Proposal
November 8, 2021

Re: Opposition to SoHo/NoHo/Chinatown Rezoning

Dear Committee Members:

I am Paul Vidich, a long-time Soho resident, and certified artist since 1977. I urge you to reject Mayor de Blasio's proposed plan to rezone SoHo, NoHo, and Chinatown.

There is no question our neighborhood has issues that need to be addressed, but the current City Planning Commission proposal is wrong in two key ways.

First, it doesn't guarantee that ANY affordable housing will be built. More likely, developers will take advantage of the 'highest and best' use and ignore the affordable housing options.

Second, the proposal that current residents of joint living/work spaces pay a so-called 'voluntary one-time contribution' to convert their space to a standard residential unit is appalling, unjustified and unconscionable. We and other artists in Soho helped shape the neighborhood, we've endured the difficult changes over the years, and yes, we've benefited from the appreciation of our lofts. But it was our pioneering risk to move into the neighborhood when it was a trashy, forgotten space that helped revive lower Manhattan. For that, we are being penalized.

This so-called 'voluntary contribution' is unfair, unjustified, and poor reflection on how the city treats long-time residents who have contributed to their neighborhood. Here is why.

First, the 'contribution' is voluntary in name only. It is a tax that current owners will be forced to pay or absorb on sale. A buyer of a joint space will never simply assume this liability, but rather the seller will be forced to pay the tax before a sale, or reduce the selling price by the amount of the tax.

Second, this tax is unfair and inequitable. Coops zoned as joint living work residences are similar to the new condo and rental units that have been built in the neighborhood.

1. Both new units and joint spaces require C of O's.
2. Both new units and joint spaces are required to comply with the fire, sprinkler, and elevator codes and go through the same annual inspections.
3. Both new units and joint spaces pay the same level of real estate taxes. In fact, for real estate tax purposes, we are taxed like standard residential buildings.

Third, the tax is arbitrary. The tax applies to all joint spaces in Soho-Noho regardless of the legal status of their occupants.

1. It applies to certified artists living legally in owned coop units.
2. It applies to landlords who lease joint spaces to renters.
3. It applies to anyone who moved into Soho-Noho before 1987, who was grandfathered and lives legally.
4. It applies to residents who occupy their units with a "loft letter," but arguably reside in violation of existing zoning.
5. A similar conversion tax does is not imposed on retail stores who benefit from changes in the Final Scope of Work that legalizes activity prohibited under current zoning.

There is a sad irony if this becomes law. The very artists who saved this neighborhood from demotion in the early 1960s, to broaden access to the Holland tunnel, are now being asked to pay to support arts in lower Manhattan. Between 2400 and 3000 people will be affected, resulting in a transfer of wealth from them to the city of between \$200 - \$300 million dollars (footnote 1).

And who are these people. They include my neighbor, an original member of Fluxus who championed Soho in the early 1970s, now elderly, whose principal asset is her loft. And my wife and I who raised two sons in Soho. We have lived here for 45 years. And so have the seven neighborhoods in our coop building. We will each be financially hurt. Our taxes are among the highest in the city. Our streets are littered with garbage. We helped revive the arts in lower Manhattan. And now we will be taxed for that contribution!

Do the right thing. Reject this up-zoning proposal. Engage with the community and together let's make the needed changes that serve Soho, Noho, and Chinatown.

Thank You.

Paul Vidich



paulvidich@aol.com

Footnote 1. This assumes the tax will be \$100 SF, which is the amount discussed in the press. The Final Scope of Work says that there are 8,000 people living in Soho-Noho and that 30% of the housing units are JLWQA units. Each joint living work unit is assumed to be about 2500 SF in size.

Regards,
paul vidich
122 Spring St
New York, NY 10012

From: [Rebecca Spivack](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 11:38:09 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Rebecca Spivack
495 Henry St
Brooklyn, NY 11231

From: [Rebecca Weller](#)
To: [Land Use Testimony](#)
Cc: [Chin](#); [Drummond, Anthony](#); [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Corney, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#)
Subject: [EXTERNAL] OPPOSE UPZONING!!
Date: Monday, November 8, 2021 10:13:45 AM

To the empowered members of the City Council:

Isn't it enough that our planet is dying, do you have to facilitate the demise of a truly special neighborhood that is already very delicately balanced between commercial and residential, between rent-stabilized and billionaires? We have lived in Soho for 20 years and purchased our home on Wooster Street 8 years ago and the reason we decided to do so — as opposed to move to Brooklyn — was because of the very New York nature of Soho, Noho and Chinatown. They are historic and quirky and although not always easy, a place we were excited to raise our 3 kids in.

It was disturbing enough when Chanel and other super high-end Madison Ave type places started moving in. I am near a couple of amazing, relatively new small businesses — “Now or Never Coffee” and “Crispy Heaven Bakery” on Grand Street — and they are both places that cultivate community. These kinds of businesses are like little seedlings trying to take root and we need to cultivate an environment for more small businesses like these. We need sensible affordable housing integrated into my neighborhood, and Noho and Chinatown, not wolves in sheep's clothing that are the developers.

Please protect the gem of New York City that the neighborhoods of Soho, Noho & Chinatown are. We can't seem to save the planet, but you have the power to put a stop to this up-zoning.

From: [Regina Cherry](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Soho Noho Chinatown up-zoning
Date: Monday, November 8, 2021 4:02:14 PM

To all it may concern :

As a 44 year artist resident of Soho, and Co-op Shareholder, I strongly oppose the up-zoning plan in its current form.

It will destroy further a once functioning neighborhood of denizens, artists, small businesses and light industry.

Developers are already non-compliant with current zoning laws and have taken over. The City has failed to enforce current laws.

There is no guarantee that affordable housing will be implemented within their scheme, displacement and destruction are certainly guaranteed, any small, independent businesses left will be forced out.

More luxury condos are guaranteed,

Please vote NO on the Soho Noho Chinatown up-zoning plan.

Sincerely,

Regina Cherry
121 Mercer Street
New York, NY 10012

From: [rick klauber](#)
To: [Chin](#); [Chin](#)
Cc: drummond@council.nyc.gov; [Fung, Cora](#); [District2](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](mailto:glickd@assembly.state.ny.us); glickd@assembly.state.ny.us
Subject: [EXTERNAL] Please vote NO on Upzoning
Date: Monday, November 8, 2021 10:43:57 AM

Dear Councilmember Chin,

I am a concerned artist who, with my wife, has lived in Soho since 1973.

Please reject the plan to upzone SoHo, NoHo and Chinatown. Please vote NO!

The plan will not help the community and will destroy the architectural and cultural history of this area. It will harm small businesses and tenants in rent regulated affordable housing. I fear that our way of life here is threatened. We are senior citizens.

When we moved into Soho as a young artists, NYC was going bankrupt. Artists like ourselves created a vital community here. SoHo is now world famous and is such important part of NYC.

But the Upzoning would replace the creative force of this unique neighborhood with luxury towers and big box stores!

The plan would make possible the demolition of historic buildings recognized at the city, state and federal level. These need to be protected. Developer driven planning is not based on what is good for the city or the neighborhood.

We were told at one DCP meeting that the **Landmarks Preservation Commission** was not one of them nor was **The NYC Department of for the Aging!**

Please vote NO. This is urgent.

Thank you,

Rick Klauber
57 Prince Street #3R
New York NY

From: [ROB HOUTENBOS](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] SOHO Rezoning
Date: Monday, November 8, 2021 8:43:52 PM

I am a 20 year resident and owner of 27 Great Jones Street, apt [REDACTED].

The proposed rezoning plan does inadequately deal with a big group of residents / owners living in a JWLQ for Artist without certification. 70% of residents in NOHO fall into this category.

This issue have been brought to the attention of the planning board and city officials numerous times during the public hearings and promises were made that a proper path to legalizing would be part of the plan.

In addition the process to certify as artist would be streamlined and would include a more broader definition of artist.

Hopefully this will be further discussed and a more adequate solution will be presented.

Sincerely

Rob Houtenbos

From: [Robert Lee](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 4:19:39 PM

To the City Council:

As the director of the Asian American Arts Centre, a community arts organization since 1974, I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan.

This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, and Asian American residents, many of whom would be displaced.

It would help push out longtime artist residents of the neighborhood as well as arts groups and local businesses. It will push out any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt.

Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores.

Vote no!

Regards,
Robert Lee
20 Confucius Plaza
New York, NY 10002

From: [Robert Piatkowski](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Please Do Not Approve Soho/Noho Rezoning As Is
Date: Monday, November 8, 2021 11:37:52 PM

Good Evening,

I am writing to you an urban planner and designer, urbanist, YIMBY, and most of all, someone who loves and is constantly inspired by, New York City. The Soho/Noho and Chinatown neighborhoods are some of the most iconic and celebrated places in the City, so much so that on any given day, thousands upon thousands of people crowd the streets and sidewalks. These people come from across the City and world to experience these neighborhoods. In fact, many people visit these streets specifically for the cobblestones and historic buildings. Neighborhoods like Soho/Noho and Chinatown and the many historic districts across the city are exactly the reasons why so many people love the City and choose to make it their home or find inspiration and comfort in an increasingly disconnected, globalized, and glass box world.

All of this is not to say that Soho/Noho does not need to be rezoned or that the City does not need more housing (it does). However, the rezoning as proposed jeopardizes the very essence of what makes the neighborhood special and desirable to begin with. The City's proposed rezoning would more than double the allowed building mass across the historic districts without any additional protections on Soho's world-renowned architecture, greatly adding pressure to redevelop. It also makes no guarantee that affordable housing will be created while it does guarantee the demolition of tenement housing and historic buildings. 80 percent of the rezoning area is within a historic district, and in the City's own plan, 48 percent of projected sites and all of the potential sites for redevelopment are within a historic district. The areas the City anticipates to have the greatest amount of development also happen to be the areas with what little affordable housing does exist – and this new development could replace actual affordable housing with hotels and office.

The City can and must do better to rezone Soho/Noho and Chinatown in a way that protects its cultural and architectural heritage while bringing affordable housing to the neighborhood. There is a lot of middle ground between the existing zoning and the City's proposal which applies the same zoning to Soho as is found in Long Island City and Midtown Manhattan. Unfortunately, the Department of City Planning is framing those who want development within Soho to remain in scale with the neighborhood as relics of the past, or people who do not want an inclusive neighborhood. The City should sit down with the community groups and develop a strategy for accommodating needed affordable housing within the context and character of the neighborhood, which are the reasons why it is such a desirable place to be to begin with.

Vienna, Austria is held up as an example of an inclusive city and consistently ranks as one of the most livable cities on earth. Yet you do not find them demolishing their historic buildings and city center. They recognize the importance of these places to the cultural and physical wellbeing of the city. They instead create new neighborhoods of choice, new desirable places to live connected to the city's transit network instead of erasing their past and building ever taller in just one location. Soho, like historic Vienna, is open to all residents and visitors who come to marvel at its beauty and shop along the lovely streets. The packed sidewalks and people hanging out alongside the buildings clearly indicate that this is not an exclusive place closed to the masses. It is not a gated neighborhood accessible to only those residing there, its beauty and charm are shared by all. The City's plan will lead to the degradation of what makes Soho a place where so many people want to be. Adding more affordable housing is a good goal for the neighborhood, but it should be done in a manner that is consistent with this special place instead of the careless plan from the City.

As an urban planner and designer (and someone who will never be able to afford to live in Soho), I

must say that the City's plan is a foolish endeavor based on politics, not sound planning or practicality. It is a way for the mayor to say that he has upzoned a wealthy neighborhood with no consideration to the potential impact on the community or one of the most well-known neighborhoods in the City. This politically driven rezoning will get the Mayor a headline while doing little to nothing to actually address affordability in the City while also setting a precedent for redeveloping other beloved historic neighborhoods.

The City needs to rethink its growth and preservation in a holistic, equitable way. More neighborhoods should be given historic protections, which when combined with the 2019 tenant laws, will help preserve affordable housing. At the same time, the City must identify underutilized and car-oriented areas for new development, such as shopping malls, parking lots and outdated industrial spaces that are near transit and transform those areas into new, walkable neighborhoods. These areas must accommodate as much housing as possible including actually affordable housing and community amenity components. Lastly, the MTA must invest and improve transit across the City. Connecting neighborhoods, and connecting people to jobs and education, is essential to accommodating a growing population.

Please do not accept the City's rezoning plan as is. Please work with the local community, preservation groups, and tenant groups to protect what makes Soho and Chinatown so great and desirable and add affordable housing, more commercial, etc., into a plan for the neighborhood that reflects its residents and cultural contribution to the City.

Thank you,

Robert Piatkowski

From: [Robert Plutzker](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 11:21:49 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Robert Plutzker
11 5th Ave
New York, NY 10003

From: [Robert Schwinger](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 4:57:16 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan.

There are many low-rise areas in the City that could be upzoned to help create affordable housing. Upzoning this area instead, despite its protected status, and its lack of retail appropriate to lower-income residents, has nothing to do with creating affordable housing and is all about creating a developer windfall in a "gold coast" area.

This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% "affordable" housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the "affordable" ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Robert Schwinger
11 5th Ave
New York, NY 10003

From: [Roberta Belulovich](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 7:28:45 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Roberta Belulovich
100 Beekman St
New York, NY 10038

From: [Robin Millward](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 12:32:50 PM

To the City Council:

Although my husband and I are not NYC residents, we have always been frequent visitors and know the areas which would be affected by these proposals - they deserve far better. One of NYC's greatest strengths is the vitality of its local communities, who have survived 9/11, adapted to a world ravaged by coronavirus and have retained their creativity, culture and love of life.

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size.

It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25-30% "affordable" housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the "affordable" ones unaffordable to even a significant share of residents here.

The City has consistently misled the public about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores.

Don't let NYC become yet another city of glass, with no individuality and no respect for the needs and concerns of existing residents.

Please vote no on this proposal.

Regards,
Robin Millward
[REDACTED]
Ogunquit, ME 03907

From: [Rohan Kalyani](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony for SoHo/NoHo rezoning
Date: Monday, November 8, 2021 4:54:17 PM

To whom it may concern,

I am writing to express my heartfelt support for the SoHo/NoHo rezoning plan. This rezoning is desperately needed, and it would be a tragedy to kill the rezoning for parochial reasons like aesthetics or bad faith process complaints to deny families affordable homes—which have only become more needed after a global pandemic. Saying no to the rezoning quite literally means telling 900 families to look for affordable housing elsewhere.

Furthermore, SoHo/NoHo is a great place for more housing since it is especially transit-rich, with a number of subway lines with ample capacity to spare. This is all to say—you can live in SoHo without a car, which is crucial for the environment. New Yorkers have 30% of the carbon footprint of the average American—every person who is living here rather than Tampa, Houston, or Phoenix is a huge victory for the climate.

I urge the council to move forward with the rezoning plan as designed or even with reduced commercial densities and increased residential densities. New York needs more housing generally, and it's time for wealthier, whiter neighborhoods to do their part.

Sincerely,

Rohan Kalyani
Brooklyn, NY

From: [Ronald Riccardi](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 9:36:08 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Ronald Riccardi
100 Sullivan St
New York, NY 10012

From: [Sally Kay](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 9:02:03 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Sally Kay
40 E 9th St
New York, NY 10003

From: [Salvatore Franchino](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Why I Support the SoHo/NoHo Rezoning
Date: Monday, November 8, 2021 1:17:29 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

Hello,

I have lived in NYC since I arrived as an NYU student in 2010. Having spent tons of my time within the rezoning area as a student, I was saddened to realize the neighborhood was too wealthy and expensive for me to be able to live there after graduation. Seeing as the potential rezoning could add as many as 900 below-market homes, it is one of many reasons I support the rezoning.

Reasons for my support:

- SoHo/NoHo is one of the wealthiest and most segregated neighborhoods in NYC (77% white!!!). Allowing 3200 more homes, with 900 affordable will allow SoHo's demographics to better reflect the racial and socioeconomic diversity of NYC
- Building more homes in one of the most transit-friendly places on earth would allow more people to have low carbon, car free lives.
- Displacement will persist absent this rezoning. When there is not enough housing, we end up fighting over scraps, and the privileged wealthy get most of those scraps. An abundance of homes means the well off are less likely to displace lower income folks. The rezoning will not halt displacement entirely, but it will help slow the rate of displacement.
- More people means a stronger tax base, and more customers for local business. Tired of thinking that SoHo businesses cater to tourists? Let more locals live in the neighborhood and more local businesses will thrive!
- Rent regulated tenants have rights. I should know as I have lived in rent stabilized apartments since 2014. We are protected against our homes being demolished and redeveloped, and any propaganda saying the rezoning will harm rent stabilized tenants is wrong.
- I know how to read a map. It is clear Chinatown is NOT in the rezoning area. Anyone who says otherwise is clowning around and shouldn't be taken seriously.

My one critique of the rezoning... too much preference for office space. NYC has a glut of office space (more to come with the Penn Station plan too!) and a scarcity of housing. The rezoning should allow for higher residential density to ensure that developers build more homes and fewer offices.

One more note... what is this rezoning trying to accomplish? It is trying to make NYC more equitable and make sure the city provides homes for its residents. The rezoning and DCP is trying to put people first. It should be noted that Village Preservation's mission is to preserve BUILDINGS. The organization seeks to prioritize buildings, and has been clear its priorities are on the side of old buildings, not tenants or lower income New Yorkers. Although the rezoning will leave SoHo's most beautiful buildings intact, Village Preservation continues to lie and pretend everything will be demolished and replaced with chain stores. It would be

funny, except the organization is totally wrong, and is inadvertently (or maybe intentionally) promoting the continuation of racial and economic segregation. Please recognize that their complaints have no basis in reality.

Thanks for taking the time to read this. Let's rezone SoHo and build some homes!

Regards,

Sal

Salvatore "Sal" Franchino

From: [Sam M](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 3:17:49 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Sam M
49 Prince St
New York, NY 10012

From: [Samantha Fregenti](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 6:19:23 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Samantha Fregenti
80 Thompson St
New York, NY 10012

From: [Sandy Gellis](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I am in opposition
Date: Monday, November 8, 2021 12:38:31 PM

I am in opposition to the current proposal plans.

I have lived on Bond Street for 40 plus years.

Many transformations have taken place over this time and this current proposal will destroy all that we have been working for over the years.

To maintain a healthy and happy environment to live in.

Sandy Gellis

sandune1@mindspring.com

From: [sante scardillo](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] NO to Soho/Noho Rezoning "plan" -Testimony for City Council November 9 Committee hearing
Date: Monday, November 8, 2021 10:46:17 AM

The land grab proceeds unabashed in the waning months of the DeBlasio "administration": the East River Park Destruction, the Governor's Island and Gowanus Canal "rezoning"; the grabbing of every square and cubic inch over any lot to make a profit for developers real estate holders and connected construction company, while robbing the people of New York City of air, light and what the city thrives on: neighborhood diversity.

If this wretched plan is allowed to proceed, in a few years Soho and Noho won't look or feel any different from Midtown Manhattan. Is this what we want our city to become? The City Council has a responsibility, to the people of our great city and to History, to not kill the goose that lays the golden eggs. If we become another non-descript high-rise neighborhood, people will not visit and spend, at a prize, in our "unique" specialty shops: once this becomes Main Street America, visitors will simply shop and save in the remaining malls or by making Jeff Bezos even richer. The economy of the area, and the city at large, will suffer: the residents have accepted the compromise of living in an open air mall, but the greed of the forces that have turned what artists and community organizations saved from Robert Moses' wrecking ball into a commercial carnival will literally dig under the ground we and they stand on, to try to make a bigger profit. Don't kill the arts, culture, and the human resources of long timers like me (40 years in the neighborhood) which makes us, collectively as a city, what we are; and don't buy in the astro-turfing: pretenses of encouraging diversity are just that, no matter how fancy the sheep's clothing. For a long time, green has been the only color that allows newcomers to the area, and this plan will cement the trend. Stop it.

Sante Scardillo

For LINA, Little Italy Neighborhood Association

From: [Sarah Walker](#)
To: [Chin](#); [District2](#)
Cc: [Drummond, Anthony](#); [Fung, Cora](#); [Cehonski, Irak](#); [Speaker Corey Johnson](#); [Bottcher, Erik](#); [Comerford, Patrice](#); [Office of Council Member Powers](#); [Levine, Mark](#); [Lander, Brad](#); [AskJB](#); [Salamanca, Rafael](#); [Moya, Francisco](#); [glickd@assembly.state.ny.us](#); [Helen@helenrosenthal.com](#); [District7](#); [Ayala, Diana](#); [D09Perkins](#); [Rodriguez, Ydanis](#); [Dinowitz, Gjonaj, Mark](#); [Cabrera, Fernando](#); [District16Bronx](#); [Diaz, Ruben](#); [District19](#); [Koo, Peter](#); [Costa Constantinides](#); [Grodenschik, Barry S.](#); [Dromm, CM](#); [Van Bramer, Jimmy](#); [Adams](#); [Koslowitz, CM](#); [District30](#); [Ulrich, Eric](#); [Levin, Stephen](#); [Reynoso, Antonio](#); [Cumbo, Laurie](#); [Cornegy, Robert](#); [District37](#); [info38](#); [Council Member Lander](#); [Eugene, Mathieu](#); [District41](#); [Barron, Inez](#); [AskKalman](#); [District45](#); [Maisel, Alan](#); [Treyger, Mark](#); [Deutsch, Chaim](#); [Rose, Deborah](#); [Matteo, Steven](#); [Joseph Borelli](#); [joddo@statenilandusa.com](#); [BKallos@benkallos.com](#); [SoHo Alliance](#)
Subject: [EXTERNAL] Action against a bad plan
Date: Sunday, November 7, 2021 10:15:29 PM

Dear Council Members Chin and Rivera,

I write to you as a concerned stakeholder and resident of Soho. Not only do I live and work here as a practicing artist, I am also a co-op president involved in managing the rental of our ground floor retail space, keeping our landmarked building in repair, coordinating with neighbors on topics such as sanitation and security and generally acting as part of an involved community that seeks to keep this remarkable neighborhood intact, beautiful and alive.

One aspect that allows Soho to thrive, that makes it a top tourist destination, is the architecture. Predominantly human scale and dense with landmarked cast iron buildings, Soho is gorgeous, unique, and delightful to stroll through for locals and tourists alike. Add to that street level shops that carry a diversity of goods, and the many involved and caring residents living above those shops- it's truly an incredible ecosystem.

The Mayor's rezoning plan seeks to cash in through granting developers extensive permissions to destroy landmarked properties, build to dizzying scale, allow for supersize stores, clubs and restaurants and generally gut the very things that are of interest to tourists. He and the developers would replace a world class destination with out-of-scale bland mediocrity. What tourist from abroad would rather visit this new version rather than the old Soho? Once it's gone, it will be gone for good.

The original intention of the rezoning brought before those living in Soho, Noho and parts of Chinatown was to revamp antique zoning regulations for fairness. One of the stated ideas was to allow adaptations that permitted a broader definition of a maker to inhabit lofts. Another aspect of the plan was to rewrite the zoning parameters to make ground floor use by retail a given. There were debates about scale of retail and height of buildings.

The planners involved in the conversation with the community made a set of recommendations. Then the Mayor's plan appeared. It was an *entirely different plan* than anything discussed at those meetings. The residents are rightly horrified by the implications of

the poisonous flip tax, the massive upzoning and a lifting of reasonable size limits to retail spaces.

What's worse, a fake agenda of affordable housing was pushed as the key reason for this destructive plan, even while loopholes were knit in that permitted hundreds of luxury units with no promise of any affordable ones at all.

The individuals in my building, and all of my Soho neighbors stand with tenants in the parts of Chinatown and Noho affected by this plan, ones who will certainly find themselves displaced. We implore you to stand with us, too- say no to this foolish escapade.

Sincerely,
Sarah Walker

From: [stephen Powers](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 2:07:04 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
stephen Powers
259 W 12th St
New York, NY 10014

From: [Stephen Barre](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 3:18:27 PM

To the City Council:

I strongly urge the City Council to vote no on the SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, and it will create incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood. It will push out artists, our neighbors, and small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development will still make the neighborhood less diverse and more expensive. The "affordable" units will be unaffordable to a significant share of residents here.

The City has consistently lied about the impact the rezoning would. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. VOTE NO.

Regards,
Stephen Barre
228 Prince St
New York, NY 10012

From: [Steve Gould](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 4:04:28 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Steve Gould
94 Christopher St
New York, NY 10014

From: [Susan DeMark](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Reject the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 8:47:01 PM

To the City Council:

You have it within your power as the City Council to proceed along a smarter, better path to support the Preservation of the SoHo/NoHo/Chinatown neighborhoods while creating opportunities for affordable housing. Mayor de Blasio's UPZONING plan would be disastrous to the residents, local businesses, historic fabric, and ultimately, to the entire city. I strongly urge the City Council to vote NO on the horrible SoHo/NoHo/Chinatown upzoning plan.

This proposal would fulfill zero of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than WITH. It will create huge incentives for demolishing the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, These units are disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced.

As a certified NYC tour guide who leads walks in historic neighborhoods, I am upset by the terrible effects this upzoning would have. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now.

Furthermore, it will bring about the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 square feet per zoning lot.

Do you care about diversity? Yes, of course, you as leaders of this diverse City do care. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. I urge you: Please vote no.

Regards,
Susan DeMark
7 Da Vinci Way
New Paltz, NY 12561

From: [Susan Keith](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 3:05:47 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Susan Keith
16 Crosby St
New York, NY 10013

From: [Susan M.](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 12:30:16 PM

To the City Council:

Please vote NO. If you erase important aspects of this city, you cannot gain them back. A city cannot keep its reputation based solely on 'memories'.

I've lived in the same tiny studio apartment that I moved into in 1990. My rent is below \$2000, but I can barely, barely afford it even though I have two college degrees and I've been at the same retail job for almost 27 yrs. I don't have a cellphone, I don't have cable tv (or a tv for that matter) because those things are not in my budget. The 'affordable housing' being touted by these upzoned buildings would not be affordable to me, so I don't think the intention is to be affordable unless those deciding what is affordable are so out of touch with reality that they are clueless. I think what they mean is 'affordable to other rich people'.

If you keep making this city a place for the ultra rich, you push out the creative people who made this city what it always was about. That has bigger implications than forcing those of us outside of the elite class to move away. It affects as well the reputation and character that NYC has and shows to those who visit.

When a tourist comes to NYC do you think they want to see a city which looks like the one from which they came? NO. They want to see our edgy, cool, historical neighborhoods, each with its own look and character, each with their own types of shopping venues, unfound anywhere else. NYC is cool. It's edgy. It's creative. You can walk down the street and see a woman in pearls next to a bearded man in a mini-sundress, next to a famous, Oscar-award-winning actor, next to the the next big fashion designer, next to a painter of storefronts en plein air, next to a woman in a tuxedo, next to a man with a 12" long mohawk, next to a cellist, wheeling his instrument, next to countless people in attire common to foreign lands, speaking a multitude of foreign languages. All are welcome here... or were.

We small 'nobody' creative or working class types are who make this city interesting, who give it character, who draw others with creative potential and dreams to visit perhaps even stay and contribute, the same way that we did. We don't have wallets to buy our way in, we have found our place, struggle to stay here, but contribute vastly to the richness of the brocade which upholsters this amazing city, inspired by each other Please don't try to rip that out and replace it with satin. That's too slick for those of us in the working class. The ones who would remain would be those with sticky fingers and tacky sensibilities. Those are the ones who tend to want to benefit from the wonder of this amazing city, but strip it of it's value in order to line their own pockets without spending the time or the work to make it great. Those are the ones who want virgins every time, and then move on to the next, disregarding what they leave in their wake. Those are the ones who would welcome a huge Walmart store in a small neighborhood in order to line their pockets with more and more and MORE. Total greed destroying my city.

There are people in my neighborhood who live in big spacious lofts and have for many many

decades. Many are real artists, some are not, but they are the people I want to live there, I love that they have their spaces and have for so long. It would make me very upset if they lost their spaces because their replacements would sully the character of this neighborhood and make its history and authenticity die. I don't think it's unfair that they have what they have. Leave them be, please; just let it go and stop being covetous. Don't be jealous. Don't be envious. And stop being greedy.

Stop saying that the push to upzone Soho/Noho is anything other than what it is. Real Estate and those invested in it, as well as those taking payola (I'm positive some of you) from them are the only ones who benefit, while poor creative people like me get crushed and destroyed. And I highly doubt that the majority who want to go in this direction has the insight to see the detriment of that choice, but I hope some of you will have a change of heart, consider having some integrity, and think and act on behalf of the people who live here, and who want to visit and see 'real New York'. Once you ruin this place, you do not go back.

Regards,
Susan M.
107 Sullivan St
New York, NY 10012

From: [Susan Simon](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 3:32:54 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Susan Simon

370 Central Park West
New York, NY 10025

From: [Susan Tunick](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 5:32:35 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill NONE of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Susan Tunick
771 West End Ave
New York, NY 10025

From: [Susan Wright](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 12:54:07 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Susan Wright
25 Iroquois Rd
Cranford, NJ 07016

From: [Suzanne Johnson](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 11:56:36 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Suzanne Johnson
200 W 54th St
New York, NY 10019

From: [Teresa Uthurralt](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 9:32:37 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan.

At a time that our city is overburdened with billions of vacant commercial real estate through the pandemic, it is astonishing this proposal is even being considered.

It serves no one but a few developers who are waiting for their last gift from our outgoing mayor. It does not serve any of your voters and makes a mockery of zoning and preservation. I wouldn't underestimate the fallout of this if you voted for it.

This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
Teresa Uthurralt
25 E 4th St
New York, NY 10003

From: [TOMMY Shi](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 7:28:28 PM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
TOMMY Shi
21 E 10th St
New York, NY 10003

From: [tracey hummer](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 10:32:16 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

The City has consistently lied about the impact the rezoning would have and who would be hurt by it. It's the lower-income tenant-renters, artists, seniors, and Chinatown residents who will be most hurt. Neighbors support an alternative plan for real affordable housing without displacement, oversized development, and big-box chain stores. Vote no.

Regards,
tracey hummer
12 Greene St
New York, NY 10013

From: [Valborg Linn](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 10:15:22 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. I have lived in the heart of NoHo since 1978. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

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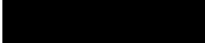
Regards,
Valborg Linn
54 Bleecker St
New York, NY 10012

From: [Valerie Stanol](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 12:18:08 PM

To the City Council:

Vote no.

I don't know of anyone who visits NY who goes to see modern glass apartment buildings or chain stores. Biggest takeaway impressions are from visiting The Village and its old world charm, the established small businesses and its historic buildings like The Merchant House which is my favorite one to visit. When I visit New York, I stay in Chinatown as that remains the most flavorful part of the city. I highly recommend many of my friends to stay, shop and eat in that area. Keep the wonderful old in New York.

Regards,
Valerie Stanol

Morrison, FL 32668



ON THE PROPOSED UPZONING OF SOHO/NOHO

On behalf of Village Independent Democrats, we write to oppose the City's Plan to rezone SoHo, NoHo, and Chinatown.

This proposal from Mayor DeBlasio and the City Planning Commission (the City's Plan) will purportedly improve the quality of life for residents and workers in the neighborhood, encourage diversity and create affordable housing, support local artists, and foster the small business. Instead, the City's Plan will displace tenants, decrease diversity, and make our neighborhood less a community and more a luxury hub.

City's Plan = Win for Large Retail Owners. While the City's Plan would allow neighborhood retail on the ground floor as-of-right, it also would lift restrictions on the size of retail and eating establishments, allowing oversized chain retail, bars, and restaurants, killing small businesses. These caps are common in mixed-use neighborhoods throughout the city and this neighborhood, at nearly half residential, should be no different.

City's Plan = Win for Large Property Owners. The City's Plan also will upsize development 2 1/2 times what is currently allowed. This massive upzoning will result in the destruction of currently affordable units by creating an incentive to evict tenants through demolition to clear the way for new development. There are currently over 635 rent-regulated units and a never-counted number of loft-law units within the proposed rezoning area. This plan also fails to expand or legalize Joint Living-Work Quarters for Artists (JLWQA) and instead imposes a \$100 per sq. ft. conversion fee that is financially unitive, particularly to pioneering legally confirming senior citizens who are aging-in-place and who went through considerable hardship to legalized their spaces and buildings under current zoning laws.

City's Plan = Win for Chinatown Property Owners. Nearly half of the city's projected development is projected to take place in Chinatown that the city labels "SoHo East." 50% of these buildings contain rent-regulated apartments. Chinatown is already experiencing the displacement of low-income households. This plan will only increase that pressure.

City's Plan = Win for Office, Dormitory & Luxury Housing Developers. There also are many loopholes in the proposal allowing builders to skip affordable housing altogether. In fact, no affordable housing is guaranteed. Highly profitable development alternatives include retail, commercial/office space, dormitory facilities for NYU and other local universities, and market-rate residences of 25,000 SF or less per lot.



The proposed formula of 75% super-luxury, 25% so-called “affordable” only serves to change the demographics of the city, which used to be a haven for artists, writers, other creative people, and immigrants. It is slowly and surely changing the soul of our city, and it will creep into Greenwich Village and all other neighborhoods if it’s allowed to continue. The plan fails to look at opportunities to build 100% affordable housing by converting hotels or offices to housing or at 2 Howard Street, a federal parking garage in the proposed rezoning area.

Moreover, the City’s Plan would upzone six historic districts, creating a citywide precedent. This proposal is clearly a parting gift from the Mayor to his wealthy real estate donors and large property owners in SoHo, NoHo, and Chinatown.

Growing Opposition to City’s Plan. The current list of those individuals and organizations who oppose the City’s Plan are:

Elected Officials

- Representative Jerrold Nadler
- Representative Carolyn Maloney
- State Senator Brad Hoylman
- Assemblymember Deborah Glick
- Borough President Gale Brewer
- Former District 1 City Councilmember, Kathryn Freed
- Former District 1 City Councilmember, Alan Gerson
- Democratic Nominee for District 1 City Council, Christopher Marte

Affordable Housing and Tenant Organizations

- Chinatown Working Group
- Cooper Square Committee
- Met Council on Housing
- New York City Loft Tenants
- Tenants PAC (a statewide housing and tenant group)

Preservation and Community Organizations

- Bowery Block Association
- Broadway Residents Coalition
- Downtown Independent Democrats
- East Village Community Coalition
- Friends of the Upper East Side Historic Districts
- Historic Districts Council
- Human-Scale NYC
- Landmark West!
- Lower East Side Preservation Initiative
- Municipal Arts Society
- National Trust for Historic Preservation
- Alexandr Neratoff, Architect (Envision SoHo/NoHo Advisory Group)
- New York Landmarks Conservancy
- NoHo Neighborhood Association
- Preservation League of NYS
- SoHo Alliance
- SoHo Design District
- South Village Neighbors
- Tribeca Trust
- The Victorian Society New York
- Village Preservation

Gale Brewer recently stated she cannot support the proposal in its current form and asked for significant changes. Margaret Chin and Carlina Rivera have asked for significant changes that have yet to materialize. There does exist an alternative plan, the Community Alternative Rezoning Plan, which would not destroy existing affordable housing and



expands broader affordability and adaptive reuse, and does not open the floodgates to giant big box stores and oversized eating and drinking establishments.

Village Independent Democrats support Manhattan Community Board 2's opposition to the City's Plan because it fails to "achieve affordable housing goals and instead incentivizes office, dormitory, and large retail development and will displace existing rent-protected and low-income residents.

Therefore, Village Independent Democrats strongly oppose the current plan and call on our local politicians to also stand against it.

From: [x o](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote No on the SoHo/NoHo/Chinatown Upzoning Plan
Date: Monday, November 8, 2021 11:27:03 AM

To the City Council:

I strongly urge the City Council to vote no on the disastrous SoHo/NoHo/Chinatown upzoning plan. This proposal would fulfill none of its affordable-housing promises, as it actually makes it more profitable to build without affordable housing than with. It will create huge incentives for destroying the hundreds of existing units of rent-regulated and loft-law affordable housing in the neighborhood, disproportionately occupied by lower-income, senior, artist, and Asian American residents, many of whom would be displaced. It will push out arts and any other small businesses with its allowance for giant big-box retail of unlimited size. It will encourage grossly oversized development up to 2.5 times the size current rules allow, and more than 2.5 times the size of average buildings here now. It will encourage the destruction of historic buildings, and allow developers to add luxury condos and apartments with no affordable housing so long as they don't exceed 25,000 sq ft per zoning lot. Even in this relatively wealthy neighborhood, new development even with the 25–30% “affordable” housing will still overall make the neighborhood richer, less diverse, and more expensive, as the new market-rate units would be so expensive and the “affordable” ones unaffordable to even a significant share of residents here.

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Regards,
x o
218 W 104th St
New York, NY 10025