

[EXTERNAL] Letter of support in lifting parking requirements

JB Reefer <>

Wed 10/23/2024 1:38 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Parking requirements are ridiculous in NYC, and burden all of us in service of the few with cars. It's obscene that we need to go through all of this - Dallas is going to lift parking mandates, Austin has, Anchorage has.

Just do it

[EXTERNAL] Yes for City of Yes: A Personal Perspective on Shared Housing and Opportunity

Jean Brune <[REDACTED]>

Thu 10/24/2024 12:23 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

Cc: [REDACTED]
[REDACTED]

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Dear City Council Members,

My name is Jean Brune, a resident of Harlem. I am writing to express my enthusiastic support for the City of Yes initiative. As someone who has directly benefited from shared housing throughout my life, I believe this initiative holds immense potential for creating a more inclusive and affordable New York City.

My Story:

Growing up in Little Haiti, shared housing has played an integral part of my life. Living with a diverse group of family, friends, and community members provided a sense of belonging and support that was instrumental in my personal and professional development.

- **Affordability:** Shared housing allowed my parents to afford a private school education for me and my brothers, opening doors to opportunities that might have otherwise been out of reach.
- **Community:** The vibrant and supportive environment fostered a sense of belonging and helped me thrive. First, as a child when my parents were working long hours. Second, as an adult whenever I moved to a new city.
- **Flexibility:** Shared housing provided the flexibility I needed to pursue opportunities in California and Atlanta before returning to New York to raise my own family.
- **Homeownership:** Thanks to the financial advantages of shared housing, I was able to achieve homeownership at the age of 20 and have since acquired two more properties. I have consistently supplemented my income by renting out extra rooms, further demonstrating the power of this model.

Professional Perspective:

My professional experience in financing commercial real estate transactions for institutional investors has reinforced my belief in the value of utilizing existing spaces efficiently. I've witnessed firsthand the negative consequences of vacant buildings, both for property owners and the city's tax revenue.

Furthermore, my work with a startup focused on converting unused residential and commercial spaces into housing has demonstrated the positive impact of creative solutions. We have successfully housed over **30,000 workers**, primarily essential workers earning an average of

\$40,000 per year, without relying on public funds.

Why City of Yes Matters:

City of Yes is about:

- **Expanding Housing Options:** Creating more diverse and affordable housing choices for all New Yorkers.
- **Empowering Young Professionals:** Providing opportunities for young people to build community, save money, and establish roots in the city.
- **Promoting Inclusive Communities:** Recognizing the benefits of shared living arrangements for a wide range of individuals, from students and essential workers to families and older adults.

A Call to Action:

I urge you to support City of Yes. This initiative represents a crucial step towards a more vibrant, equitable, and affordable future for our city. By embracing innovative housing solutions, we can create a New York City where everyone has the opportunity to thrive.

All the best,

Jean K. Brune Harlem Resident

[REDACTED]

From: [Jean DeMarco](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] The City of Yes Plan
Date: Wednesday, October 23, 2024 6:29:53 PM

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To Whom it May Concern:

The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers.

Thank you in advance for your anticipated cooperation.

From: [J Hahn](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Oppose City of Yes - all of it!!
Date: Thursday, October 24, 2024 4:03:26 PM

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To City Council,

My name is Jean Hahn and I'm a homeowner in Forest Hills, Queens.

I am strongly opposed to the City of Yes which is an ill-conceived plan designed to strip away zoning decisions from local community boards because we are not a one-size-fits-all city.

There's a saying "Never waste a good crisis" - well, City of Yes does this with this zoning proposal.

Daylight, air, and open space are important quality of life issues which are embedded in our zoning and building codes for a reason. Tossing them to the wayside for City of Yes because we are in a "housing crisis" is akin to throwing the baby out with the bath water because upzoning does NOT translate to or guarantee more affordable housing. Instead, market & luxury developments get built pushing low income residents out. We have all seen examples of this everywhere.

If we are truly in a housing crisis, why isn't more being done to bring vacant units back on the market where it wouldn't put a strain on our aging infrastructure? Where are the plans for new school buildings, hospitals, police depts, fire stations, road maintenance, sanitation service to accompany these new buildings? Will developers be given freebies when our infrastructure is further overburdened? At the end of the day, we know it will fall on the taxpayers who are already struggling with current inflation.

I'm opposed to the expansion of the transit and town center zones which would negatively affect the historic and contextual fabric of my low density neighborhood which my neighbors and I pay a hefty property tax premium to live in.

I'm opposed to permitting ADU's in basements and rear yards as-of-right - cramped spaces are not quality of life for neither the resident nor the neighbors and again, brings up the question of infrastructure. Legalizing illegal basement conversions does not make a space any safer.

I'm opposed to eliminating the parking requirement. Many families in Queens rely on cars to transport children, the elderly, and disabled family members to work, school, appointments, etc. To say that "we don't need parking" is discriminatory against those that live in transit deserts which are pretty much everywhere outside of high density areas.

One other elephant in the room is the Class Size Law where 5 out of the 7 school districts in Queens have chronic overcrowding - as it is, there aren't enough seats within districts to accommodate the law so where do new families send their children - to other boroughs?

As many here have already said, let the people control the housing process through decision-making at the local community board level instead of a one size fits all plan .

I strongly urge City Council to unanimously vote No to the City of Yes housing plan and **start again with a plan that is built from ground up and not top down.**

Regards,

Jean Hahn
Forest Hills, Queens

[EXTERNAL] City of Yes for Housing Opportunity

Jeffrey Ewing <[REDACTED]>

Wed 10/23/2024 2:34 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

Cc: City <[REDACTED]> District45 <District45@council.nyc.gov>;

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Dear City Council and Council Member Louis:

I join with my fellow West Midwood and greater Flatbush residents in OPPOSING in its present form the ill-thought-out so-called City of Yes for Housing Opportunity proposal. It will cause many negative impacts on my neighborhood and many other neighborhoods throughout the City and result in little if any new affordable housing units. Please call for a halt to the proposal until the Mayor and City Planning Department seriously consult with the City's varied neighborhoods and come up with a proposal that meaningfully addresses their legitimate concerns!

Thank you.

Jeffrey Ewing
West Midwood

From: [Jeffrey LeFrancois](#)
To: [Land Use Testimony](#)
Cc: [District3](#)
Subject: [EXTERNAL] Support City of Yes
Date: Friday, October 25, 2024 9:02:24 AM

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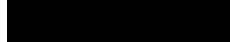
Good afternoon,

We are in a decades-in-the-making housing crisis and drastic measures must be taken. Please enact the City of Yes zoning reforms and eliminate parking mandates. Doing so will allow the market to inform parking needs, help the environment, and lower the cost of building housing.

We used to be a city that made it easy to settle here. People complain we've been sterilized but it's because there's no room for growth.

Let's build housing again. Please enact the city of yes for housing opportunity.

Thank you,
Jeffrey LeFrancois



New York, NY 10019

iSent on the go

[EXTERNAL]

Jennifer Hunter

Wed 10/23/2024 2:20 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Dear Council,

I am writing to express my strong opposition to the City of Yes initiative, specifically the proposed Transit-Oriented Development (TOD) in Prospect Park South, a cherished part of Victorian Flatbush in Brooklyn.

As a long-time resident of this historic neighborhood, I am deeply concerned that TOD will irreparably alter the character and charm of our community.

Prospect Park South's unique architectural heritage, tree-lined streets, and human-scale environment make it a desirable and sustainable community. The proposed TOD will undermine these very qualities, prioritizing density over community cohesion and livability.

Furthermore, I question whether the promised benefits of TOD, such as affordable housing and improved transportation, will materialize. Past experiences with similar developments suggest that these promises often fail to deliver, leaving our community with more problems than solutions.

My current concerns are:

1. Gentrification and Displacement

Historically, TOD initiatives have been linked to gentrification, often displacing lower-income families and long-standing community members. While there is an argument that increased supply drives prices down, TOD is a land grab for developers without the promise of actual affordable housing. We already see this happening in our neighborhood where new luxury apartments are being sold for \$1.7 million on Cortelyou and \$1.3M on Coney Island Ave. Essentially, this plan will knock down affordable housing units and turn Victorian Flatbush, and really all of NYC, into a mashup of unaffordable luxury buildings, driven by developer profitability.

2. Infrastructure Strain

TOD prioritizes density without considering the strain it would place on our 100-year-old infrastructure. Our basements flood due to sewer systems that are not able to handle the water usage and rain, and this is before we build out more units and covert single-family lawns to large concrete structures. Beyond flooding, the neighborhood is a suburb in the city, and the unmanaged, as-of-right development proposed by TOD will exacerbate the traffic congestion, especially at already clogged intersections like Beverly and make our already overstretched MTA hazardous. At the Beverly stop specifically, the platforms are dangerous during rush hour.

3. Lack of Community Engagement

My neighbors have done the best they can to get us up to speed, but much of the process of the City of Yes has been done behind closed doors and intentionally without community engagement. In contrast, our community CB14 upzoned all of Coney Island Ave in 2009 to

accommodate the needed housing units without compromising the character of our community. This rezoning took four years to develop responsibly, and we're just starting to see the fruits of our labor. Unfortunately, TOD will redirect development away from commercial centers like this and towards houses on Beverly.

4. Mayor Adams' Indictment

Given Mayor Eric Adams's recent indictment, it's hard to believe that developers with deep pockets weren't behind and funding this plan. If this is truly the right path for the city, there is no reason to push it through with Mayor Adams. Instead, we should hit pause and reevaluate when the dust has settled.

Thank you very much for considering my concerns.

Sincerely,

[Jennifer Hunter](#)



[Jennifer Hunter, PhD](#)



Jennifer Hunter, PhD



[EXTERNAL] "NO" to city of yes housing

OT with Jenn Leo <>

Wed 10/23/2024 1:21 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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To whom it may concern,

I have lived in this community 32 years (my life) I would like to vote NO to the upzoning of this neighborhood.

Sincerely
Jennifer Leo
Resident of 10465
Bronx NY

From: [Jennifer Meltzer](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Proposed towers in Queens
Date: Wednesday, October 23, 2024 9:17:35 AM

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This email is to tell you that this is a poorly thought out project. Two 50 story towers is far more residents then the area can accommodate. Especially in view of the lack of parking being offered. Whether you like it or not, people in this part of Queens depend upon their cars.

With a lower income housing project right near by, this area sees not lend itself to "luxury " apartments. If you're going to build despite the opposition, make these affordable, large apartments to accommodate middle class families.

Jennifer Meltzer
Flushing NY

From: [Jeremy Reese](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Parking mandates
Date: Thursday, October 24, 2024 4:43:09 PM

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Lift them, please!! Return NYC to it's Gilded Age Glory!!!

From: [Jeremy Zorek](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes
Date: Thursday, October 24, 2024 2:59:23 PM

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To whom it may concern,

I would like to voice my support in favor of the City of Yes housing reforms. As a soon-to-be college graduate with every intention of wanting to stay in New York City for my career, being able to afford a place to live is a huge issue for me and many of my friends. I am incredibly lucky to have been a born and raised New Yorker, having spent much of my life on the Upper West Side, and I would not want to trade that experience for the world. Enabling more housing construction means we can share the goodness that this city has to offer with tens of thousands of new residents every year, and, eventually, at a price that doesn't make people want to flee the city due to cost of living. With all this said, I just want to give my wholehearted support for the City of Yes, and make it clear that something must be done to address the housing supply shortages. Thank you,

-Jeremy Zorek

[REDACTED]
New York, NY 10024

[REDACTED]

City of Yes
Testimony to the New York City Council
Tori Lyon, CEO, Jericho Project
October 22, 2024

Hello, my name is Tori Lyon. I am the CEO of Jericho Project, a 41-year old nonprofit organization providing affordable and supportive housing along with comprehensive services to New Yorkers experiencing homelessness. Jericho serves over 3,000 individuals annually, including special initiatives for Veterans and young adults.

I am testifying today in strong support of the City of Yes proposal. Jericho currently operates approximately 550 units of supportive housing, and has over 1,000 units in development which can benefit from the COY proposal. This model -- affordable housing paired with social services -- has helped end homelessness for thousands of New Yorkers. With the shelter census at one of the highest levels in decades, we desperately need more of these life-changing projects.

My organization serves over 700 Veteran households annually. Veterans are just one of many populations that have been squeezed out of the housing market. New York City has a proud tradition of sending our residents to serve in the military, but they can't afford to come back and live in the City where they grew up and where they made that commitment to serve their country.

For the people who are served by Jericho, as well as for most of our essential staff, the City of Yes proposal will open up so many new opportunities to secure affordable housing in a wider range of neighborhoods. It will also make it easier for supportive housing developers like Jericho to meet the urgent need for housing our most vulnerable citizens.

The City of Yes is a bold but common sense proposal. I understand that some New Yorkers are resistant to change in their communities, but if we don't take extraordinary measures now, we will lose the vibrancy and diversity that make this City so great.

Dear Councilmember Brooks Powers:

At several Bayswater Civic Association meetings the *City of Yes* proposal was discussed. I'm sure that you are well aware that the Bayswater community is adamantly opposed to it as demonstrated at these meetings. My neighbors and I are pleading with you to **vote NO** as it will be the destruction of our community and the Rockaway Peninsula in general.

I know that you are aware that the Far Rockaway "revitalization" has increased the Far Rockaway population by 50%. The eastern end of the Rockaways has already taken the brunt of over-development, so much so that we worry about the repercussions of another major storm or disaster. Evacuation and safety would be life threatening due to the overpopulation already at the eastern end and with even more residents likely if this proposal passes. The fact that this Peninsula is a unique piece of land – surrounded by water on 3 sides with only one main roadway from east to west adds more danger if evacuation becomes necessary again as it did during Superstorm Sandy.

*The entire Peninsula is a flood zone. So much so that just a heavy rainfall causes our basements to flood often. The Department of Buildings does nothing to stop or close down the many absentee landlords & homeowners who illegally convert 1 family homes into multiple apartments with multiple kitchens, many of which include (unlawful) basement dwellings. Yes, basement apartments in flood prone areas are supposed to be illegal even under the "City of Yes" proposal, yet they already exist! The inhabitants of these illegal conversions know not to answer the door when DOB comes knocking and after 3 unsuccessful entry tries by DOB, the case is closed. We certainly cannot depend on DOB to monitor even more conversions, ADUs & basement apartments which would be considered legal if the proposal passes when they are already ignoring the presence of existing violations which endanger both residents of these units and neighbors nearby.

Also consider the lack of egress in attic and basement apartments along with fire safety issues. There are many other safety issues to support why present building laws don't allow additional housing or other type structures to be built within close proximity of a home on its lot or even close to the property lines that separate one lot from another. All of these precautions would be voided if the proposal is allowed to pass putting your constituents and their homes in danger.

Another point to consider is that Bayswater is not close to a "transportation hub." The only way out of our community is by car, bicycle or foot. While we in Bayswater don't wish this proposal to take effect on any part of the Peninsula, there are other parts of the Rockaways with more transportation options readily available such as 116th street which has buses, trains, ferries, etc and yet the western end has not been oversaturated with high-rise buildings as the eastern end has been. Cars are our primary mode of transportation because we shop in the Five Towns to avoid the lack of Far Rockaway parking and the Parking Violations Bureau.

There are a few community boards that might welcome some of these zoning changes, but **one size does not fit all**. The fact is that most of the community boards in Queens and most of the civic associations in Queens are opposed to the *City of Yes*.

Of course, there are many other reasons why the *City of Yes* proposal will be the death knell of Bayswater and other communities on this unique Rockaway Peninsula as well as much of eastern Queens. Please don't allow the further deterioration of Bayswater and the Rockaways. Don't help destroy our communities with more overdevelopment and removal of existing zoning laws. The Bayswater Civic Association and its homeowners worked very hard years ago to downzone our community to only allow 1 or 2 family new home construction, to maintain a suburban quality of life with less density and a slower pace of life. We are constantly being challenged to maintain these.

The *City of Yes* would bring a little bit of Manhattan into every neighborhood. We don't want to live in Manhattan.

Please vote no to the *City of Yes* proposal!

Thank you for your time and consideration.

Sincerely,

[name]

[address]

Far Rockaway, NY 11691

From: [Jess Ducey](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Wednesday, October 23, 2024 4:30:59 PM

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Hello,

I'm writing to urge the council to pass City of Yes as soon as possible! Parking mandates are outdated measures that protect the interests of privileged wealthy people at the expense of those who most need affordable housing. I know it has its challenges, but the MTA has good bones and the potential to be a world class public transport system. Even with delays and repairs, you can get more places in this city without a car than in most of the United States. That's something to be proud of! But we shouldn't stop there!


If people want to own private cars, that's their choice - but they should bear the true costs of storing their property. If parking your car is important to you, then by all means, live in a neighborhood with parking. Rent or buy a house with a driveway or garage. But it's unreasonable and short-sighted to expect all new builds to cater to you. Building housing near transit lines makes it easier for everyone to get around the city for work and pleasure. Building more housing instead of leaving space for a handful of residents to store their belongings allows even more people to access housing.

Individual car use is unsustainable in New York City - smog is clogging our airways, cars cause congestion and slow down transit, and illegal parking and stopping make our streets dangerous for cyclists and pedestrians. Remember, in a car you're never stuck in traffic - you ARE traffic. I want to see my council make car ownership expensive and inconvenient, while public transit becomes safe, affordable, and reliable. I know people who own loads of books or keep family heirloom furniture. They have to pay for storage units when they can't fit their possessions in the home. We'd laugh at them if they expected the city and developers to provide storage space for them. Why do we then cater to car owners making the same demands?

Please, pass City of Yes and take steps towards making NYC a sustainable city for everyone, not just the wealthy. Thank you.

cheers,
jess

Jess Ducey (they/them)
writer, producer, fundraiser, dingus


[instagram](#) | [web](#)

[EXTERNAL] City of Yes - support

Jessica Spiegel <

Wed 10/23/2024 10:35 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Good Morning,

Unfortunately I was not able to attend the recent hearing regarding The City of Yes, however I wanted to email that I fully support this measure and the housing it will make possible. A big part of this is lifting the parking mandates and I hope this will be included in the final version as it is very important to make this development possible.

Thanks,
Jessica Spiegel, RA

New York, NY 10069

[EXTERNAL] Testimony for City Council Subcommittee on Zoning & Franchises public meeting

Jill Woodward <>

Tue 10/22/2024 11:33 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Dear City Council members:

I was signed up to testify at the subcommittee meeting today but had to leave at 6:15pm without having been called. Below is a summary of my prepared comment.

I'm an ordinary New Yorker living in the East Village who is usually not able to participate in this process, but able to today because there's no work in my industry right now.

I acknowledge and respect those who testified and earnestly believe this "City of Yes" proposal will increase equitable and affordable housing.

I want that too, so NYC can remain awesome.

I don't believe the proposal as currently exists will accomplish these goals, and will probably make the affordability issue worse.

I agree with the earlier testimony that the affordability crisis does not appear to be a strict supply and demand issue.

As Chairman Riley mentioned, this is a contentious issue, and therefore worthy of carefully examining and considering all aspects, and not rubber-stamping what looks like a gift to developers.

Speaking of which, when the current mayor is under formal investigation for corruption, the city should really think twice about a broad sweeping proposal that definitely looks like a favor to his real estate supporters. Please go back to the drawing board and make a better plan for guaranteed affordable housing. If that is not possible, please vote no.

Sincerely,

Jill A. Woodward

From: [Jill Rousseau](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony Against City of Yes as it pertains to Ditmas Park, Brooklyn
Date: Friday, October 25, 2024 11:22:27 AM

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Dear Council Members,

I am writing to provide testimony against the City of Yes proposal. While there are many admirable goals with City of Yes, I strongly believe that these specific proposals would negatively affect the quality of life in my own neighborhood.

Despite its name, Ditmas Park doesn't actually have a park- something every NYC neighborhood should have. In its place, we have private lawn/garden space, which would decrease under COY.

These private gardens offer a critical carbon sink and climate resiliency for Brooklyn in a time of great and increasing need. If the proposed lots in our neighborhood were up-zoned as proposed by COY, our neighborhood would lose trees and permeable ground. In September of 2023, there was a rainstorm so severe that about half of my son's classmates at PS 889 were not able to attend school because the flooding in the neighborhood made the roads impassable. Climate change will only get worse in the short term, and severe rainstorms and flooding will be New York City's biggest challenges. If all of the land is covered in concrete, where will the water go?

These private gardens also create vital "third spaces" for our community, especially the larger lots on the corners. Recurring events such as Operation Gig concerts, the neighborhood-wide tag sale, Artmageddon, and even one-off events like the "Monsters vs. Robots" performance I recently attended with my kids all rely on porches and open space. These events are open to the public and free (or come with a small suggested donation). Taken together, they strengthen social ties and neighborhood cohesion. In an era of post-pandemic alienation, we need more third spaces, not fewer.

Every neighborhood *deserves* a park, and for better or worse, our version is a patchwork of privately owned gardens. Through the generosity of many of these owners, these are special spaces that benefit the entire neighborhood, and we would be worse off if we lost even one of them.

Thank you for your consideration,
Jill Rousseau

From: [Jim Charlton](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Census data shows upzonings like 'City of Yes' make NYC neighborhoods less accessible and diverse, a
Date: Thursday, November 7, 2024 5:40:15 PM

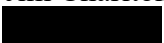
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Dear City Council Land Use Testimony,

I oppose upzonings like 'City of Yes.' Because as shown in Village Preservation's new study "Analysis of Housing Production Levels and Changes in Racial Demographics in NYC Neighborhoods," upzoned neighborhoods with surging levels of housing construction have overwhelmingly tended to become whiter and less Black and Hispanic. This is especially true as compared to neighborhoods with lower to more moderate levels of new housing construction, and the landmark and zoning protections that often go along with them, which saw the exact opposite trends. Even NYC's Asian population, which boomed during this time period, saw above-average growth in its share of the population in the low-to-moderate housing growth areas, and lower levels in the upzoned areas with vastly increased housing production.

Why would we want to replicate this citywide? This is another example of how the contention that just building lots more housing, no matter how expensive or what kind, will help make our cities and neighborhoods more affordable, equitable, and accessible. It won't, and in fact, evidence indicates it will make them worse in those regards, as well as many others.

I strongly urge you to oppose the measures in 'City of Yes,' and any other measures, that would upzone and increase the allowable size and scale of market-rate housing, and weaken existing landmark and zoning protections. Instead, I urge you to support measures that work to retain existing affordable housing, and create new affordable housing when and where needed and able. Our city is not lacking for housing; it's lacking for the right kind of housing to meet the needs of the people who live here, and policies like upzonings and 'City of Yes' don't address that, and will likely do more harm than good.

Regards,
Jim Charlton

New York, NY 10003

[EXTERNAL] City of Yes

JAMES WACKER <>

Wed 10/23/2024 11:10 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Increased crowding won't bring down rents, and it will make life here more miserable. We need to stop treating residential real estate as an investment. It's just a place to live. Tax unrealized gains, and empty apartments. Limit the number that a company can own. Thanks, Jim Wacker, Bronx

PS City Planners should be elected, not appointed.

[EXTERNAL] Testimony

Jimmy Kaiser < >

Wed 10/23/2024 12:14 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hello,

I have lived in New York City for 13 years. I met my wife here and we we have two young children. I want to keep living here and raise my kids in the city but it doesn't feel like an option because the cost of housing is so high and keeps going up. I have seen many of my friends leave the city because it costs too much to live here. I urge the City Council to do everything it can to increase the supply of housing and approve the City of Yes Housing Plan so that families like mine can continue to live here. Thank you.

Best,

Jimmy Kaiser
City Council District 40
Brooklyn, NY

My name is Jimmy Meagher (he/him/his), and I have been living in Brooklyn for nearly 16 years. I have called four different Brooklyn neighborhoods home, and I hope to remain in this beautiful borough for as long as I can. I am expecting my first child soon, and like so many others, I fear eventually being unable to afford remaining in New York City. Childcare is too expensive, and the cost of living remains stubbornly high. We have the power to turn our city around and make it more affordable for all. One important step we can take is to pass the City of Yes proposals being debated during these hearings.

I currently live on the border of Gowanus and Carroll Gardens. New construction is quickly going up around my neighborhood. I am excited by these changes! So much is possible! I won't benefit from the recent opening of the affordable housing lottery in one of the new buildings nearby, as I make too much money to qualify for the more deeply affordable apartments and the rent of the market rate apartments vastly exceeds my current rent. But I hope and believe that an increase in housing supply across this neighborhood, borough, and city will lead to a more affordable housing market. We need to do much more to increase the supply of housing across low- and middle-income levels, and every district must do its part.

I own a car, and I benefit from free street parking. But, like a good New Yorker, I rely on public transportation for all of my transportation needs within NYC. I support lifting parking requirements. The elimination of parking mandates **MUST** remain in the City of Yes proposals. Every neighborhood **MUST** contribute to the housing supply. Our city is in crisis, and the watering down of these proposals will lead to the continued exodus of New Yorkers who can no longer afford to live here.

Lastly, our city must do so much more to ensure that New Yorkers facing eviction and experiencing homelessness are connected to safe, stable, affordable housing. Our city must implement the expansion of CityFHEPS, and our state should pass and implement the Housing Access Voucher Program (HAVP). Our city should invest more deeply in legal supports and programs to allow New Yorkers to remain in their homes.

Let's pass the City of Yes, of course, but let's go even further. The future of our city depends on it.

Thank you.

From: [Joan Bassolino](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes
Date: Friday, October 25, 2024 7:42:53 AM

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City Council, vote NO on “City Of Yes”. Don’t destroy the city.
Joan and Bob Bassolino

October 19, 2024

Dear City Council Members,

I am writing to express my strong opposition to the City of Yes zoning proposal to eliminate single-family zoning citywide, an initiative that would have a severely negative impact on my community and life. I am respectfully requesting you act on the behalf of myself and other members of the community and vote against this proposal.

The City of Yes for Housing Opportunity proposition as proposed includes a misguided zoning plan that should not be considered. Ostensibly, the objective of this plan is to create more affordable housing. Unfortunately, the simplistic flawed approach being proposed – changing zoning to allow for overbuilding – will not achieve this objective. Addressing the present need for affordable housing is complex and tied to the general cost of living. What is needed is to make the existing housing more affordable, through a combination of increasing wages, creating higher paying jobs and lowering rents, not by overbuilding. Moreover, under the Mandatory Inclusionary Housing (MIH) options, only 25% of units in the new multifamily apartments built are required to be affordable. Therefore, the majority (75%) of the units in this new housing will still be unaffordable as landlords will charge high rents on these units to compensate for lower rents of the affordable units.

The City of Yes proposal is fiscally unsound. Where will the money come from to fund the increased need for municipal services (police, fire, sanitation, public transportation) and infrastructure expansion (electrical, gas, communication and sewer systems) that would accompany the enormous building growth resulting from the proposal, when currently the city budget is already overstressed? Additionally, this overdevelopment will lead to an increase in local traffic and congestion. Also, the increase from low density to high density will likely lead to an increase in crime in that neighborhood.

Furthermore, overdevelopment of low density neighborhoods will only benefit the developers, who see this as a golden opportunity to enrich themselves. While the catch phrase of this plan is “a little extra housing everywhere”, in reality developers will mainly target low density areas for their projects. High density areas primarily have large multifamily dwellings on their lots while low density areas consist primarily of single family homes. It is much less expensive to buy and clear a property that has a single family home on it versus the same size property with a large multifamily dwelling on it. Developers realize this, that it is much easier and more profitable to build in low density than high density areas.

Importantly, for many, single family home ownership is a reward for their hard work. People work hard understanding that this will enable them to have a higher quality of life, and to have an uncrowded sanctuary space of their own, essential for their well-being, including their mental health. It is well documented that overcrowding leads to mental health illness. Moreover, destruction of low density neighborhoods removes critical green open space which is a necessity for a healthy living environment. I and my neighbors have chosen to live in an area of single family homes because we love the character of our neighborhood – a small, safe oasis of quiet tranquility in a busy city. The City of Yes (high-density development) will devastate the fundamental character of our neighborhood as well as our quality of life.

Please reject and vote against the City of Yes for Housing Opportunity proposal to eliminate single-family zoning citywide.

Sincerely,
Joan Drosopoulos

From: [REDACTED]
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes
Date: Wednesday, October 23, 2024 9:28:55 AM

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To Whom it May Concern,

The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

Joann Stonebridge
[REDACTED]
Bronx, NY 10465

[Sent from the all new AOL app for iOS](#)

From: [Joanne Murphy](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] COYHO
Date: Friday, October 25, 2024 12:24:35 PM

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I ask that you vote NO on the City of Yes, as did the majority of the Community Boards.
These are your constituents!

If passed COYHO will place an additional burden on our already stressed infrastructure especially in flood prone areas.

Our schools are already overcrowded. Our services, such as police, fire, sanitation, EMS and hospitals are stressed to the max now, adding more people to this would be dangerous and irresponsible.

COYHO does NOT provide any solutions for these insurmountable issues.

COYHO does NOT have even one provision for affordable housing.

COYHO is a gift to developers that will ruin our community.

We DO NOT have a housing crisis.

We have an affordability problem.

We can not allow our government to choose developers over the people.

Please, vote NO on COYHO.

Thank you

Joanne Murphy



Bx., N.Y. 10461

From: [Sound Watch](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] NO to City of YES!
Date: Friday, October 25, 2024 8:33:58 AM

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No to City of Yes . Preserve City Island's Special District Zoning .
Joe Terrio
City Island Resident

Sent from my iPad

From: Joel Barciauskas
To: Land Use Testimony
Subject: [EXTERNAL] City of Yes Housing - Support
Date: Wednesday, October 23, 2024 4:12:53 AM

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Hello,

As a resident and homeowner at [REDACTED] in Manhattan and a car owner, I fully support the City of Yes Housing, including the removal of parking mandates that make housing more expensive to build in the most transit-accessible city in the US. Giving millions of people access to the culture and economic opportunity of New York City is what makes this city an engine for growth. The alternative is for the city to become more and more a place only for the old and wealthy, with young people and families unable to afford to move or stay.

Joel Barciauskas

[REDACTED]
New York, NY 10027

JOEL A. SIEGEL
ATTORNEY-AT-LAW

October 24, 2024

By Email

Subcommittee on Zoning
New York City Council
City Hall Park
New York, New York 10007

RE: OPPOSITION TO CITY OF YES "HOUSING OPPORTUNITIES"

Dear Council Members:

I am a resident of Victorian Flatbush in Brooklyn, and have been practicing law in New York for almost 40 years, including a wide variety of real estate matters. I write in opposition to the Housing Opportunities components of City of Yes ("COY"), specifically Transit Oriented Development, District Fixes, and Accessory Dwelling Units. I note that while I am a member of Community Board 14 ("CB14") in Brooklyn, I write now on my own behalf.

In support of my opposition, I have included herewith:

1. My opinion piece on Housing Opportunities;
2. My letter to the Department of City Planning ("DCP"), dated July 2, 2024; and,
3. Photographs (before and after) of a Victorian Flatbush corner, illustrating the inevitable result of some of the most objectionable aspects of Transit Oriented Development.

There is one overriding point I want to make to you and your fellow Council Members copied with this letter. There is absolutely no need to rush to judgment on this massive overhaul of the 60-year old Zoning Resolution. There is no need to cram COY down the throats of the people you serve.¹ Other than the developers (with their lobbyists) licking their lips in anticipation of an enormous windfall, there is nothing that prevents you from putting the brakes on the objectionable components of COY, and directing DCP to engage in meaningful community engagement to reach a consensus for more housing. The unnecessarily draconian and

¹ While in his testimony to you, Brooklyn Borough President Antonio Reynoso expressed support for COY, he unambiguously indicated he supported COY because it was expedient, and he specifically used the word "cram" when characterizing how COY is being pushed through the City Council. Simply, that is no way to enact a zoning plan that may last decades.

misguided aspects of COY are readily apparent (and shown below), and you heard testimony from lawmakers and NYC residents to this effect on October 21-22. COY is as contentious a piece of legislation as you will meet, and DCP did little to prevent the matter from coming to the boil you now face. DCP wants you to clean up their mess. I ask you to resist the pressure to gratuitously inflict harm on NYC homeowners, and to instead do the right thing. Send Housing Opportunities back to DCP, and compel them to work with communities for a plan that most everyone can support. Make DCP do the hard work they have so clearly failed to do.

2009 Flatbush Rezoning

Over the course of more than three years, members of the Victorian Flatbush community participated in the 2009 Flatbush Rezoning ("2009FR"). The 2009FR was a long-term plan resulting from meaningful engagement by all sectors of our community (including CB14). As a result, residential streets in Victorian Flatbush were preserved by rezoning to R3X, and our commercial corridors were upzoned, leading to the current unprecedented boom in building of dwelling units along our commercial streets. The 2009FR was the product of people of good will coming together to meet the challenge for more housing. It entailed a lot of hard work by many (including DCP) and compromise by all, in order to create more housing. As you know, DCP Chairman Daniel Garodnick has recently and repeatedly criticized various neighborhoods for a lack of new dwelling units. But he has not and cannot criticize the people of Victorian Flatbush or the other neighborhoods who, long before COY, took it upon themselves to work for more housing. Since the 2009FR was enacted, several thousand dwelling units have been added in Victorian Flatbush, and several thousand more are headed to completion.

Unfortunately, various Housing Opportunity provisions fundamentally undermine the work the residents of Victorian Flatbush did with DCP for the 2009FR. Up until now, Victorian Flatbush residents reasonably relied that the 2009FR was permanent. COY is a kick in the teeth. It is a betrayal, and it sends a clear message to Victorian Flatbush that DCP cannot be trusted. Specifically, if enacted, the Transit Oriented Development, District Fixes and Accessory Dwelling Units provisions of COY would spell the end of large swaths of Victorian Flatbush, an area that has been preserved by my neighbors and their predecessors for over 120 years. Beautiful homes protected by the 2009FR would be torn down for luxury apartment buildings because COY takes a sledgehammer one-size-fits-all approach, without any concern for our neighborhood and other neighborhoods throughout NYC. You should be profoundly offended that DCP has asked you to endorse their betrayal of our community. And you should just say NO.

There is no reason why every neighborhood throughout NYC cannot do what we did, or at least be afforded the opportunity to do so, and no reason why DCP should not be compelled to work with every neighborhood to achieve what we did. DCP needs to be told in no uncertain terms that they must do this. They must be told that they must try to build consensus. And if you fail to force them to do this, you will have failed in your responsibility to NYC residents to do what is just, moral and fair.

In my accompanying opinion piece, I point out that tens of thousands of NYC homeowners will lose a billion dollars in equity under Housing Opportunities, and that these homeowners' nest eggs -- life savings -- will effectively and cavalierly be given over to developers. This is a

staggering and breathtaking fact. These homeowners, like me, worked decades for their equity. Is this what it now means to be politically "progressive"? To me, it shows a profound lack of conscience. It should to you as well.

As you well know, if you want more "affordable" housing, you need to build more and better maintained NYCHA housing, Mitchell-Lama housing, and Nehemiah projects. It is unconscionable to try to cure NYC's housing problems on the backs of arbitrarily selected homeowners, which is what COY does.

There is no need for me to repeat the articulate testimony of others who came before you this week in opposition to COY, nor to repeat the matters included in the documents accompanying this opposition. Further, others in my community have submitted to you written testimony detailing and analyzing the technical zoning provisions of Housing Opportunities, to help you better understand the inherent problems in DCP's fundamentally flawed plan. But I want to highlight a few further points:

- 1) As many testified before you this week, there was minimal thought given to environmental and infrastructure impacts of COY, including sewage and drainage. In this regard, and at best, Housing Opportunities is a crapshoot.
- 2) As you know, many Council Members are former members of community boards. COY effectively ends community board influence on land use matters. Everything becomes as of right for developers. There can be no question this is wholly inappropriate. And the fact that the vast majority of community boards have voted against COY cannot and should not be ignored.
- 3) Many people testified to you, particularly young people, that they want rents to go down. But as you well know, the principal of supply and demand from Economics 101 does not apply in New York City for a myriad of reasons. One of those reasons is the fact that developers do not build to lower rents. They really don't. They build to make as much money as possible. Further, Housing Opportunities contains minimal incentive for "affordable" housing. The bottom line is rents are not going down. They never have and they won't under COY.

Please, please, step back from the brink. Do the right thing. Have a conscience. Find your backbone. Tell DCP to follow the blueprint they followed with the 2009FR. Work with communities. Reject Housing Opportunities.

Thank you.

Sincerely,

Joel A. Siegel

cc: All NYC Council Members (*by email*)

**OPINION PIECE BY JOEL A. SIEGEL, ESQ., ON
HOUSING OPPORTUNITIES UNDER CITY OF YES**

CITY OF YES! (FOR DEVELOPERS)

by Joel A. Siegel

A flyer from the City of New York arrives in the mail. It's not about recycling, composting, disaster preparedness, or voting. The flyer announces:

**NYC Needs More Housing!
So The City Will Be Transferring Equity From Your Home To A Developer
To Replace The Two-Story House Next To Your Two-Story House
With A Three to Five Story Apartment Building**

Crazy, right? But that is in fact what is proposed by the New York City Department of City Planning (DCP). And the DCP is doing its level best to hide this from homeowners, to give City Council members cover to vote (in the Fall) in favor of the City of Yes...for developers. Not surprisingly, DCP did not send around any flyers announcing its intentions. This Op-Ed is your flyer. Read on.

The City of Yes (COY) is a massive overhaul (called a "text amendment") to NYC zoning rules, which are collectively called the NYC Zoning Resolution. The many elements of COY are packaged in three buckets, two of which – "Carbon Neutrality" and "Economic Opportunity" – have already been passed by the City Council. It is the third bucket, "Housing Opportunity," consisting of 15 elements, that contains three profoundly misguided proposals, which promise to take away a billion dollars in homeowners' equity in order to hand it over to developers, no questions asked. I'm talking about the nest eggs of tens of thousands of City residents. Lifetime savings.

This third bucket contains provisions that have wide support, such as permitting the retrofitting of office buildings for housing. But that's part of the deception. If you package enough good things together for Council members to vote for, maybe they'll overlook the bad things. But make no mistake, the mantra is: "The City needs more housing, and we don't care who gets hurt. And, if we help our friends the developers, so much the better. Maybe they'll even contribute to our election coffers." Particularly galling are so-called "progressives" all in for COY, now best friends forever with developers, and gleefully putting targets on the backs of 1 & 2 family homeowners. Of which I am one, I am a single-family homeowner, having worked all my adult life to have a beautiful home in one of the Victorian Flatbush neighborhoods of Brooklyn, often referred to collectively as Ditmas Park.

There are approximately 691,000 1 & 2 family homes in NYC (the vast majority outside Manhattan), and homeowners like me are now branded as the obstacles and enemies of more (and affordable) housing. No one gave me my home, no one paid my mortgage, taxes or insurance, and no one repairs and maintains my home but me. By branding homeowners as "privileged," the Mayor and the DCP seem to believe that they can take away what's mine and give it to a developer. They're hoping there are enough people who don't care about outer borough homeowners, or won't bother to think through what's being proposed, or simply don't have a conscience. And this is all a cover for the City and State's lack of political will to

maintain and build more and better NYCHA and Mitchell-Lama housing; to prevent and punish the stockpiling of rent-regulated apartments; and to tax the tens of thousands of absentee coop/condo apartment owners, etc. Those ideas are too difficult to handle. It's simply easier to take from others like me.

The name housing opportunity itself is a deception. How can you be against housing opportunities? It's like being against mother's milk. The proposal doesn't provide housing opportunities. It provides development opportunities for outside investors. There are three particularly onerous elements: (1) Transit Oriented Development; (2) District Fixes; and, (3) Accessory Dwelling Units. They're all misnamed.

Transit Oriented Development (TOD) is not transit oriented at all. It simply uses proximity to a subway or rail station (up to half a mile away) as a cover for eliminating zoning controls in portions of low-density zoning districts without going through zoning map changes that would require community board review. Under TOD, streets within one-half mile of a subway station that no rational person would consider as being wide (including one-way streets) are defined as "wide." And in areas now zoned for 1 & 2 family homes ("low density"), any property on a 5,000 square foot lot that's on a "wide" street could be torn down for an apartment building up to five stories. A developer could also buy up houses adjacent to the corner property and build an even larger building. All of this building would be "as of right" under TOD. No questions asked. Developers would be free from Community Board review, losing much of their influence on development. These as of right apartment buildings promise to destroy the design, aesthetics, and character of hundreds of beautiful, strong, thriving neighborhoods in NYC.

Think about the homeowners whose properties are no longer adjacent to a 1 or 2 family house, but instead a brick wall along the adjacent lot line. Think about the reasonable expectations of those homeowners when they invested in and contributed over decades to neighborhoods throughout NYC. TOD pulls the rug out from under them. The moment COY is law, these homeowners' properties would instantly lose significant value. The homes surrounding the new buildings would easily drop in value anywhere from \$100,000 to \$350,000. And if you multiply that by the thousands of affected homes, you're easily talking about a billion dollars (e.g., 10,000 homes x \$100,000). And where does that value go? You got it. It goes directly to the developers who can build adjacent apartment buildings.

Again, as cover for this transfer of wealth, the COY proponents are also selling a charade. They maintain that if developers build these apartment buildings, there will be more housing, and therefore rents will go down. The COY proponents know that this naive and simplistic notion is patently false, and they know this based on NYC history. Rent in NYC is not based simply on supply and demand from Economics 101. Many factors enter into the equation, including, as noted above, the withholding of rent regulated apartments from the market, the purchase of apartments as investments (and not to rent), and short-term rentals. But the critical fallacy in the COY rationale is shown by the fact that developers do not build to lower rents (they really don't), they build only when market forces are in place to maximize returns on investments. In other words, the developer who would build an apartment building on a corner in Victorian Flatbush will only build to sell or rent at a high market rate. No rents go down, and there is no affordable housing. Indeed, TOD contains no affordability.

District Fixes (DF) is another misnomer. It is a response to a small, vocal group of people who want to enlarge their houses without having to obtain variances. The bottom line is houses could be expanded by more than 50% in size. Every house could be a McMansion, eliminating the required approval by the Board of Standards and Appeals, amounting to another gift to developers that would have no effect on the cost of housing. DCP is proposing to accommodate that group by giving expansion rights that will also apply to neighborhoods that collectively don't want monster houses. It isn't a "fix". It is a replacement for a properly review zoning map change. It would be just another attack on the design, aesthetics, and character of hundreds of beautiful neighborhoods in NYC. Contextualization would be thrown out the window.

The provision for Accessory Dwelling Units (ADU) has been presented by the DCP as a benign effort to help families. The idea is that an owner of a home could convert a garage to a residential unit, or build a small backyard unit, to enable a family member (e.g., elderly parents) to live nearby. Again, how can you be against grandmas? But the ADU provision under consideration is a sprawling undefined mess that would permit the building of entire 2-story second homes in backyards, thereby eliminating light, air, and space for surrounding residents. Again, we're talking about destroying neighborhoods, turning them into back yard trailer parks.

There are 59 Community Boards in NYC. The COY has been presented to all of them. So far, 53 Community Boards have posted their votes. 27 out of the 53 Community Board votes posted thus far (6 are not yet officially posted) have rejected COY Housing Opportunities outright, while 23 others have recommended conditions which would significantly change or delete the provisions I've discussed here. Indeed, recently Community Board 4 in Manhattan, which includes Hell's Kitchen and Chelsea, voted no on the Housing Opportunities because of issues in their high-density district. But CB4 also explicitly rejected the COY one-size fits all approach, showing an understanding that COY may hurt people throughout the City. In other words, it wasn't just about them. CB4 gets my heartfelt thanks for having a conscience.

Lastly, there are other ways of doing things. Fifteen years ago, and after more than three years of meetings and work in good faith by members of my community with the DCP, the 2009 Flatbush Rezoning ("2009 FR") was approved. Unlike the COY, the 2009 FR was a collaborative effort based on meaningful community engagement. 2009 FR protected homes, and up-zoned our commercial corridors. As a result of the 2009 FR, several thousand units of housing have been created in our district, and more are on the way. We showed there is no need for the bulldozer one-size-fits-all approach of COY in order to create more housing.

The City would be better served if the DCP did the hard work of meeting with communities as they did in 2009, and tailoring plans for each community. Instead of the hostility they are facing now over COY, the DCP would engender respect and appreciation. I am not holding my breath. Only a relentless grassroots campaign of pressure on Council members will prevent the profoundly inappropriate provisions of COY from becoming law.

**LETTER TO DEPARTMENT OF CITY PLANNING,
BY JOEL A. SIEGEL, ESQ., DATED JULY 2, 2024**

JOEL A. SIEGEL
ATTORNEY-AT-LAW

July 2, 2024

Department of City Planning
City of New York
120 Broadway, 31st Floor
New York, New York 10271

Re: Opposition to City of Yes

To the New York City Department of City Planning:

I reside in Ditmas Park West, one of the Victorian Flatbush neighborhoods in Brooklyn. I am an active member of the community. I was the president of the Ditmas Park West Neighborhood Association for over ten years, and am currently a member of Community Board 14, but write now as an individual community member and homeowner.

I participated in the 2009 Flatbush Rezoning ("2009 FR"), which was a long-term plan reached by meaningful community engagement over several years. Community members were included in the formulation of the 2009 FR. As a result of the 2009 FR, Victorian Flatbush was preserved by rezoning to R3X, and our commercial corridors were upzoned, leading to the current surge in building along Coney Island Avenue and Cortelyou Road. Various provisions of the "Housing Opportunity" component of the City of Yes ("COY") fundamentally undermine the work the concerned citizens of Victorian Flatbush did with the Department of City Planning ("DCP") in 2009. Frankly, these provisions amount to a kick in the teeth, and they deliver a message to the residents of Victorian Flatbush that DCP cannot be trusted. If enacted, the Transit-Oriented Development, District Fixes and Accessory Dwelling Units provisions of the COY would spell the end of large swaths of Victorian Flatbush, an area that has been preserved by my neighbors and their predecessors for over 100 years. Beautiful homes would be torn down for luxury apartment buildings. It is, on no uncertain terms, a gift to developers; and, it is completely unnecessary if creating more housing is the sole goal. Bottom line is there are ample opportunities for building housing without bulldozing Victorian Flatbush. The COY takes a sledgehammer approach, without any concern for neighborhoods. Unlike the process leading to the 2009 FR, the people who formulated the COY did absolutely no community engagement. Stakeholder meetings for the current proposals did not include community members or community boards. Many members of my community view the COY as a betrayal of our good will and the work we did only 15 years ago for more housing.

NEW YORK, NY 10007 T: [REDACTED]
NEW JERSEY OFFICE: [REDACTED] SOMERDALE, NJ 08083 T: [REDACTED]
ADMITTED IN PA

While I have been a practicing attorney for almost 40 years, I am not a zoning expert. I leave it to my other Victorian Flatbush neighbors who are, for them to detail for you (as they are doing) the specifics of the offending COY provisions. Nevertheless, I must make the following comments:

1. There was no effective communication to the public about the massive COY changes (1386 pages!) to zoning of R1-5 areas. Victorian Flatbush residents are still finding out now about how their lives would be materially altered by the proposed zoning changes. The City is somehow able to send mass mailings for all sorts of information (e.g., recycling events, composting, elections, etc.), but for some reason(s) it did not see fit to do so for the COY. While Community Board 14 does its best to disseminate information, this is not a substitute for informing the public about something so fundamental about our way of life. The COY proposals now being considered certainly require further and more expansive explanations to the public by the DCP, including meetings with affected neighborhoods, and not just extremely limited public comments at a community board meeting. The COY is too much too quickly. My neighbors are of the belief they are being blindsided, and they are appalled by a process that is pitting neighborhoods against each other. They are justifiably concerned that the DCP will justify a favorable vote on COY because some community boards will support provisions that do not affect them (why should they care), at the expense of other neighborhoods. My neighbors believe quite rightly that this is fundamentally unfair and a charade.

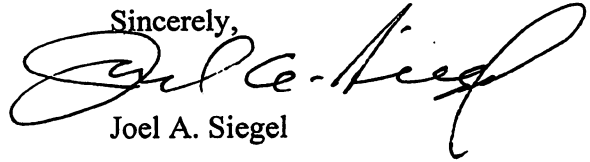
2. The COY takes a one-size fits all approach across the City, without consideration of differences among neighborhoods. There is no nuance. Consideration of environmental impacts has been cursory, at best. (The sewers in Victorian Flatbush already cannot handle drainage.) Indeed, and most dramatically, the COY utterly fails to account for the 2009 FR, which was the product of all the various interested parties coming together in good faith and reaching a community-wide consensus of what was best (on a long-term basis) for our area of New York City, while recognizing the need for affordable housing. It is my understanding that over the past decade, and almost entirely as a result of the 2009 FR, approximately 2600 residential units have been completed in Community District 14. Unlike the COY, there was no contentiousness when the 2009 FR was enacted. I spoke at the June 3, 2009, public hearing at the DCP for the 2009 FR. Twenty-two people spoke in favor. I don't recall a single person speaking in opposition. I would hope, but I am not confident, that the amount of opposition to the COY should give the DCP pause, to go back to the drawing board, and to do the hard work of meaningful community engagement.

3. The beauty of Victorian Flatbush is the soul of my community, and it is an economic engine to be preserved for future generations. In addition to the existing landmark designated areas of Victorian Flatbush, the Ditmas Park West and Beverly Square West neighborhoods were surveyed by the Landmark Preservation Commission, and we were told that our neighborhoods were worthy of future consideration for landmark designation. The proposed COY provisions and the destruction of homes would effectively end the quest for landmark status.

4. Finally, I call to your attention a fatal flaw in the entire COY rationale, that increased construction will lead to greater affordability. Eric Kober, former City Planning Director of Housing, Economic and Infrastructure Planning, in his recent lengthy review of COY, found that an increase in affordable housing "would be effective only with state legislation to reinstate a

property-tax exemption.” But this is not on the table. My neighbors recognize that the COY proposals are an attempt to solve a pressing City issue. However, as it stands, the COY is so unnecessarily sweeping and vast, that it essentially marks the end of meaningful local zoning regulation, but without any concretely projected impact on affordability.

Sincerely,

A handwritten signature in black ink, appearing to read "Joel A. Siegel", written in a cursive style.

Joel A. Siegel

BEFORE



AFTER



[EXTERNAL] No No No to the City of Yes

Johanna Lynch <

Fri 10/25/2024 2:05 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Dear City Council,

I am one of thousands of homeowners who make up the residential areas of New York City that Mayor Adams wants to destroy with his misguided proposal. I speak for all of us in this the fight of our lives.

As have thousands of lower middle class couples, my husband and I first rented an apartment, then obtained a mortgage on a semi-attached house in Flushing - all the while saving for a down payment on a forever home in eastern Queens. We chose Bayside with its close proximity to Crocheron Park and Little Neck Bay in northeastern Queens, and because of its accessibility to the culture in Manhattan to the west and friends/family on Long Island to the east without being subject to the high taxes the island commands. We bought our beloved home in 1981 on a beautiful street in Bayside Queens only one block off Bell Blvd, but you feel as if you live in Connecticut - no sidewalks and lush trees. I'm 74 now, still live here and hope to die here.

Before the City of Yes was even conceived, the Building Department has ignored our R2 zoning that has been fought for for years! Take a look at what's being built on Corbett Road and 221st Street in Bayside!!! Three houses inches from each other where a charming gem existed across the road from the historic Corbett house! Look at the two mansions recently build on the corner of 29th avenue on Bell Blvd where one beautiful home (not even old) stood.

Our infrastructure here is already in trouble. With virtually every heavy rainfall, basement flooding occurs. This will only get worse as climate change continues. We should be planting more trees, not cutting them down to be replaced by more dwellings and more cars. What will it be like trying to get around when people live in my backyard, and apartments and other structures crowd us in?

We are indeed experiencing an **affordable** housing crisis, but the homes that are currently going up in our area and in Whitestone fetch up to \$2,000,000! Affordable??? The unscrupulous building department is constructing **market-rate housing** for their benefit and already changing the bucolic nature of our neighborhood with their oversize homes that overtake those around them.

Finding affordable housing may be a challenge but what about all the **available vacant buildings** already in existence?

This is a sneaky and unscrupulous proposal from a corrupt and indicted mayor holding hands with the city building department known for its corruption. The news channels did not cover this important story (I wonder why), and if my involved neighbor who volunteers for the Bayside Historical Society had not told me about it in June - even though it began 4 years ago - I would not have known about this life-changing and unconscionable move.

Nothing will be off the table if City of Yes is approved.

An emphatic **NO** to City of Yes!!!

Johanna Lynch



Bayside, NY 11361

[EXTERNAL] lift parking minimums!

Johanna Miller <johanna.miller@gmail.com>

Wed 10/23/2024 10:53 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hello,

I wanted to submit my testimony in support of removing parking minimums. Parking is not what makes New York City great. We need to think big to make New York livable into the future. I hope the Council will support this important step to building a better New York.

Thank you.

Johanna Miller



New York, NY 10024

From: [John Hughes](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I oppose the CITY IF YES!!
Date: Thursday, October 24, 2024 9:51:02 PM

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To Whom it May Concern:

The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

John Hughes

 1 Bronx NY 10465

[Sent from AOL on Android](#)

[EXTERNAL] Please vote NO to city of yes

JOHN KIRRANE JR <

Wed 10/23/2024 11:25 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car- centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force

feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

Regards,
John Kirrane



Bronx, NY 10465

[EXTERNAL] City of Yes Hearing

John Krinsky <

Fri 10/25/2024 5:20 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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To the City Council Land Use Committee:

I am writing in my personal capacity as a citizen of New York City, and as a longtime advocate for affordable housing.

I am urging you to oppose the City of Yes proposal.

There are three main reasons for my opposition.

First, the idea that simply adding more supply will bring down costs and lead to more affordable housing is based on a very crude interpretation of housing economics. The Furman Center study that seemed to suggest this in fact shows that additions to the supply of housing in a given area do not lead to *significant enough declines* in rental prices so as to make a practical difference in affordability to most New Yorkers. Following the Furman Center's own logic--and presuming that the effects they show hold over significant variations in supply--adding a small amount of housing to the supply in every neighborhood, should have fairly negligible impacts overall. In some neighborhoods, however, zoning changes that encourage density could push rents *up* by encouraging private investment in the neighborhood and setting off speculation that leads to unsustainable levels of debt on apartment building sales, as has occurred in the past.

Furthermore, the additions to the stock, even while including a kind of Bloomberg-era voluntary inclusionary housing element, are unlikely to cut to sufficiently low AMI levels to make housing affordable for New Yorkers who need it most, or even just need very badly to pay less of their incomes on rent so that they can more easily afford other necessities. The idea that COY will only add relatively few units to any given area suggests that filtering dynamics in the market will be slow if they occur at all. The theory that more units at higher rents or prices will be taken by those now occupying spaces that they can more easily afford, and then free up the older stock, is a very risky bet if relied upon in practice. One reason among several for this is that New York City's housing market has consumers from around the world, many of whom buy apartments as investments or rent apartments as *pieds-a-terre*. In places like East Harlem, Bed-Stuy, or other neighborhoods with significant gentrification but also a robust population of people who have been able to remain in place, COY is unlikely to create the filtering that it relies on in theory.

Second, the dump-everything-into-a-single-package approach of COY means that there are certainly things to applaud in the package. Enabling the regulation and ensuring the safety of basement apartments is an important improvement on current practice. But like the big investments promised by the city in conjunction with rezonings during the Bloomberg and De Blasio administrations, these things could be separated out from the larger package and done on their own. I mean, why shouldn't Inwood have gotten the investments promised as part of the rezoning in 2018 whether or not the rezoning went through? Good policies shouldn't be used by City Council or the Mayor to bribe communities into accepting otherwise harmful ones.

Moreover, there is no question of the importance of reducing parking requirements in large measure to wean New York City off dependence on the automobile. Despite the degree to which some people are wedded to their cars, cars do not do the world any favors, and Council

would be right to work toward its ecological goals in this way. But it cannot do so without there being firm commitments to increase and improve public transit, especially in the farther reaches of Queens. Council cannot make these commitments itself, so it is asking people to have faith in a process that is actually designed simply to have majority support, rather than to implement rational, community-responsive planning. Council and the Administration must work to get those commitments first, before upzoning and making parking more difficult in areas that, for social and racial equity, should have more multifamily housing. Doing so would also show Council's ongoing commitment to greening the city.

Third, despite the aim to give everyone *something* in the COY proposal, poor New Yorkers are left out nearly completely. What is far more needed than COY is a commitment that links zoning bonuses to nonprofit and decommodified housing that will remain permanently affordable at levels that make sense for addressing the affordability crisis in the city. And there needs to be a real commitment of subsidy dollars to this effort. For too long, we have hoped that "the market"--i.e., for-profit developers--will solve our housing problem. Loosening regulations, the logic goes, will incentivize them further to be part of the solution. But they *never* have been. The landmarks of housing affordability were and remain public housing, Mitchell-Lama cooperatives, union-sponsored cooperatives that have not "gone market," and the existing rental and cooperative HDFCs and mutual housing and community land trusts (like Cooper Square) that are closely linked to community organizations with a commitment to deeply affordable housing. In fact, in recent years, nonprofit developers have consistently hit affordability levels lower (i.e., for lower-incomes) than for-profit "affordable" housing developers. We need to prioritize this sector with both capital and operating subsidy, since it is driven by a commitment to preserve the value of capital subsidies through ongoing affordability.

COY should not be Council's priority. Instead, Council should set about increasing the supply of truly affordable housing by decreasing the role of private--and increasingly corporate--developers and landlords. For too long, this sector has driven policy in the city, and we have a chronic housing crisis to show for it. It's time for a course correction, and Council can do that by signaling that it will not give a plainly self- and crony-serving administration a badly needed political win by enacting its favored careless and bad policy.

Thank you.

John Krinsky



Testimony for the New York City Council's Zoning Committee on the City Of Yes

I'm John Mudd, the Executive Director of Midtown South Community Council, and I've been living in Midtown since 84. The Council has been around just as long. We work with agencies, elected officials, nonprofits, activists, and community, church, and other groups regarding our basic human needs of health, housing, and food.

The housing crisis is decades old and we haven't made any real attempts to resolved it. Our infrastructure is archaic, agencies of oversight understaffed, and response is at a snails pace. Things haven't changed. The City's development policies are largely to blame for the burdening rents, poor health, widening disparity, and increasing homelessness.

Rather than produce the kinds of housing needed, protect our rent controlled and stabilized stock, and bring the 64,000 warehoused apartments onto the market, we're making deals with developers and securing their investments by ensuring development friendly folks are in office, running the Rent Guidelines Board, and sitting on the Community Boards to manufacture consent for their communities.

Case in point, four members of Open New York, a nonprofit funded by Billionaire and co-founder of Facebook Dustin Moskovitz with a purpose to influence elections and develop, have seats on CB4, and on other boards around the city. This "nonprofit" is dubiously appealing for "affordable 'housing and is wedded to the ["YIMBY" \(Yes In My Back Yard\) movement](#)—exists a super pac called Abundant NY. And they are primed to influence elections by funding their political proxies to lift the zoning restraints and simplistically solve the ["New York's housing shortage](#) by increasing the rate of housing production." [Click here for more information.](#)

You will also find Open New York folks providing several testimonials for the City Council's Subcommittee on The City Of Yes here today, October 22, 2024.

Agency officials are not protected from stupidity, ideology, or corporate capture. For HPD Commissioner Carrion to laud his agency's "robust partnership" with private industry is appalling, particularly when they have been responsible for pushing extractive plans responsible for our health, food, housing crises.

Our housing policies in general, as with this City Of Yes proposal, serves the developers best interest, and does very little to ease or end the homelessness and the housing crisis (that is a crisis of affordability).

The proponents scream housing crisis often enough and use the term '[affordable housing](#)', which has been bastardized, overused, and misused to serve the real estate industry's marketing goals to coax the public into accepting their schemes.

Land-use and wealth far outweighs public concerns. Rather than wrangle the developer's grips from their stranglehold on this City's land-use and protect our livable, breathable, and healing spaces to give people security and comfort; we're given the City Of Yes, an opportunity for the developers to acquire and commoditize more valuable public space; thereby supercharging the housing crisis.

The plan disguises tax giveaways as incentives, uses a repackaged problematic 421A tax giveaway and a problematic AMI to determine what's affordable; It continues using a dysfunctional voucher system to subsidize landlords, and it has no mandates for the right to housing.—See Samuel Stein, Community Service Society, Housing Policy Analyst, 421A discussion here and video here.

The plan does not account or resolve a variety of infrastructure problems. Many agreed with Councilman Robert Holden's statement, that a proposal "With no infrastructure upgrade plans—such as aging electric grids, deteriorating roads, overwhelmed sewer systems, and under-resourced schools—and recent storms killing people in basement apartments, the last thing we should be doing is pushing forward a rushed plan that most community boards and countless civic associations oppose."

When budgeting a startup business you would consider all the infrastructure needs such as sewers, gas, electric, garbage, transit, and more to run that business inefficiently. Society needs as much consideration. This plan leaves it to the individual and or the municipality to deal with while the developer runs off with the money.

The City Of Yes, with unanswered questions, packaged and marketed as an answer to our housing crisis, is but another wealth extractive plan, that takes advantage during a moment of need—a disaster capitalist approach. The build it and let the free market fix it gimmick was disproven a long time ago. The continual commoditizing of homes will always have the investor looking for more profits at the expense of the renter. This build mentality and let the market resolve the affordable crisis is likely a purposely ignorant ideology to continue extracting wealth from a collapsing economy.

In no way does privatization serve the public. But it gives them power to cost us out of living. Corporate self interest and indifference toward the public is undeniable.

As we speak Related is working to acquire the largest stock of low income housing this nation has produced. This developer, with some of our elected officials support, is planning to end public housing and demolish approximately 4,500 people out of their homes in Chelsea to steal the land beneath them.

Our history of development is our crystal ball, and you don't have to go very far to see our future, starting "with former NYC Mayor Bloomberg's 2008 rezoning failure of Midtown, which allowed the over-saturation of hotels, squashed tenement buildings, and worsened the homeless and housing crisis."

Other examples...

The Hudson Yards development plan "didn't go too well, not from the public's perspective: The shopping mall project hit hurdles commonly associated with mega-projects, including revenue shortfalls, cost overruns and spillovers, as well as revenue lost to tax breaks," according to The New School, Schwartz Center for Economic Policy Analysis. The New York Independent Budget Office highlighted as much, with their analysis of the Hudson Yards financing failure and cost to the public. The Gothamist asked if we would ever see the 4.5 Billion of taxpayer money spent to cover the shortfall; have we? Maybe in spreadsheets or reports validating the financial finagling success to be used for their next adventure?

Furthermore, "the Related Companies, the developer behind Hudson Yards, raked in at least \$1.2 billion," with the help from the Empire State Development (ESD) gerrymandered map qualifying the site for a "controversial investor visa program known as EB-5," that "was designed to lure foreign investment to distressed communities." But "Instead, it subsidizes luxury real estate."

The Governor Hochul's guiding principle and unwavering support for Vornado Realty, Steven Roth's plan to siphon more tax dollars, crush people's homes, and eliminate small businesses in the Penn Station Area, and the indifference for the the public's interest can easily be reasoned—void of integrity—by the generous campaign donations.

The Hochul, Empire State Development Corp (ESD), and Vornado Realty Trust's development plan ignores the housing crisis and the worst vacancy rate and economic downturn of our time to demolish almost 20 million square feet around the Pennsylvania train station, "to bring more commercial property rentals to an already overly commercialized mecca," to complete their "river to river" commercial dream.

Public transit suffers as a result of Hochul's blatant disregard for—[Through-running's viability](#)—a more efficient modern fluid transit system that would afford more convenience, access, and reach to other regions.

The priorities are clear, particularly, when you allow the homelessness conditions to persist with the millions and billions spent on development. You can not rightly say you are developing with the kind of outcomes seen on our streets, hospitals, ERs, food lines, elderly facilities; the cost burdens wear on the public's psyche and destroys them physically, until their earning power is diminished, before being pushed out of their homes and neighborhoods and into nursing homes or worse, the streets.

Our economic system is destroying lives, natural resources, healthcare, housing, food systems, and driving people out of existence. As our economy degrades further, this vulgar system, in its more brutal form, that is participating in the genocide and waring efforts happening overseas, will come to feast more veraciously here at home. It's time to put the monster on a diet. We need to stop allowing corporate to use the City as a piggy bank. We need protections from the laws we make and we need protectorates against the rampaging influences of the corporate class.

People need to be a forethought, not an afterthought. If you truly want this city to be progressive and humane, refuse this plan, mine it for anything of value, don't work within a bubble, and bring the City councils together, with the public advocate, and—equally—the people, with their advocates, experts, nonprofits, and advisors, along for the ride.

In other words, let us grab a little bit of democracy from the [oligarchy control](#) to have a more conclusive discussion without [private equity](#) and the hierarchical positions already taken, influenced, planned, and already in the works, and going through the optics of inclusiveness ([case in point: Fulton and Elliott-Chelsea Houses planned demolition](#)).

Respectfully,

John Mudd

Midtown South Community Council

midtownsouthcc.org



[EXTERNAL] City of Yes

Jack Newsham <>

Wed 10/23/2024 1:28 PM

Inbox

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Dear council members,

I'm a Brooklynite who lives in South Midwood and Community Board 40. I wanted to share my support for the City of Yes proposals, specifically those that would eliminate parking mandates and lift height restrictions near subway stations.

It's important to let developers build taller near subway stations so more New Yorkers have the choice to live car-free. "Neighborhood character" is not an excuse to leave our city trapped in amber.

Abolishing parking minimums is a matter of basic fairness. New Yorkers who don't use cars shouldn't have to subsidize those who do.

Best,
John Newsham

From: purfman@aol.com
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Say NO to the City of Yes
Date: Friday, October 25, 2024 11:42:27 AM

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Hello,

As a life long resident of Bayside, I urge you to vote NO to the City of Yes.
This bill will destroy my beloved neighborhood that we have worked so hard to preserve throughout the years.
This is a classic neighborhood of single family houses and we want to keep it as is.
Please vote No!

Respectfully,

John Purfield

From: [JOHN S](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition to City of Yes
Date: Saturday, October 12, 2024 10:13:05 AM

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To Whom it May Concern:

I am writing to express my strong disapproval of the Phase III, housing portion of the Mayor's City of Yes proposal. As a resident of City Island, I have specific objections that deserve a fair hearing. These objections relate to City Island's Special District status, which many of my friends and neighbors not only worked hard to achieve but specifically considered before choosing to call City Island home.

I have been to multiple presentations made by Mr. Garodnick's team of city planners for City of Yes at which I asked many questions, and I have spent multiple hours reading and re-reading their shared power-point documents. It is clear to me now that the reason specific neighborhoods like mine are being targeted by planners is the same reason every other low density neighborhood is being targeted - because of what they call "outdated" zoning regulations. For example, in the *transit oriented development, town center zoning* and *small and shared housing* sub-headings of this housing proposal it is stated that the need for new zoning regulations flows from old regulations that have been in place "since the 1950s" or "for decades."

But this is not the case for the City Island Special District. That status was first approved by DCP in 1977 and then re-approved in 2003: [city_island.pdf \(nyc.gov\)](#)

It can be argued that the establishment of the City Island Special District in 1977 does not fall under that "outdated" parameter used by planners for City of Yes because many current City Islanders vividly recall being a part of the effort for that establishment. But even if city planners wanted to try to make their "outdated" argument for new zoning regulations on City Island, the 2003 re-establishment of the Special District (documented above) puts a decisive end to that argument. City Islanders win!

In fact, as recently as 2011 the City Island Special District was re-re-affirmed by DCP. It is worth noting some of the relevant points made in 2011, too:

1. promoting and strengthening the unique character of the Special City Island District for nautical and waterfront activities
2. maintaining the existing low-rise residential and commercial character of the district
3. maintaining and protecting the environmental quality and village character of City Island Avenue by imposing special controls on building setbacks

Parking requirements that were established in 1985 were also reaffirmed in 2011. For example,

developers were specifically prohibited from eliminating parking availability as well as being required to provide for additional parking when adding 150 new square feet of floor area.

As you know, a key point of this housing proposal is the elimination of the need for new parking requirements - a preposterous proposition, especially for low density neighborhoods of the outer boroughs, such as City Island. So why do Mr. Garodnick and his team propose it? I submit to you that it is because of inconvenience: they simply do not and will not seriously consider the parking ramifications of their proposals because it is inconvenient to do so. It is the same for the city's Special Purpose Districts, of which City Island is only 1 of about 50: it is inconvenient for them to seriously consider the unique characteristics of neighborhoods like mine. So instead they lump them all together to make their one size fits all approach look good on paper. But does it? And is that what we really want for the most wondrously diverse city on the planet?

This lack of seriousness helps to explain the cavalier way with which Mr. Garodnick and his team dismiss current zoning regulations – regulations that reflect 100 years of the accumulated wisdom of city planners before Mr. Garodnick. To Team Garodnick, those men and women are also inconvenient, their own hard and due diligence to be ignored. So let us be clear about what this housing proposal represents: A little more Manhattan in every NYC neighborhood, those neighborhoods with Special Purpose District status and those without. Former city planners recognized their responsibility to prevent that, to tame the beast as it were. Mr. Garodnick's housing proposal would unleash it. I urge you to vote No to a little more Manhattan in every NYC neighborhood.

Thank you.

John Sheridan, City Island resident

[EXTERNAL] City of Yes Testimony

John S <[REDACTED]>

Wed 10/23/2024 10:24 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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To Whom it May Concern:

New York City desperately needs the City of Yes proposals if it's to have any chance of thriving in the foreseeable future.

I do not agree with the sentiments of Councilmember Vickie Paladino and others who claim that this will cause irreparable harm to the city. The harm has already been done by refusing to update existing codes to the benefit of some and the pain of many more.

Sincerely,
John Spain
[REDACTED]
Brooklyn, NY 11215
District 39

[EXTERNAL] No to the city of yes

John Vannata <>

Mon 10/21/2024 9:20 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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The city of yes will destroy this city.

[EXTERNAL] City of Yes Proposal

Jonah Bregstone < >

Wed 10/23/2024 11:44 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Dear City Council,

I am a resident of Clinton Hill (Brooklyn Community District 2) and wanted to make it known of my overwhelming support for the "City of Yes" zoning changes.

I am particularly passionate about the changes to required parking minimums. One of the things that makes NYC so incredible is the access to public transit. Making it easier to build more housing near transit is key to sustainability in the cities future.

Best,
Jonah Bregstone

Hello,

My name is Jonathan Goren and I live at [REDACTED] New York, NY 10038.

I am writing in strong support of eliminating parking mandates in New York City. I believe that local governments should not mandate how many parking spaces a building has. The free market is the best regulator.

By mandating parking, the City is increasing building costs and decreasing the amount of land available for people. Furthermore, mandating parking is in direct opposition to our codified climate goals.

Sincerely,
Jonathan Goren

[EXTERNAL] Land Use Testimony for City of Yes: End Parking Mandates

Jordan Palacios <>

Wed 10/23/2024 12:04 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hello,

I am in favor of lifting parking mandates and the Yes City: Housing Opportunities initiative.

I believe that existing parking mandates are significantly hindering housing production, while contributing to increased car use in our region, which is already costing us dearly in terms of air pollution, traffic congestion, emergency vehicle response times, and use and access to public space.

Thank you,

Jordan
10451 (zip code)

From: [Jose Gonzalez](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Fwd: Fw: Oppose The CITY of YES
Date: Thursday, October 24, 2024 2:02:50 PM

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The City of Yes plan,
a 1 glove fits all
agenda, is a poor fit
for our community.
This proposal will put
additional burden on
already overwhelmed
infrastructure in flood
prone areas. Place
stress on already
overcrowded and
many
underperforming
schools. In most
situations increased
population and
density will
jeopardize public
safety. Our police
force, fire department,
EMS, health and
human services
cannot withstand

additional work loads.
This aggressive plan
will remove parking
mandates for new
development projects.
Our car- centric, low
density R 1 - R 5
neighborhoods are
already parking
deprived. A housing
crisis is the alleged
reason for this over
reaching plan.
However, allowance
of tens of thousands
of new entrants to our
city while there is a
crisis is akin to
strategically placing
additional holes in a
sinking ship. New
York City cannot
maintain their
sidewalks Over 9,000
sidewalks damaged
by tree roots await
repair. The repair wait
list exceeds 5 years.
New York City please
fix what you have
before adding more.
Go back to the
drawing board and do

a district by district
assessment.

Determine which
fingers properly fit the
gloves and bring a
modified product
back to the respective
council members and
their constituents for
approval. Force
feeding creates a gag
reflex. This plan in its
current state is not
digestible for many
New Yorkers. Thank
you in advance for
your anticipated
cooperation.

Regards,
Jose
Gonz
Plea



[Bronx, NY 10465](#)

From: [JOE](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] NO To City of Yes
Date: Thursday, October 24, 2024 5:46:34 PM

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I oppose The CITY of YES.

To Whom it May Concern:

The City of Yes plan, a one glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on an already overwhelmed infrastructure in flood prone areas. It will place stress on already overcrowded and many underperforming schools. In most situations, increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks. Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

Respectfully,

Joseph Brogan



Bronx, NY 10465

Sent from my Verizon, Samsung Galaxy smartphone

From: [Jack Califano](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Please Lift Parking Requirements
Date: Wednesday, October 23, 2024 9:17:34 AM

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Dear NY City Council,

I recently saw video of CM Vickie Paladino denigrating immigrants in NYC, suggesting anyone who disagrees with her on the value of building more parking lots in NYC isn't a real New Yorker.

As someone whose family immigrated to Brooklyn in the 1880's, and has resided in this city ever since, it disgusted me.

We don't need more parking lots in NY. We need more housing, more public transit, and to make it easier to build without wasteful and cumbersome parking requirements....

There weren't many cars in Brooklyn when my great great grandfather moved here. We don't need more lots now.

Thank you for your time,

Joseph Califano, Brooklyn Heights

[EXTERNAL] City of yes

Joseph Donovan <>

Wed 10/23/2024 10:08 AM

Inbox

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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NYC council

The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car- centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force

feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

Joseph Donovan



Bronx NY 10465

[Sent from AT&T Yahoo Mail for iPhone](#)

FROM THE DESK OF JOSEPH E. MANFRÉ, CPA

October 22, 2024

Dear Councilmember,

We urge you to vote NO on the City of Yes. This citywide proposal does not help our community, and our infrastructure does not support the scope of this project. We are opposed to this plan and urge you to consider our views concerning this proposal.

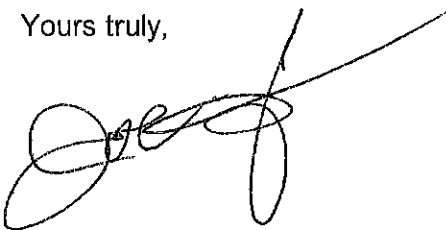
We have lived in this community for 39 years and seen many changes, but this proposed change cannot be supported. Voting yes to allow up zoning would destroy our neighborhood. It would create a tremendous amount of traffic, not to mention the number of vehicles needing to be accommodated in our already overly populated streets.

Furthermore, with the precincts in all our communities continuing to be understaffed, crime would most definitely increase. We are already experiencing an increase in crime, robberies, break-ins/home invasions, car thefts, graffiti, loud music playing after 10 pm, and the list goes on. Imagine adding more people to the area. It cannot happen. It just cannot.

Do you live in this beautiful neighborhood of ours where a house that goes on the market is sold in record time because people want a piece of what we have? If so, why would you want this disastrous plan? If you don't live here, why would you vote for this? Are you a vendor or someone else who will benefit from the additional work required for this project at the expense of the clean, low zoned housing that makes this neighborhood special? That's unfair, and a conflict of interest for someone who is supposed to be doing what's right and best for the people you represent!! We love what we have and DO NOT want anything like this City of Yes!! And if you just don't care, then you should leave our beloved neighborhood and allow someone who wants and will cherish what we have now to replace you.

In conclusion, we implore you to remember the trust we placed in you when we elected you. We did so with the hope that you would listen to our concerns and act in the best interest of our community. Now is the time to honor that trust and support us by voting against the proposed up zoning.

Yours truly,

A handwritten signature in black ink, appearing to read "Joe Manfre", with a long, sweeping horizontal line extending to the right.

[EXTERNAL] Oppose The CITY of YES

Joseph Matranga <

Wed 10/23/2024 9:43 AM

Inbox

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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To Whom it May Concern:

The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community in the Bronx. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

Sincerely

Joseph Matranga



Bronx, New York

Joseph McAllister President South Beach Civic Association, representing the South Beach Community and working with all of Staten Island. We started and formed the South Beach Civic Association in 2001 due to the overdevelopment that was out of control. Single detached homes would be torn down by the greedy, corrupt builders and townhouses would replace them with no parking on the property or street. In 2004, Zoning Text Amendments were adopted with former S.I. Borough President James Molinaro. In 2017 I was a Panel Member on the East Shore Resilient Neighborhoods Initiative, whereas myself and other leaders of Staten Island put together Zoning Text Amendments to make new development safer and flood resistant on the East Shores of Staten Island. I am also, President -Staten Island Civics United.

Before you execute any zoning changes, our infrastructure needs to be addressed first before you start this disastrous plan.

- 1) After forming the SBCA, text amendments were put in place throughout Staten Island, changing zoning from RX to R3X. We fought hard for this to accommodate size lots and parking on the properties. We need our vehicles. We drive to the city and other boroughs. We do not have the luxury or pleasure of jumping onto a train or bus outside our doorsteps. We are made up of residential communities. Parking has become a nightmare due to overdevelopment. When you build in residential neighborhoods, parking pads are added to the property and off-street parking is also mandated by the current zoning rules here in S.I.. It is a shame that the past text amendment for parking mandate on the property driveway is NOT WIDE enough to accommodate a standard size vehicle. You can park in the driveway, but you cannot open the vehicle doors, so what do the homeowner do, they park in the street. This zoning rule needs to be amended to widen the size of the driveway.
- 2) We need adequate roadways to accommodate the tremendous amount of traffic we have here already. Traffic is at a standstill during the normal daytime hours, roadways are jammed by people trying to get out and do whatever their schedule requires for any day.
- 3) We need proper timing of traffic lights to keep traffic moving on the roadways. Traffic lights are out of sync during normal day operations and cause backups all over the island. Example: Traffic light turns

green then the next light turns red after you just got the green light to go. After that light turns green the same condition happens with the next traffic light, it turns RED.

- 4) We need more hospitals, doctors, nurses, to help the alleviate in rush of people here already. People are in hallways, on a bed for days!!!. People go to the only three hospitals we have, and they are put on beds in a hallway for 2 to 4 days waiting for a hospital bedroom. Urgent care centers are not the answer to lessen the intake at hospitals. We need state-of-the-art hospitals to be built immediately to help with the standard of care each and every citizen of NYC is entitled to.
- 5) We need more police in all areas of enforcement. We still have the same amount of police officers today as we did in 1960, and yet our borough has at least 500,000 more people than we had in 1960. That is the fact from S.I. District Attorneys office.
- 6) We need Traffic agents to manage all the intersections. One lane roadways are bumper to bumper due to too many vehicles. Example: Rockland Ave from Richmond Rd to Richmond Ave., Richmond Rd from Vanderbilt Ave to Amboy Rd. to Main Street in Tottenville, Travis Ave. from Richmond Ave. to South Ave., Arther kill Rd from Richmond Rd. to Huguenot Ave.
- 7) We need more N.Y.C. services, - D.O.B., D.O.T., D.O.H., DEP, DEC, etc.
- 8) We need these above essential services to repair the damages already existing and caused by the cost cutting services from this administration and past administrations. Our FDNY, NYPD, NYCS, services were cut whereas we now have less workers handling the issue with less enforcement. We only have ONE sanitation inspector. The police do not have enough tools to check for sound noise or darkened windows. Sanitation can NOT come out to meetings due to their OT being taken away. How is the public supposed to learn about quality-of-life issues. We have not had sanitation come to an event or meeting for the past TWO years.

- 9) We need more schools. Our school classrooms are oversized. How are our children supposed to learn with so many other students in oversized packed classrooms?
- 10) City planning must sit down with the homeowners and residents to discuss these issues before any type of zoning changes are executed. The current infrastructure is not handling the current situation with overdevelopment and is not able to add any other type of additional ADU's, or new development. City Planning only met with SIEDC, and SI Chambers of Commerce. These two entities are for businesses, not for homeowners or for the residents. We, the people who work and live here each day. We know what we want and need. By having an educational, effective, efficient sit-down plan, maybe we can all come together to make NYC the best city of the future to live in.
- 11) This City of Yes Plan is an excellent plan **FOR Manhattan**. This is the current lifestyle of NYC. With all the entities listed in this proposal, NYC has it and shows it all. The night life, Apartments, Commercial, and residential apartments, and buildings, entertainment, bars, clubs, way of living off the grid on an island with subways, buses, taxis, and bikes. This IS NEW YORK CITY (Manhattan).
- 12) This plan does not fit in with our lifestyle and living conditions. **We Say NO** to this City of Yes.
- 13) We oppose this City of Yes Housing Opportunity plan with all its entire content. We know this plan would totally decimate our communities and living conditions.
- 14) We have a lot of photos and documentation to provide if necessary.
Thank you, President Joseph McAllister [REDACTED] S.I., N.Y.
10305 [REDACTED]

[EXTERNAL] I support lifting Parking Mandates and City of Yes: Housing Opportunity

Joseph Sands <

Fri 10/25/2024 4:10 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hello,

I'm writing to express my strong support for lifting parking mandates city wide. Parking mandates worsen our cost of living and they worsen our urban form by arbitrarily forcing new development to orient itself and driving and parking.

Thank you,
-Joseph Sands

From: [Joseph Saverino](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes -NO WAY!
Date: Wednesday, October 23, 2024 7:03:54 AM

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landusetestimony@council.nyc.gov

To Whom it May Concern:

The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

Joseph Saverino



Bronx NY 10465

From: [Joseph McFeely](#)
To: [Land Use Testimony](#)
Cc: [Speaker Adams](#); [District39](#); [District40](#); [District45](#)
Subject: [EXTERNAL] CITY OF YES PROPOSAL
Date: Thursday, October 24, 2024 6:48:12 PM

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To Whom It May Concern,

I have been a resident of Prospect Park South for 30 years. In 1994 I was considering leaving Brooklyn, but thankfully discovered the beautiful Victorian neighborhood of PPS. I am very opposed to the City of Yes Proposal as it would put this beautiful residential area at risk. Grand and historical houses are at risk of be demolished and replaced with apartment buildings. Myself and my neighbors have accepted the fact that there are apartment building being developed on Coney Island Avenue and agree with the need to improve the housing situation in New York. However, these apartment buildings are replacing gas stations and auto repair shops, etc., not landmark homes. Please do not let this proposal be approved.

Sincerely,
Joseph T McFeely

From: [J Vaini](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Wednesday, October 16, 2024 11:28:58 AM

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The reasoning behind this proposal is that by removing restrictions on what and where developers can build a glut of housing will be created which will alleviate the housing affordability crisis in NYC.

The sales pitch is ludicrous and basically amounts to “trickle down” economics for developers . Give developers free reign (and decades long tax abatements from the state that no private individual could dream of obtaining) and maybe- just maybe- housing will become more affordable.

No industry deliberately oversaturates the market to the point that their profit margins would be materially impacted and real estate will be no exception. One need only to look at past upzonings such as Bill De Blasio’s “Housing 2.0” for evidence of that. Rents on average rose in the affected areas.

City of Yes constitutes nothing more than a generous payback by Mayor Adams and City Planning Chairman Dan Garodnick to the real estate interests which financed their political careers. It’s an “in the money” stock option with no expiration date.

In my opinion new developments arising out of this proposal will be either more overpriced “luxury apartments” or subsidized housing such as the Rikers Island former inmate permanent housing facility planned for the Jacobi campus. It will NOT be affordable housing for working NYers as marketed.

Low density communities such as Throgg’s Neck, Morris Park, Pelham Bay, Van Nest, City Island and others will be at particular risk as these communities don’t have the infrastructure to support such developments and- as real estate is cheaper here than areas such as Manhattan- will fall directly into the crosshairs of developers.

Hard working NYers shouldn’t be asked to risk overcrowding, sewer and power issues, increased litter, increased crime, even slower emergency response time, lack of public parking as well as a whole host of other deteriorations in our quality of life solely so Adams et al can please their donors and special interests.

Joseph G Vaini

Bronx, NY

From: [Josephine Fanelli](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] No to City of yes
Date: Wednesday, October 23, 2024 5:07:48 AM

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I oppose this for many reasons: overcrowding, poor infrastructure.,schools are already overcrowded. There are plenty of empty apartments in the area why build more?
Josephine Fanelli

[EXTERNAL] Shame on Councilwoman Paladino

jsf <[REDACTED]>

Wed 10/23/2024 9:56 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hello,

My name is Josh. I was born in Mt. Sinai hospital and have lived in NYC most of my life. I'm 63 years old. I live in Crown Heights. My primary form of transportation is bicycle, followed by subway, followed by ferry and then, automobile. I do own a car which I keep parked in Westchester near a metro north stop so I can get to it easily by train and not have to worry about alternate side parking.

Removing the parking requirement for housing developers should be a complete NO BRAINER for NYC. A layup (to use basketball terminology).

As crappy as the subway is, it works, it's mostly safe and it's extremely convenient. It's also relatively inexpensive.

We are in a major housing crisis. Our economy depends on having a mixture of neighbors to do a variety of jobs.. some quite menial. Based on my minimal research, Paladino is an execrable human being – anti-vaxxer, pro-trump (how ANY woman can be pro-Trump is a complete mystery to me).

Anyway.. I just want to let you all know that she's awful, and she's WRONG. NYC has so much unrealized potential – but the city council has to get WITH IT in order to help us realize it – removing this requirement to ensure parking spaces for cars when considering housing development is a super easy one... just do it already.

best wishes,

Josh Freeman

--

[REDACTED]


[REDACTED]

From: [Joshua Kneidl](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] More Housing for People, Less for Cars
Date: Wednesday, October 23, 2024 4:29:03 PM

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Dear Council Members:

I just wanted to send a brief message in support of removing parking mandates for new construction in NYC. These mandates are outdated and contribute to the serious problems of gridlock, noise (from everyone honking their horns and idling while stuck in gridlock!), and climate pollution. Let's look forward and include more housing for people instead, which are the true lifeblood of our city. Thank you for your time.

best regards,
Joshua Kneidl

New York NY 10044

████████████████████
Brooklyn, N.Y. 11208

October 23, 2024

The Honorable New York City Council Speaker Adrienne E. Adams
The Honorable New York City Council
City Hall
New York, N.Y.

Honorable Council Speaker Adams and Councilmembers,

This is written testimony concerning the City of Yes proposal.

What if... 20 million people wanted to live in New York City? Do we fill in the waterways with islands of huge, looming towers? Rip away every community garden? How about rezone Central, Riverside, Prospect, Cumberland and every park in the five Boroughs, uproot them and build taller and taller?

What if... doing so made big corporate realtors and developers and billionaires overbrimming with glee? While they build and build and build, more and more luxury condos and swank apartments and turn every borough into Park Avenue? In the outer boroughs, smile broadly and promise not to build too tall? Then build on top of existing buildings a few stories of more luxury housing? Or destroy more older buildings because, now, 20 million people want to live here, and, boo-hoo, there's no place for them, and "we need every available space," and we need to rezone: again. Immediately. 911. STAT. We're getting older (and richer). And must... keep... eating away at the city... (gasp)...

The fact is, we don't need more housing to feed the insatiable. We don't need a sham excuse to carve up the land for exploitive gain.

We need housing so the poor aren't on waiting lists and sleep the streets waiting. While \$8,000-and-some luxury units keep being built anywhere and everywhere they can. And the government is smiling on them beneficently. Handing them tax breaks to set aside a small percentage for "lower income" people in a lottery, tax breaks to "make up for their charitable donations." While the rest of their buildings have said luxury apartments.

And like the proverbial locusts who devour the land, they hurt the people in need the most. And rape the land.

Today, October 23, 2024, this is the N.Y.C. Housing Connect "affordable" housing lottery as it stands. It enables one to perceive the outcome of City of Yes as it stands. 'Faithful in what is least, faithful in much.' Twenty-six lotteries are small compared to City of Yes. Small and depicting the scenario with 20/20 vision. This is the listing. (#26 closed yesterday but is still on the site today. And telling.)

1. 655 Union Street. Eligible Income: \$33,772 - \$218,010 (130% AMI [area median income]: why are they doing this??? Rhetorical question, being as how this is not considered

affordable). Majority apartments for over \$50,000 income.

2. Jasper Hunter's Point Apartments. Eligible Income: \$99,429 - \$250,380. Entirely 130% AMI

3. 2077 Ryer Avenue Apartments. Eligible Income: \$120,515 - \$218,010. 125% and 130% AMI

4. 250 Winthrop Street Senior Apartments. Eligible Income: \$53,589 - \$111,840. 80% AMI. Still not for lower-income seniors.

5. 435 Coney Island Apartments. Eligible Income: \$68,435 - \$181,740. 80% mostly and some 130% AMI

6. BEACH GREEN DUNES III. Eligible Income: \$21,566 - \$154,080. 30%, 40%, 50% and 80% AMI, mostly 80%.

7. Kent Avenue Apartments. Eligible Income: \$100,012 - \$240,750. Entirely 125% and 130% AMI

8. 114 East 198th Street Apartments. Eligible Income: \$105,223 - \$181,740. Entirely 130% AMI

9. Amara. Eligible Income: \$78,000 - \$218,010. Entirely 130% AMI

10. 3178 Villa Avenue Apartments. Eligible Income: \$104,640 - \$161,590. Entirely 130% AMI (\$3,052 for a studio. Very affordable.)

11. The Welz. Eligible Income: \$50,298 - \$218,010. 60%, 125% and 130% AMI


12. 1073 Summit Avenue. Eligible Income: \$59,280 - \$201,240. Entirely 120% AMI

13. 160 Madison Avenue Waiting List. Eligible Income: \$23,297 - \$83,850. 40% and 50% AMI. Currently available: 66 units. This is roughly 20% of the building. Other units sell at (see picture below):

← ↻ https://onesixtymadison.com/availability/


ONESIXTY MADISON

Residences ▾ Amenities Availability Lifestyle ▾ Apply Contact




PHA Available
1/9/2025
One Bedroom
One and Half Bathroom
Exposure
[View Floor Plan](#)

\$8,650




33H Available
12/9/2024
Studio
One Bathroom
Exposure
[View Floor Plan](#)

\$4,925



34E Available
12/9/2024
One Bedroom
One Bathroom
Exposure
[View Floor Plan](#)

\$5,460



18G Available
12/10/2024
One Bedroom
One Bathroom
Exposure
[View Floor Plan](#)

\$6,450

From Housing Connect's website re: 160 Madison: "This building was constructed through the Inclusionary Housing Program and 421a Tax Incentive Program of the New York City Department of Housing Preservation and Development and Low Income Housing Tax Credit Program of New York State Homes and Community Renewal."

Translated: The land-grabbers, the locust-gods eating up the land, are being genuflected before, offerings of tax breaks at their land-grabbing altars. Worshipped with deals, pleas, to portion off some low-income rentals – yes, please, O gods – in exchange for said tax breaks.

Whereupon they smile broadly, being assured they can continue to eat up the rest of the land and be paid for it.

While the poor stay poor, and notices of eviction surge. And the AMI goes up. And up. And up.

This 160 Madison property is but one example. The Hudson Yards area had similar lotteries. And just another example.

14. 21-11 31st Avenue Apartments. Eligible Income: \$72,652 - **\$181,740**. Mostly 80% AMI, **some 130%**.

15. The Monarch. Eligible Income: \$58,046 - **\$218,010**. Some 80% AMI, **vast majority 130%**.

16. 2339 Nostrand Avenue Apartments. Eligible Income: **\$113,726 - \$218,010**. **Entirely 130% AMI**

* 17. Bethany Senior Terraces. Eligible Income: \$0 - \$69,900. Entire building 50% AMI.

18. 218 Front Street Apartments. Eligible Income: **\$106,458 - \$218,010**. **Entirely 130%**

AMI

- *19. Weeksville Place. Eligible Income: \$18,480 - \$134,160. 30%, 40%, 50%, 60%, 80% AMI
- 20. The Northern II Apartments. Eligible Income: \$63,155 - \$218,010. Some 80%, **some 130% AMI**
- 21. The Hartby. Eligible Income: \$85,543 - \$218,010. **Entirely 130% AMI**
- 22. 420 Carroll Street Apartments. Eligible Income: \$31,200 - \$192,600. 40%, 60%, **100% and 130% AMI. Tenant must pay for electric heat.**
- 23. 27-01 Jackson Avenue Apartments. Eligible Income: \$59,315 - \$209,625. 7 units at 70%, 7 at 90%, **9 at 120% and 18 at 125% AMI.**
- 24. 2528 Grand Avenue Senior. Eligible Income: \$59,486 - \$134,160. 80% AMI
- 25. 2232 Kimball Street, Eligible Income: \$70,286 - \$218,010. **Entirely 130% AMI**
- 26. 11-24 31st Drive Apartments. Eligible Income: \$105,223 - \$181,740. **Entirely 130% AMI**

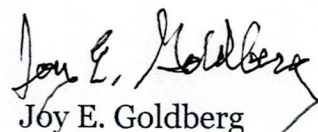
Jesus, Who is The Christ, The Son Of JEHOVAH, WHO is GOD, said 'A good tree can't produce bad fruit, and a bad tree can't produce good fruit.' If this is the standing of the lottery, only 2 (starred) out of 26 that are without any catches, if they outrightly refuse to do this right, if the vast majority of the lottery is like casting lots for Christ's garments while they crucified Him, like greed and animosity and stubbornness and hardness of heart is carving up the beloved city and casting lots, then, with this mindset, how will City of Yes fare?

'GOD is not ONE to be mocked.' For thus saith JEHOVAH OF HOSTS; After the glory hath he sent me unto the nations which spoiled you: for he that toucheth you toucheth **the apple** of his eye." – Zechariah 2:8.

Help **first** the homeless, the poor, the hungry, the ragged. Do the right thing with the authority and anointing GOD gave you. – Romans Chapter 13. HE is angry at this rife evil. And HIS anger is just. You also should be indignant. 'More is given you. More is expected.'

"Will JEHOVAH be pleased with thousands of rams, or with ten thousands of rivers of oil? shall I give my firstborn for my transgression, the fruit of my body for the sin of my soul?

HE hath shewed thee, O man, what is good; and what doth JEHOVAH require of thee, but to do justly, and to love mercy, and to walk humbly with thy God?" – Micah 6:7,8.


Joy E. Goldberg

From: [Joyce Serra](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote NO
Date: Friday, October 25, 2024 4:24:02 AM

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Please do not vote to change the character of our beautiful Bayside neighborhood.

Joyce Serra



Bayside, Queens

Sent from my iPad

[EXTERNAL] An ADU in Place of a Nonusable Garage

Judine Johnson-Harriott <[REDACTED]>

Mon 10/21/2024 8:46 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Good evening,

There should be no hesitation to vote yes to the City of Yes' proposal on ADU's. Eleven years ago, I purchased a single family home with a shared, narrow driveway that doesn't allow me ease of access to my garage. Seeing that the garage was in desrepair from the previous owner, we had it demolished to prevent it from falling on our children. Fast forward to this summer, the DOB has required us to get permits, which architects are quoting us upwards of \$7,500, to rebuild a garage that we're never going to use. The mortgage on this property is \$2,500 per month, plus maintenance costs and living expenses for a family of five. Instead of rebuilding a garage that we'll never use, I believe it would be more beneficial to build an ADU that would alleviate some of our expenses as well as provide housing for a family in need. Having an ADU would provide homeowners with a way to generate income from the very property that uses up most of our income and provide affordable housing to another needy family.

Sincerely,

J.Johnson-Harriott

From: [Judy Popkin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Wednesday, October 23, 2024 6:34:36 PM

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I have lived in Victorian Flatbush since 1989 and love that this is an area steeped in history, linked to the extension of the subway line. Its tall trees shade those who walk our streets and we welcome all to enjoy our neighborhood.

Homeowners work hard to keep their properties in good repair, and thus our links to the past are maintained.

New York City has other historic areas, but none like this remaining stand of Victorians.

Affordable housing is a laudable goal. But I seriously doubt, based on the apartment houses already erected nearby, that private developers will create anything remotely affordable, nor will the new buildings have any architectural innovations to make them remotely interesting.

Again, recent developments on the edges of Victorian Flatbush bear out my position.

Others have rightly emphasised greater congestion on our main arteries, and the increasing impossibility of parking. The platforms of our subway stations are dangerously narrow. More riders will increase their danger in rush hours.

Victorian Flatbush is an historic gem, one New York City should preserve, not tear down and replace with cookie cutter apartment houses where 80% of the apartments are priced above the level which lower income families will be able to afford.

Please leave our current zoning alone. It's working. And please stop tearing down Brooklyn's historic areas.

Judith M Popkin

From: julias.nyc
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Wednesday, October 23, 2024 4:19:13 PM

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Hi folks -- Please do not pass up this opportunity to provide more affordable housing for more New Yorkers.

Vote "yes" on the City of Yes proposal.

We **do NOT** need **parking mandates** for new construction.

I'm so tired of car-owning New Yorkers calling the shots. Most of us DON'T have cars and we find the public transport system a great option. Why do we collectively contort ourselves in knots for a minority of folks who happen to be attached to their cars and feel like it's a god-given right to have a parking space? Please let good sense prevail and get rid of parking mandates.

Thank you -- Julia Strohm

 NYC 10025

Sent with [Proton Mail](#) secure email.

[EXTERNAL] City of Yes

Julie Douveas <[REDACTED]>

Fri 10/25/2024 5:24 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;
[REDACTED]

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To the Members of the NY City Council,

I am writing this letter to you as a middle-class NYC resident who grew up in the same house in which I have raised my own two college-aged children. My husband and I are very concerned and upset about the City Council's "City of Yes" and we strongly oppose this proposal. Having spent a few years away from New York in the early 2000s because of career obligations, my husband and I decided to move back to NY in 2007. We looked for houses all over Long Island and New Jersey and decided to purchase my childhood home in Bayside because we loved the proximity to the city and the diverse and vibrant neighborhood that Bayside was and still is. We invested in our home, our children's local public schools, and our community with the expectation that we will be able to grow old in Bayside surrounded by the neighbors we have grown to love. Our home is more than just a house to us, and especially to me. It is the home in which my father died unexpectedly when I was a child, the home in which my mother (who was widowed at 43) was able to raise her own two children and put them through college and law school debt free, and the home where my children spent every Christmas surrounded by family. It is the home that I never expected I would have to consider selling because the neighborhood will be detrimentally impacted by overcrowding and overbuilding. We chose Bayside for what it is, not what the City Council is planning to make it. I know that all my neighbors feel the same way.

I think it's time that our City Council voted for what is in the best interests of the people who have invested in this city and not in the real estate developers who lobby you. By voting in favor of this proposal, you are essentially punishing those who took the responsible path to home ownership. Our taxes in Bayside are among the highest in the city. We have been paying these taxes with the expectation that we can live in a neighborhood comprised predominantly of single-family homes. Your City of Yes would make our neighborhood unrecognizable within just a few years.

I strongly urge you to vote NO on the City of Yes.

Thank you,
Julie Douveas
Bayside Resident

From: [Julie Tang](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Support lifting parking requirements
Date: Wednesday, October 23, 2024 8:27:36 AM

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Hello - I am writing in support of lifting parking requirements.

June Moses

[REDACTED]
New York, NY 10030
[REDACTED]

October 22, 2024

Re: Written Testimony for City of Yes on Housing Opportunity

To the Members of [Committee Name],

My name is June like the month, Moses like the Bible, and I am here today because I am really struggling to understand how the City of Yes on Housing Opportunity, which is supposed to address the desperate need for housing in New York City, will meet the needs of those this ambitious plan claims to help.

First, let's talk about the 87,000 people currently living in DHS shelters. That number comes from the New York City Department of Investigations' report dated October 17, 2024. I wonder how many of them would be able to meet the income requirements for new housing—not just what is available now. If they could afford it, I don't believe we'd have such a high number in shelters. When these new buildings come online, will the City of Yes provide homes for these NYC residents?

Next, we must consider the nearly 2 million low-income New Yorkers who are barely making it. This isn't just speculation; it's documented by Columbia University's Poverty Tracker and the Robin Hood organization. These are the people for whom affordable housing is a necessity, not a luxury. Yet, I don't see how the City of Yes offers a real path to affordable living. Most of us recognize that 40% AMI for rent is not viable for low-income city residents.

And let's not forget the middle-income families who are also feeling the squeeze. These are often the people cited as the ones who will truly benefit from City of Yes. However, for those who rent, they are already well aware of how the fluidity of AMI impacts affordability. Just this year, in April, AMI increased by 10%, raising the bar on what "affordable" means and making housing even less affordable. Meanwhile, according to the US Bureau of Labor Statistics, the cost-of-living increase provided by employers in the private sector rose only 3.8%. As young people like to say, "the math ain't mathing."

So, I ask you this: if the City of Yes is going to make New York unaffordable for the 87,000 people in shelters, for the 2 million low-income residents, and create a slippery slope toward eviction for moderate-income families, then what's the timeline? When will we need to start packing our bags? Will there be a program to help us find housing outside of NYC? Because at this rate, it feels like the only plan the city has for almost half of us is forcing us out.

Respectfully,

June Moses



October 24, 2024

Council Member Kevin Riley, Chair
New York City Council Subcommittee on Zoning and Franchises
Via email: landusetestimony@council.nyc.gov

Dear Chair Riley,

I am president of Juniper Park Civic Association, which covers the entirety of Maspeth and Middle Village in western Queens. We represent all residents looking to better their communities whether they be homeowners or renters. We are unequivocally opposed to the legislation known as City of Yes for Housing Opportunity.

Back in 2007, the NYC Council passed the DCP's Yards Text Amendment, which preserved green space on private property. The paving over of yards contributed to horrible flooding in our communities, so this legislation was welcome. Now we had recourse when we saw people paving over their front yards with non-porous surfaces.

The City of Yes undoes this by allowing backyard ADUs and "District Fixes", which will take away green space by adding baseline FAR, increasing lot coverage to up to 80%, narrowing side yards and reducing rear yards by 10'. Proposed TOD and "Town Center" zoning will also introduce apartment buildings to our communities which can have up to 100% lot coverage and virtually no yards. Adding new structures to green spaces reduces permeability and makes flooding much more likely. Our communities regularly flood as it stands, despite upgrades to our sewer system, and less green space will only serve to exacerbate this problem.

In addition, I would like to point out that City Planning worked with us to contextually rezone our neighborhoods to prevent out of character development that overburdens our infrastructure. City Planning Chair Dan Garodnick, despite now claiming there was a racist intent behind this, voted in favor of the rezoning along with the unanimous consent of the City Council back in 2009.

As part of the rezoning process, members of our organization volunteered to survey each building in the area. It uncovered the existence of many illegal apartments even in buildings where the zoning already allowed legalization. The homeowners here do not have the capital to convert basements or other spaces into legal apartments. What this means is that should COYHO be adopted into law, the speculative value of these homes will skyrocket, and moneyed interests will swoop in and buy up homes that traditionally are purchased by young families, add units, and then charge unaffordable market rate rents. This is not an affordable housing plan. Our community already offers relatively affordable rents. That will no longer be the case.

Let me close by stating that we are a transit desert and rely on cars to get around. Removing parking minimums will worsen our ability to find legal parking. As it stands, we have people regularly parking in crosswalks and at hydrants.

We respectfully ask that you vote NO on City of Yes for Housing Opportunity.

Yours truly,

Anthony Nunziato
President

From: [Juno](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes testimony
Date: Wednesday, October 23, 2024 4:09:48 PM

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I am a lifetime resident of Queens, NY. And I am vehemently opposed to the ill advised “Silo” approach to urban planning this proposal, City of Yes, exemplifies . It is not a solution to the one problem it claims to address but is a Pandora’s box that will worsen issues already existing in the city and which need to be corrected before more congestion and density can even be considered.

I have seen many changes in my years living here. The demographics of my area have changed dramatically and so to say we need this to effect such a change is incorrect. I have lived through out of

control increased density in my area, often in the face of existing zoning rules it enforced and developers who just don't care about anything but the money. One house came down on the lot behind me and 4 2 family attached houses replaced it resulting in backed up sewers, parking wars and other quality of life issues. And then it happened again with the single house to my left replaced by 2 attached 2 family houses. That's when my neighbors and I got to be real experts in zoning compliance and enforcement. Here you want to eliminate most of the zoning laws and doing so will be the undoing of the city.

The consequences of moving towards this proposal concern me on many levels.

- FLOODING - It is a recognized issue in

our inland areas as well as coastal. Increased weather issues are becoming more common. Add to that more structures that increase runoff because we have less uncovered land to absorb water and increased demand on antiquated sewers and waste systems that were never designed to handle such proposed levels of density. The need for more storm water systems even to just mitigate flooding will increase. When we had flooding a few years ago people died in basement apartments and here you propose allowing many more basements apartments without first solving this very real problem.

- AIR POLLUTION- Decreased urban tree cover due to less open land, reduced setbacks and more structures requiring the removal of trees for their

construction, will result in decreased air quality, breathing issues and increased demand for power during the summers since the trees will not be here to help keep areas cooler adding to the demand on an already stressed power grid.

- NOISE POLLUTION- increased traffic, construction and just people result from high density living
- TRANSPORTATION-increased density means increased demand for public transportation which has to be implemented before the density exists. Can areas handle more busses without paralyzing gridlock? Can the roads physically handle the increased demand?
- PARKING- already a nightmare. If you increase density and remove requirements for off street parking plus

allow garages to be rented as apts, where are the incremental cars supposed to go? On my block now every day driveways are blocked by someone cause they can't find parking and they take the chance the homeowner won't have them ticketed and towed, City of Yes proposals would make parking untenable.

- PUBLIC SERVICES- Police, Fire, and Health services all need boosting now and it's not happening. Imagine the issues with increased density.

But perhaps most importantly, let's remember we are dealing with people not warehoused goods. Loss of personal space leads to social issues, increased stress, mental health problems and generally quality of life issues like overcrowding, noise pollution, and traffic congestion.

For all these reasons I say NO to City of
Yes.

○

[EXTERNAL] Parking minimums



Wed 10/23/2024 3:06 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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I support getting rid of parking mandates. This city runs on transit, biking, and walking, not cars.

[EXTERNAL] I support lifting parking requirements

Kai Engwall <

Tue 10/22/2024 11:41 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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I live in Brooklyn and I deeply support lifting parking requirements and parking minimums. They have no place in our great city

From: [Karan Gill](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Strong Support for City of Yes
Date: Friday, October 25, 2024 9:37:20 AM

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Dear NYC City Council,

My name is Karan Gill and I have lived in Williamsburg, Brooklyn for 7 years now.

I am an immigrant to the United States and a Permanent Resident. I fully support the City of Yes initiative as a critical step towards providing adequate housing for New Yorkers. Providing adequate housing is crucially important for the many immigrants who call NYC home.

Increasing housing supply is the only proven method to reduce housing prices. Other measures, like rent control or stabilization, only result in increased prices.

I request City Council to strongly support City of Yes.

Best regards,
Karan Gill

From: [Karen Jasiak](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] NO to the city of yes!
Date: Thursday, October 24, 2024 9:48:01 PM

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Good Evening

I am a lifetime resident of Howard Beach a wonderful quiet neighborhood that is slowly being destroyed as the rest of NY from what you are allowing!

It is overcrowded and disgusting at areas!

City of yes is a NO!!!

Stop destroying her state and our neighborhoods! Stop making it low housing that brings in violence and crime.

Leave our area quiet residential spaced out private homes!!!

Thank you
Karen Jasiak

Sent from my iPhone

[EXTERNAL] City of Yes

Karen Cho <[REDACTED]>

Fri 10/25/2024 2:07 PM

Inbox

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

[REDACTED]

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Hello,

My name is Karen Lee. I am a mother and wife. My sons are in 7th and 4th grades. My family lives in Bayside, Queens. I have been a resident of NYC for 28 years, and prior to moving to Queens in 2012, I lived in Manhattan. I grew up in Florida.

I was also a public school teacher in the Bronx through the NYC Teaching Fellows program. I understand the need for more affordable housing and more equity needed for the many communities of NYC.

However, I urge you to please vote NO for City of Yes. There needs to be more thought put into how the rezoning would impact single family home communities or else it will drive more families such as our's out of New York state and New York City.

My family moved to Bayside because it combined an urban/suburban lifestyle that is very unique. We could not afford to buy in Manhattan and have space. We did not like the complete suburban lifestyle of Long Island or Westchester.

What makes NYC is the unique flavor, make-up, and architecture of each neighborhood. Just like no one would want large developers to change the face of the charming brownstones and streets in the West Village, no one would want the beautiful single-family houses in Bayside Queens torn down if the neighborhood was just as well-known.

Thank you,

Karen

Sent from [Outlook](#)

October 20, 2024

Re: **"NO"** to the City of yes

To the Council Members and Subcommittees:

Thank you for allowing a few moments of your time to review and understand the concerns of many of us who are extremely concerned about "The City of yes" Housing Opportunity.

I will do my best to keep this short and sweet as they say...

I grew up in the Bronx on Castle Hill and Bruckner until the city took our house away to build the Bruckner Expressway – Eminent Domain – correct?

NO one asked us if we could afford to move, did they offer or provide affordable housing for us? **NO**

Was there a "Housing Opportunity" because we had nowhere to live? **NO!**

My family all worked **several** jobs, lived together to make things meet as we were literally thrown out, due to \$\$\$ - GREED. So many made millions as we just barely made it, sure you think this is a sob story, but it is not, it is the Truth!! Unless you lived it and barely survived you do not or could not begin to understand. This is why I am scared!

One by one my family put their names on a manifest to come to America legally as they had no work and were barely able to survive in Italy. It was dangerous as those in the surrounding neighborhoods were angry and at times violent. They came through Ellis Island, were scrutinized, disrespected and were barely provided employment because they were "*(Legal) Immigrants*". Absolutely **NO** RESPECT! **NO** one gave them a penny, **NO** one gave them *Affordable Housing*, **NO** one provided Food Stamps, medical care, etc. You expect us who all sacrificed by working 3 and 4 jobs to have a home in a safe, beautiful community and just hand it over ?? We all worry each and every day if we can afford it when the taxes go up, oil, utilities, etc. etc. Without regard for us, you are going to put a large building with strangers who have no idea the sacrifices we have and still have to make our communities a peaceful, respectful neighborhood? This will cause havoc - crowding, parking issues, loitering, noise, crimes, our neighborhood will decline, all we have "built" will go down.....

You will ruin and be the cause of a once beautiful neighborhood to be littered with crime - Shame!!

Please do not take our neighborhood away from us, we have all worked so hard and still do, many of us are Seniors that cannot afford to move anywhere, this is our home. No one is offering us a "Housing Opportunity"...Please, my fellow neighbors and I ask you to reconsider and let us live in peace, we do not have much else.

With much appreciation. – Bayside, NY resident

From: [Karen](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of yes
Date: Thursday, October 24, 2024 4:03:12 PM

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As a resident of Throggs Neck I oppose the new infrastructure for the City of Yes , I think too much development will not be good for this neighborhood .We don't have enough police as it is , also there won't be enough parking . The streets are littered and having more people will put a strain on Sanitation . The extra water usage will put a strain on sewer system . please do not pass this law. Thank you , sincerely ,Karen Wagner
Sent from my iPhone

From: [Katherine Hansen](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Lift Parking requirements
Date: Wednesday, October 23, 2024 12:45:11 AM

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I support lifting parking requirements. It's ridiculous that the greatest city in the world still requires parking minimums. Parking requirements make development more expensive, are a poor use of land, and encourage driving which is the last thing we need in a city rife with congestion on a warming planet

Kate Hansen

From: [Kate Navarro-McKay](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] End Parking Minimums
Date: Wednesday, October 23, 2024 6:47:57 AM

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I am a homeowner and a car owner in Park Slope who supports the repeal of zoning laws that demand parking minimums.

It's absolutely ridiculous to interfere with the market and drive up the cost of housing so that people like me have an easier time parking on the street.

NYC didn't become a world leader through ample parking lots. If we want to keep our city vibrant and livable, we have to stop putting rich people's parking needs before the needs of the city.

As both a car owner and a homeowner, I say repeal the parking minimums law.

[EXTERNAL] City of Yes testimony

Katherine Lewandowski <



Wed 10/23/2024 10:05 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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To Whom it May Concern,

I am writing today in support of the City of Yes zoning amendments. Our zoning laws are woefully outdated and need to be amended to allow for more housing to be built and for New York to continue to be the vibrant, ever changing city it has always been.

I am a parent and a homeowner in Crown Heights. Despite the fact that my partner and I both have good jobs and have a household income that puts us in the top 90% of earners in the city, we were only able to afford to buy a place big enough to accommodate our two children because of inherited wealth. This is frankly ridiculous and is the reason school enrollment is plummeting. And the fact that it's a choice - to protect free parking and the economic interests of the wealthiest by restricting housing supply- is frankly obscene.

I live on a street of two million dollar homes with a rat problem and empty storefronts that can't be rented or redeveloped because of zoning restrictions. As much as I love New York, this is not a city I can currently be proud of. But it's fixable! And City of Yes is a good start.

Sincerely,
Katherine Lewandowski
Crown Heights

[EXTERNAL] City of Yes - Vote NO!

Katherine O'Sullivan <

Fri 10/25/2024 2:46 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Dear Council Members:

Please reject our corrupt Mayor's proposed City Of Yes Text Amendments for Housing Opportunity and vote NO.

I tried testifying at your hearing on Tuesday, but had to go to work to earn a living before I was called to speak. 15 hours at the Planning Commission and 14 hours at your Landuse hearing is a lot of hours to hear the people of the City. Please pay more attention to the comments from "regular" people, not paid employees of lobbyists, employees of non-profits or government employees.

What I heard clearly even from those who support this flawed proposal, is that people have a hard time finding an affordable place to live. Sadly, this proposal, written by and for developers will do nothing to address affordability.

No Affordable Housing List

Big Campus and NYCHA Infill

This change will allow developers to build towers in between all large residential complexes, (i.e. NYCHA, Tivoli Towers, Ebbets Field) taking their open spaces (playgrounds, parking spaces and open space) and build towers! - **No Affordable Housing**

Transfer of Air Rights from Landmarked Community

This will allow a developer to buy air-rights from landmarked buildings (the buildable space above buildings that owners can sell) and move these increased heights blocks away from its original origins - **No Affordable Housing**

Moving Air-rights from Mid-Blocks to Major Avenues

This will allow developers to buy the air-rights of smaller properties that reside in the middle of the

blocks and move them onto the major corridors with no height limits (i.e. towers along Flatbush Ave to get those park views) - **No Affordable Housing.**

Accessory Dwelling Units

Allowing home owners with semi and fully detached homes to create additionally homes in their back yards and garages - **No Affordable housing**

Removal of Single Family Home Zoning

Allowing single family homes to be converted into two to four family homes - **No Affordable Housing**

Reduction Light, Air, Open Space Between Buildings

Allow developers to build right up to the property line, no light or air between buildings, removal of set backs on the streets, (i.e. greenery around buildings,) reduction in amount of space between buildings that have windows - **No Affordable Housing**

Reduction in Rear Yard Space

Reduce the requirements for 30 ft back yards to 20 ft. back yards to allow more room for development. - **No Affordable Housing**

Allowing Bulk Modifications to be Determined by the Department of City Planning

Developers will be allowed to make changes to the zoning parameters of their lots (increase heights, and widths of a building) with just DCP approval. No public hearings, no approval of City Council etc.. - **No Affordable Housing.**

Removal of Sliver Law

Allow very narrow and tall buildings to be built in between buildings (the Sliver Law currently prevents such towers) - **No Affordable Housing**

The UAP Only Applies to Rental

There are large areas in certain communities that developers only build condominiums. These areas would be subject to increase heights and widths of buildings based upon a lot of the above changes. - **No Affordable Housing.**

Reduction in the Power of Board of Standards and Appeals

BSA, is currently empowered to review applications where developers may want to change the bulk modifications to a building (**increase heights and widths of buildings**). It requires a public notice, a

hearing and must adhere to certain standards. These applications will now be given to the Department of City Planning for a final decision. There would be no notices to the public hearings, no public public hearings and thus no opportunity to push back. - **No Affordable Housing.**

Conversion of Basement Apartments

This will allow property owners the ability to convert their basements into legal apartments. - **No Affordable Housing**

Bringing Back Single Room Occupancy "SRO"

Despite the fact that historically SROs created very unsafe environments in communities and thus they were outlawed decades ago, SRO's will now become legal again. - **No Affordable Housing**

Conversion of Office Space into Residential Apartments

This will allow office buildings to convert their buildings into apartments. - **No Affordable Housing**

The only affordability option included is "optional". Why will any developer bother to choose that option when it is optional? More profitable luxury condos is , for the most part, all that will be built.

This proposal will destroy many neighborhoods accross the city, remove citizen input into what happens to OUR city, and take power away from City Council Members. Why would you vote to give up power?

The office of Mayor needs to give some of that power back to the City Council.

There may be some good ideas buried in the 1300+ pages? If there are, tell City Planning to extract them and work on them in an intelligent way.

Please Vote NO!

Katherine O'Sullivan

New York, NY



From: [Kate Green](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes Housing
Date: Thursday, October 24, 2024 5:01:48 PM

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No to City of Yes. Preserve City Island's Special District Zoning.

Kathleen A. Green
City Island Resident
Sent from my iPhone

[EXTERNAL] City of Yes



Sat 10/26/2024 11:57 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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To Whom it May Concern:

The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more.

Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers.

Thank you in advance for your anticipated cooperation.

Kathleen Anderson



Bronx, NY 10465

From: [Kathy Cawley](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] CITY of YES - NO, NO, NO
Date: Wednesday, October 23, 2024 8:30:59 AM

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To Whom it May Concern:

The City of Yes plan is a poor fit for our community. There are buildings in existence, empty, unaffordable. Who stands to gain by building more? I don't know but why not fill the already existing apartments? Why, because the rent is to darn high!

This proposal will place an already burdened and overwhelmed infrastructure in flood prone areas. Our schools have become overcrowded and are failing the students who are already in attendance. Increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. Parking is a nightmare now!

I am a senior with asthma. I can no longer enjoy a stroll down the street. New York City has failed to maintain their sidewalks damaged by tree roots. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. This plan, as it stands, is not digestible for many New Yorkers.

Thank you in advance for your anticipated cooperation.

Kathleen Cawley


Bronx, NY 10465

From: [REDACTED]
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes
Date: Wednesday, October 23, 2024 6:32:32 AM

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I am a member of the Broadway Flushing Homeowners Association which represents over 1500 homes. We do not have the infrastructure to support this 500% increase in overdevelopment and it will be catastrophic to our community and to our quality of life. NYC has the same population it did in 1960. Please do not reverse our lifetime of hard-work to protect and support our community.
NO TO THE CITY OF YES.

Sincerely,
Kathleen Hogan

[Sent from the all new AOL app for iOS](#)

From: [Katie Sullivan](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL]
Date: Wednesday, October 23, 2024 2:11:36 AM

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I'm a New Yorker. I drive a car sometimes. I'm not a bad person, I'm not hurting anyone, nor am I hurting the planet, whatever you may think. I am tired of being judged, I'm tired of bicycles being ridden on the sidewalk and running red lights, breaking every other law we have, endangering and annoying everyone around them. I'm tired of the little parking in my neighborhood getting eaten up by your pet projects. Just stop already. You're destroying New York.

Kathleen Sullivan
Brooklyn

From: [Kathy Collins](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of yes
Date: Wednesday, October 23, 2024 4:21:45 PM

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I am here to tell you that the people of New York do not want the city of yes! It will definitely destroy this city worse than it already has become. All the people that wanna propose this they don't live here so why can't they just leave us alone and do it in your own neighborhood? I can't see the advantage of this. It's only gonna create more chaos. Th The community of Throgg Neck. It is definitely already overcrowded. We do not need more people just doing what they wanna do. It's gonna be a problem for all. Please consider this. We do not want it.

Kathy Collins
Locust Point
Sent from my iPhone

From: [kathy lewis](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Subject:City of Yes Housing
Date: Wednesday, October 23, 2024 6:42:03 PM

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No to the City of Yes.Perserve City Island's Special District Zoning
City Island Resident

Kathy Lewis

From: [Kat Paitakis](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposed to CITY OF YES
Date: Wednesday, October 23, 2024 12:24:10 AM

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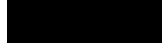
I'm opposed to CITY OF YES and think it will destroy our city!

I've lived in queens my entire life and my quality of life has been rapidly deteriorating due to overcrowding, increased crime and cashless bail. This will just be the icing on the cake and I'm sickened at the thought of how this will destroy my neighborhood. I worked very hard during my younger years to purchase my home in Whitestone in order to stay in queens close to my parents and start my own family. If you're unfamiliar with the area, it's one of the few areas left in the borough of queens that has well maintained homes similar to Long Island that are primarily single family. Schools are among the top rated in the city.

This new proposition will destroy my neighborhood and everything I've worked for my entire life will no longer be...

Please vote in opposition to this horrible idea as it will only benefit land developers and NYC will no longer be a decent place to raise a family.

Thank you!
Kathy Renzi



Whitestone ny 11357

[Sent from Yahoo Mail for iPhone](#)

From: [Katie Herman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Lift Parking Mandates
Date: Friday, October 25, 2024 9:34:33 AM

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Dear City Council,

I am writing to urge you to lift parking mandates for new housing developments in NYC. These mandates are a burdensome and outdated zoning requirement that assumes residents of new developments will own private vehicles, while the majority of New Yorkers do not own cars and do not benefit from this mandated use of space. Parking mandates hamper our ability to fight the affordability crisis by making housing more expensive, and they encourage car ownership, which makes NYC's streets less safe for our kids. Please end these outdated mandates now.

Sincerely,
Katie Herman


Brooklyn, NY 11218

Katie Herman
she/her/hers
katieherman.net

From: [Katie McCormick](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes Housing
Date: Wednesday, October 23, 2024 5:50:43 PM

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NO to City of Yes
Preserve City Island's Special District Zoning

K. McCormick
City Island Resident

Katie McCormick

[@cityislandsunsets](#)

Sent from my iPhone

[EXTERNAL] No to City of Yes



Tue 10/22/2024 11:54 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hello

I am a resident of Rockaway Beach in Queens. I am writing to urge City Council to vote No to City of Yes Housing Opportunity. This one method fits all measure for the entire city would be detrimental to neighborhoods where these policies would do more harm than good. The Rockaway peninsula cannot handle massive amount of housing, as several huge projects have already been approved. We live on a flood plane and adding more housing creates a dangerous situation when it is already difficult for many to get off of the peninsula in a flooding emergency. Rockaway floods every time it rains or even when there is a severe high tide. Please consider that when voting. Giving more freedom to developers to put what they want here without going through a process would severely harm the peninsula. Rules that may work for Manhattan, would not work in Rockaway.

Vote NO to City of Yes!

Best,
Katie McFadden
11694

From: [Katie Rose Quandt](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Lift parking mandates in NYC
Date: Friday, October 25, 2024 9:28:45 AM

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Hello,

I am a resident of the Bronx writing to express my support for lifting parking mandates in NYC. They are a burdensome and outdated zoning requirement requiring parking in new housing developments. This makes housing more expensive, takes away space that could be better used, and encourages car ownership leading to even more congestion.

Thank you,
Katie Rose Quandt

From: [Keith Fenner](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes
Date: Friday, October 25, 2024 9:55:01 AM

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My family has lived in Bayside for 30 years now we strongly oppose the building of multi family homes for what is a smoke screen for “affordable “ housing All that means is developers and nyc will stand to make a lot of money My house taxes have quadrupled & my house value has tripled What do you call affordable? You want your ruin our neighborhoods for your own pockets while our taxes will only keep going up If a person can’t afford to live in an area they should look at other options NOT ruin our beautiful residential neighborhoods It will be so crowded no parking which is already a disaster not to mention the negative impact on the environment!! Definitely NO to this proposal which doesn’t have the people in mind Government wants to do what they please & not know what is good for the people!!!

Sent from my iPhone

[EXTERNAL] I support lifting parking requirements

Kelly O'Donnell <



Tue 10/22/2024 11:16 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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I have lived in Astoria, Queens for 25 years and our community needs parking requirements lifted. This law requiring parking to be built into new buildings was created over 60 years ago and it is antiquated. NYC space needs to be prioritized for housing, for people living inside homes, not for parking a car. Please do the right thing and lift the parking requirements now.

Sincerely,

Kelly O'Donnell

--

Kelly O'Donnell

she, her



[EXTERNAL] Testimony in favor of lifting parking mandates

Kenneth Lay



Mon 10/21/2024 6:26 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Dear NYC Council Members,

I am writing as a longtime Brooklyn resident, renter and non-driver to express my strong support for the elimination of parking mandates from NYC's zoning codes. I routinely walk and use public transit and believe that lifting these mandates would go a long way towards making our streets safer by disincentivizing driving. It would also save us renters significant amounts of money, as I've learned following this process that mandating parking in construction raises rental costs for all renters, not only those who do park. And freeing up space to store cars would provide more space to build more housing, which we all know is sorely needed.

Since lifting these mandates would not remove any existing parking and would not preclude developers from choosing to add parking, I think that removing these onerous requirements is a no brainer.

I strongly support removing parking mandates from NYC's zoning codes and ask the Council to please do so as part of City of Yes.

Thank you,

Kenneth La



Brooklyn NY 11231

Hello,

I am writing to express my support for the removal of parking mandates. I have been a long-time resident of Murray Hill, Manhattan, and a car owner.

Murray Hill is a charming and bustling neighborhood, but I have seen firsthand the increasing density of cars in our community. It's common to see households owning multiple cars, creating a significant strain on our already limited street parking. The competition for spaces has become overwhelming, making it increasingly unpleasant to drive anywhere, even to stores that offer parking options. Years ago, I adapted by choosing to walk to do my shopping.

We need to acknowledge that the reliance on cars is no longer practical in our neighborhood.

Removing parking mandates is a necessary step toward evolving Murray Hill into a more pedestrian-friendly community, which many residents have already embraced.

In closing, I'll use a personal analogy. As I reach a point in life where staying healthy is a priority, I've had to change old habits and embrace new ones to maintain my well-being. Our neighborhood needs to do the same—to evolve and thrive in a way that supports a healthier, car-independent future.

Thank you for considering my input.

Best,

Kesav

From: [Kevin Burns](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Wednesday, October 23, 2024 4:13:57 PM

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I'm in support of ending parking mandates! In the densent, most transit-rich city in the US, there is no need to have a car. And pushing for more parking spaces is reducing space for people as well as increasing the risk of being a pedestrian.

-Kevin

From: [Kevin Doyle](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Friday, October 25, 2024 8:35:57 AM

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Hello, my name is Kevin Doyle, and I am a resident of New York City.

I am writing to express my support for the City of Yes plan, especially for the elimination of parking mandates. We are in dire need of affordable housing in this city and this plan will help ease the burden. In particular, removing this mandate will allow for more units and encourage developers to create more pedestrian and public transportation friendly designs, making this a less car-centric place. It is very clear that eliminating the mandate will not stop developers from leaving space for parking, but not force the issue where it does not make sense.

We need to have more sensible plans for making this city more affordable and more livable. It is already way too car-centric. Let's not make it worse.

Thank you for your time.

-Kevin Doyle

[EXTERNAL] City of Yes

Kevin Keegan <

Sat 10/26/2024 1:10 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hello,

Thank you in advance for passing City of Yes and eliminating outdated parking mandates.

Kevin

[EXTERNAL] parking mins

Kevin McMahon <>

Wed 10/23/2024 2:18 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hi I'm writing to submit testimony that I support lifting parking requirements city wide.

Thank you,
Kevin McMahon

From: [Hai-Kinh Hoang](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I support lifting Parking Mandates and Housing Opportunity created by City of Yes
Date: Wednesday, October 23, 2024 4:50:30 AM

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To whom it may concern,

I am writing today to express my support for lifting Parking mandates and my support for City of Yes: Housing Opportunity.

Rising costs of housing have been affecting all New Yorkers, and all Americans for quite some time now. Our outdated parking mandates unnecessarily restrict our ability to build sufficient housing, by requiring builders to build more parking than they need. Parking is expensive to build, especially in nyc where land is so scarce and these costs are subsequently passed to resident new yorkers.

We urgently need to simplify our parking code to allow builders to more easily build the types of places that New Yorkers want to live in. In NYC, a city famed for our transit system, we do not need to force builders to build more parking than is needed. This will only ruin the city environment and make it unaffordable to live in our neighborhoods.

Housing unaffordability is a crisis affecting all new yorkers and we need to take a step forward by lifting parking mandates to help build enough housing for us and our neighbors. A piecemeal approach will not work, we need to take action across our city.

Best,
Kinh Hoang

From: [REDACTED]
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes Zoning for Housing Opportunity
Date: Wednesday, October 23, 2024 6:30:21 AM

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I am writing in **SUPPORT** of the zoning text amendment. I am homeowner in Manhattan, in the R8B district. I own an apartment that includes roof rights. All of the buildings around our building (225 East 24th street), have varying rear and side yard sizes, heights and dimensions. Changing the rear yard and side yards, to match what's on the ground, will allow us to build to our neighbors dimensions. We are currently restricted to a 30 foot rear yard, while our neighbors have structures much closer (20 feet or less) to our property than I am currently allowed. I will build an ADU in the space and help provide a little more housing in every neighborhood.

The small yard changes, treat everyone equally. Moreover, as Dan Gardonick testified, changing the yard sizes will allow for larger family style apartments, which the council noted is an important agenda item as well. This change allows that. I have researched the zoning changes with an architect and understand what's possible with the City of Yes!

I encourage the council to do the right thing, pass the City of Yes. We need to grow the city and the City of Yes helps that, increasing the tax base and allowing for more affordable housing. Not approving this plan only makes the problem worse and sets us back several years. Please do the right thing and pass this important zoning text amendment.

Please let me know any questions or comments. Together we rise.

Regards,

Kris Iorio

[REDACTED]

New York, NY 10010

From: [Kristine Stortroen](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] "City of Yes"
Date: Friday, October 25, 2024 3:12:40 PM

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I am opposed to the current iteration of the City of Yes proposal. Some of the zoning updates appear to cede business encroachment into residential neighborhoods. I've experienced all of the negative effects of this encroachment when living in the Village and

Inwood where bar and restaurant noise, after hours and before hours traffic and cleaning/garbage collecting noise, parking and double parking problems and lack of garbage pick up and cleanliness issues increased. Plus the general lack of enforcement of existing noise/sanitation/parking rules to the favor of businesses is evident by the authorities charged with representing residential residents rights over commercial interests. Residential interests take second place to the influence of commercial interests. I believe that granting more ground literally to businesses will only worsen the existing problems with control over our neighborhoods.

Kristine Stortroen
Inwood resident

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From: [LaCrasia Gloves](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] changes to Garment Center My testimony please accept
Date: Thursday, October 24, 2024 4:08:34 PM

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Please please keep in mind that specific buildings in the Garment Center have the necessary floor load to accomodate heavy machinery necessary to manufacture gloves and other garments. These buildings need to be preserved. I was a manufacturer of Gloves in Manhattan for over 50 years and the business was fortunately passed on to a younger generation. Now Wing & Weft Gloves... We proudly made gloves for the Military, Broadway Shows, Hollywood, Rock Stars, Debs and private clients like you..... etc. etc.

If you need to speak with me...

I am Lacrasia Duchein formerly LaCrasia Gloves [REDACTED]

PS I know of such a building I could buy now for 40 Million dollars to preserve if I win the lotto or have an investor.... maybe the Government can help us with this.

A place for present and future designers and manufacturers that need a building with a good FLOOR LOAD ! Once lost there will never be again!!!

And we need to keep the local trimming and fabric stores here too!

Thank you.

Lacrasia Duchein

PS There are a lot of buildings that were used for showrooms only that would better be suitable

for residences..... Just sayin

[EXTERNAL] City of Hell YES!

Alan Gamboa <[REDACTED]>

Wed 10/23/2024 12:09 PM

Inbox

To: District37 <District37@council.nyc.gov>; gethelp@advocate.nyc.gov <gethelp@advocate.nyc.gov>; Land Use Testimony <landusetestimony@council.nyc.gov>; Alan Gamboa <[REDACTED]>

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Hello Councilwoman Sandy Nurse, Public Advocate Jumaane Williams, and Land Use Testimony Team,

My name is Alan Gamboa and I live at [REDACTED] Brooklyn, NY 11221, in CB4, District 37 on the border of Bushwick and Bed-Stuy.

I am writing to express my support for the City of Yes.

I don't agree with Mayor Adams on much, and hope for his speedy exit from office, but I fully support the City of Yes, a once in a generation opportunity to improve housing policy.

There is an affordability and homelessness crisis in this city and country, and while I believe the best solution would be for mass scale public housing everywhere it's needed, I recognize there is not much political will for that. The second best option is to privately build as much housing as possible and the City of Yes goes a long way in making that easier.

The common wisdom is that new housing causes gentrification and rising rents, but the data show otherwise. Even when luxury housing is built, through a musical chairs-like process, people at lower income levels also benefit from the increased stock. It's simple supply and demand. And while nothing seems to stop or reverse the rise of rent, building new housing of any kind is proven to slow displacement and slow the rate at which rent rises.

<https://stephenhoskins.notion.site/Liang-Kindstr-m-2023-Does-new-housing-for-the-rich-benefit-the-poor-On-trickle-down-effects-of-982d9cca809b475b86faca56f131a99b>

No one is entitled to a world free from change, and there is absolutely NO FUTURE in the widespread private ownership of cars, especially in NYC. One of the biggest obstacles to building housing is the onerous parking minimums. Ending parking minimums doesn't mean parking won't be built in transit deserts, but it allows parking to be built in accordance with demand, rather than one-size-fits-all lunacy. Cars kill hundreds of New Yorkers each year, more people than guns do, and contribute to pollution and poor health incomes. This is just as true of electric vehicles as gas-powered. Getting away from car use and car dependency as quickly as possible will put NYC on much stronger footing for the decades ahead and is a must in the battle against climate change.

Please pass the City of Yes.

Thank you,

Alan

[REDACTED]

[EXTERNAL] City of Yes



Fri 10/25/2024 2:10 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;



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To whom it may concern:

This email is submitted as testimony regarding the proposed re-zoning of areas in and around Maspeth/Middle Village as part of the proposed City of Yes initiative.

As residents of Maspeth and members of the Juniper Valley Civic Association, my wife and I are **strongly opposed to the City of Yes re-zoning proposal**.

Our neighborhood already struggles with significantly increased flooding and related issues resulting from climate change, lack of green space, past industrial pollution, and infrastructure which is far outdated and overburdened.

What's being designed under City of Yes are projects by developers for developers which would massively overbuild to maximize profits. These projects would be environmentally catastrophic as they further erode the existing and potential amount of green space we have in the area. Any high-density developments will drastically worsen and accelerate the infrastructure and climate issues we already face.

It makes no sense to replace owner-occupied housing and community-based planning with overdeveloped, high density market-rate and luxury rental units under the guise of "affordable housing". The proposal appears entirely driven by special interests (developers and their political allies, possibly corrupt) against the wishes and without the buy-in of current residents of the area.

It is my understanding that over 700 people signed up to testify at the recent City Hall hearing on this issue, but dozens never received a link or instructions on how to do so which is extremely concerning given the importance of this issue. There appears to be a real effort to take away review and approval by community boards and council members in order to deny voters the appropriate transparency and accountability they should have from their elected officials and government leaders.

What's worse, the proposed re-zoning isn't even needed given current statistics on NYC housing capacity:

- Current zoning, if never changed again, can accommodate 16-20 million people in total.

- NYC has lost 800,000 residents in the past 6 years and our NYC population is under 8 million for the first time in 30 years.
- We have roughly the same population we had in 1960 however we have over 800,000 more residential units than we did in 1960. In fact, over 150,000 new units were approved in the first half of 2024 alone.

Just looking at the statistics, it's quite apparent that the crisis is not housing per se, but affordability. Adding more market-rate and luxury rental properties to NYC, as proposed by City of Yes, will not help affordability but only makes it worse.

The only significant analysis of this proposed initiative we're seeing has been done by Paul Graziano in connection with the Juniper Valley Civic Association. There appears to be a substantial lapse in judgement, protocol and transparency on the part of the governmental representatives pushing the City of Yes proposal.

If the goal is "affordable housing", the City of Yes proposal does not align and we are firmly opposed.

City of Yes is fundamentally flawed and must be voted down.

Sincerely,


Larry Manno and Gloria Cheng



From: [Lori Maldonado](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition of C of Y for Housing Opportunity
Date: Wednesday, October 23, 2024 8:30:08 AM

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October 23, 2024



To the Members of the New York City Council:

Please accept this written testimony as my vehement opposition to the "City of Yes" Proposal.

My husband and I have lived in Rego Park (the side that borders Forest Hills) since 1986 when we purchased our one family attached house. We moved here because of the beauty, tranquility, and character of not only this neighborhood, but the surrounding area. I would venture to say these are the exact reasons why the residents of Rego Park and Forest Hills decided to live in these areas.

Forest Hills and Rego Park are beautiful areas of Queens which should not be tampered with. Woodhaven Boulevard, Metropolitan Avenue, 69th Avenue, and Austin Street are the epitome of Main Street, USA with their small town charm and appeal. Allowing additional floors to be built on top of the small stores, houses, and apartments would result in permanent displacement of businesses and tenants ultimately ruining the neighborhood as well as the livelihood of those who have worked so hard to remain a vital part of the community. To destroy these areas by basically commercializing them would be a huge detriment to everything that is held dear in these neighborhoods.

Creating so-called "Transit Zones" as well as permitting "Accessory Dwelling Units (ADU's)" and allowing houses to add additional floors, would mean to overcrowd our already densely populated areas thereby destroying the nearly 100 year old buildings and infrastructure in Forest Hills, Rego Park, as well as other areas of Queens. By enabling the basic destruction of these beautiful residential areas, the "City of Yes" is showing its true colors by proposing it truly doesn't care about the home and store owners who have worked and sacrificed to keep their American Dream alive. Allowing the "City of Yes" to go forth will have a tremendously negative impact on traffic, sanitation, the electrical grid, health, and safety. "City of Yes" will completely ruin the charm and appeal of these beautiful neighborhoods.

In addition, community review of projects and community control should stay exactly as it is intended-with the community boards. The community boards have first hand knowledge of the areas in which they serve and have the best interests of those they represent at heart. Transferring review and control of future building projects to city agencies who know nothing

about or have no connection with an area is outrageous.

All zoning for the one and two family homes must remain in place. The neighborhoods in Queens are already densely populated. Most detached homes are separated by only a driveway while the attached row houses share a community driveway which is not conducive to ADU's. Additional occupants and structures will have a directly negative impact on our quality of life. The infrastructure of water and sewer is already beyond maximum capacity. Severe flooding results when there are heavy rains inundating the sewer systems, ruining people's possessions, homes, and lately, resulting in the loss of human life. The electrical grid, already overtaxed, will not be able to handle the influx of new homes and ADU's.

The City of Yes destroys everything we have worked for and is not a serious plan to create affordable housing. The administration and whoever else is involved with this proposition needs to do a comprehensive study of what kind of housing is presently available and what can be done to provide affordable living to those who need it. There is a vast amount of space available for affordable housing; a more thorough and better analysis of such spaces is mandated before C of Y is seriously considered. Perhaps requiring landlords to lower existing rents would be part of the answer. Rents are astronomically high, preventing most people from being able to afford living in the NYC area. The population in NYC is decreasing yearly because of the inability to afford living here. Rest assured, that if City of Yes goes forward, the developers will NOT be charging affordable rent to those who so desperately need it. Rather, they will implement rates so that they can make their money back. What is needed is affordable living spaces, not new construction to benefit developers' pockets.

Our elected officials have been appointed to work for their constituencies. It's about time they take their jobs seriously for those who put them in office and do the right thing for their communities. C of Y has the appearance of being a cash grab for those who hold office without taking into consideration the wants or needs of their voters. Elected officials should be aware that voting for this proposal could affect them negatively at the ballot box.

A vote in favor of the City of Yes is a vote against the very communities this administration represents. As this proposal is opposed by the vast majority of the residents of neighborhoods threatened by it, I implore you to vote NO to the "City of Yes" and work harder to find alternate means to accommodate New York City's housing issues, such as using existing spaces, which will not disturb and ruin these wonderful neighborhoods.

Sincerely,
Laura Maldonado

[EXTERNAL] End parking minimums

Laura Mead <>

Wed 10/23/2024 12:17 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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I agree with Jackson Chabot, that "cars are the biggest public safety threat in New York City," given how many New Yorkers are killed by drivers and sickened by air pollution. Please use our valuable space for housing for people, not cars, and end parking minimums.

Thank you,
Laura Mead
Harlem, NY

[EXTERNAL] No to city of yes

Laura Morgan <

Sat 10/26/2024 1:04 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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It goes too far.
Normal people want a city of maybe.
Specifics matter

From: [Anna Laura Wolf-Powers](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony - City of Yes for Housing Opportunity
Date: Thursday, October 24, 2024 3:37:47 PM
Attachments: [Op-ed The danger of our current obsession with zoning.pdf](#)

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To Members of the City Council:

Thank you for the opportunity to submit comments on the Administration's City of Yes for Housing Opportunity proposal. I applaud the Speaker for recognizing that changes to the zoning text cannot by themselves relieve the housing crisis facing the city. Leaders' lack of action in other critical housing supply arenas belies their claim that their main motivation with this legislation is to address the needs of New Yorkers facing housing stress.

I urge Council members to insist on the restoration of housing preservation funding and capital funding for new construction **aimed at ordinary working-class New Yorkers earning \$50,000 per year and below** (which due to the vagaries of Area Median Income - AMI - calculation equates to between **30 and 40% of the city's AMI for a household of 4**) . I urge you to insist that the city issue more FHEPs vouchers and prevail on state legislators to pass the Housing Access Voucher program (HAVP). This is a key moment at which to advance a comprehensive housing affordability strategy, as opposed to simply granting more development rights free of charge to firms who are accountable only to their investors.

On July 17 of this year, *Crain's New York Business* published an opinion piece that I authored which makes the above points. I am attaching that op-ed here and reproducing it below my signature as well.

Sincerely,

Laura Wolf-Powers, she/her
Professor
Department of Urban Policy & Planning
City University of New York Hunter College
(affiliation provided for identification purposes only)

The dangers of our current obsession with zoning

In recent weeks, Mayor Eric Adams' administration has doubled down on the argument that

New York City has one path forward to address a debilitating housing crisis. That path, adherents say, is to tweak zoning rules to make denser residential development an option in more of the city. Reports of rising rents in all five boroughs have been accepted as *de facto* evidence of a very specific emergency – a three-alarm “lack of supply” fire that only the cooling waters of “City of Yes for Housing Opportunity” plan can bring under control.

Opponents of the administration’s proposals object to their lack of affordability standards and anti-displacement protections. They are skeptical of the “enable private supply” theory of affordability. But the most troubling thing about the City of Yes conversation is the implication that zoning liberalization gets the city where it needs to be on affordable housing generation. Zoning monomania – tied to officials’ determination to deliver market opportunities to developers and investors – is hijacking conversation about credible alternative responses. Two policies in particular would go further than upzoning in alleviating ordinary New Yorkers’ housing stress.

Universal housing vouchers

Sociologist Matthew Desmond ends his acclaimed book *Evicted* with a call to furnish all households unable find housing they can afford with vouchers that subsidize them up to a “fair market rent.” Vouchers are a demand-side, not a supply-side policy. But vouchers would prevent evictions, slim down the wildly expensive (and miserable) temporary shelter system and deliver income to people who currently spend a mind-numbing proportion of their earnings simply to remain housed. A well-administered universal voucher program would create competition among providers, improve housing quality, and stabilize prices. It could even induce new moderately priced supply (as opposed to new market-rate supply with a few affordable units tacked on).

The City Council has attempted to get more so-called CityFHEPS vouchers into circulation. But the Mayor is resisting. Moreover, Adams has done nothing to advocate in Albany for state-level voucher legislation.

Social housing preservation

Preservation is another means to avert the crisis. Homes operated by the New York City Housing Authority (NYCHA) are a critical social infrastructure. But cumulative, decades-long lack of attention to NYCHA capital needs is putting thousands of apartments at risk – and making current residents sick, whether from toxic mold or inadequate protection from extreme heat. Congresswoman Alexandria Ocasio-Cortez recently re-introduced legislation that would fund the upgrading and decarbonization of public housing around the country. With these resources, NYCHA and its peers in New York State could make thousands of units livable, reduce their carbon footprint, and supply 15,000 new units – over 10% of the new stock projected from the City of Yes zoning amendments.

Similarly, the city's stock of rent-regulated low- and moderate-cost private housing is decaying as many owners choose to take cash out of buildings rather than maintain them. The city's Department of Housing Preservation and Development and a raft of non-profit partners are working to acquire and renovate distressed buildings. But city capital allocations are deeply inadequate. Talk of how best to finance city-sponsored preservation (or state-sponsored preservation and new construction through a proposed Social Housing Development Authority) is sidelined as City of Yes proposals consume political oxygen.

Vouchers and social housing would require fiscal re-prioritization: more up-front resources to government agencies and mission-driven organizations, less foregone tax revenue, and possibly tax increases. But pursuing these policies would yield savings too, for example by reducing massive spending on emergency shelter. New Yorkers need the Adams administration to pull all possible levers (federal, state and municipal) in response to the housing crisis. Leaders should not allow zoning monomania to stand in for a comprehensive affordable housing strategy.

Laura Wolf-Powers, she/her

Professor

Department of Urban Policy & Planning

City University of New York Hunter College



Home > Op-Ed

July 17, 2024 12:03 PM

Op-ed: The danger of our current obsession with zoning

Laura Wolf-Powers



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REPRINTS



Ed Reed/Mayoral Photography Office

New Yorkers need city government to pull all possible levers in response to the housing crisis, writes Laura Wolf-Powers, urban policy & planning professor at Hunter College, CUNY.

In recent weeks, Mayor Eric Adams' administration has doubled down on the argument that New York City has one path forward to address a debilitating housing crisis. That path, adherents say, is to tweak zoning rules to make denser

residential development an option in more of the city. Reports of rising rents in all five boroughs have been accepted as *de facto* evidence of a very specific emergency – a three-alarm “lack of supply” fire that only the cooling waters of “City of Yes for Housing Opportunity” plan can bring under control.

Opponents of the administration’s proposals object to their lack of affordability standards and anti-displacement protections. They are skeptical of the “enable private supply” [theory of affordability](#). But the most troubling thing about the City of Yes conversation is the implication that zoning liberalization gets the city where it needs to be on affordable housing generation. Zoning monomania – tied to officials’ determination to deliver market opportunities to developers and investors – is hijacking conversation about credible alternative responses. Two policies in particular would go further than upzoning in alleviating ordinary New Yorkers’ housing stress.

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Universal housing vouchers

Sociologist Matthew Desmond ends his acclaimed book *Evicted* with a call to furnish all households unable find housing they can afford with vouchers that subsidize them up to a “fair market rent.” Vouchers are a demand-side, not a supply-side policy. But vouchers would prevent evictions, slim down the wildly expensive (and miserable) temporary shelter system and deliver income to people who currently spend a mind-numbing proportion of their earnings simply to remain housed. A well-administered universal voucher program would create competition among providers, improve housing quality, and stabilize prices. It could even induce new moderately priced supply (as opposed to new market-rate supply with a few affordable units tacked on).

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New York State could make thousands of units livable, reduce their carbon footprint, and supply 15,000 new units – **over 10%** of the new stock projected from the City of Yes zoning amendments.

Similarly, the city’s stock of rent-regulated low- and moderate-cost private housing is **decaying** as many owners choose to take cash out of buildings rather than maintain them. The city’s Department of Housing Preservation and Development and a raft of non-profit partners are working to acquire and renovate distressed buildings. But city capital allocations are **deeply inadequate**. Talk of how best to finance city-sponsored preservation (or state-sponsored preservation and new construction through a proposed Social Housing Development Authority) is sidelined as City of Yes proposals consume political oxygen.

Vouchers and social housing would require fiscal re-prioritization: more up-front resources to government agencies and mission-driven organizations, less foregone tax revenue, and possibly tax increases. But pursuing these policies would yield savings too, for example by reducing massive spending on emergency shelter. New Yorkers need the Adams administration to pull all possible levers (federal, state and municipal) in response to the housing crisis. Leaders should not allow zoning monomania to stand in for a comprehensive affordable housing strategy.

Laura Wolf-Powers is a Professor of Urban Policy & Planning at Hunter College, CUNY.

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From: [Laure Travers](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] No to COYHO
Date: Thursday, October 24, 2024 7:41:41 PM

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Dear City Council Members

I am Laure Travers, from the lower east side in Manhattan

I have read carefully the rezoning proposal and while I like some parts of it, I am alarmed at others, and ask you to vote “**no**” if they are part of the text:

- **The removal of the sliver laws**

<!--[if !supportLists]--> <!--[endif]--> **The Universal Affordability Preference Program**

<!--[if !supportLists]--> <!--[endif]--> **The Expansion of landmark air rights transfers**

<!--[if !supportLists]--> <!--[endif]--> **The Campus infills**

All of these encourage developers to destroy affordable tenement buildings, displacing their inhabitants, and small shops, to replace them with unaffordable larger buildings.

The developers say that the only way we will lower the cost of housing is by building more housing. That’s convenient for them to say, but the past proves the contrary.

According to the US Census American Community Survey, **since 2006, New York City’s population has increased by 121,000 people while the number of New York City housing units has increased by 368,000 units.** Please take a few seconds to ponder these two numbers.

Have the prices gone down? No! Actually, they have skyrocketed!

You have to stop listening to them, and listen to us!

We want you to:

<!--[if !supportLists]-->- <!--[endif]-->better enforce our rent stabilization laws, both for traditional rent stabilized units, and for those units created by 421-a and 485x incentives (there is almost no inspection of the later).

<!--[if !supportLists]-->- <!--[endif]-->Expend the universe of rent stabilization

<!--[if !supportLists]-->- <!--[endif]-->encourage and protect those naturally occurring market rate affordable units. For instance, the city could provide property taxes abatements to those landlords offering units priced below the median rent of (currently) \$1,641.

<!--[if !supportLists]-->- <!--[endif]-->Keep certain parts of COYHO: facilitating the creation of single room occupancy (SRO) units, or accessory dwelling units (ADU).

<!--[if !supportLists]-->- <!--[endif]-->Entertain New York State Assembly Member Emily Gallagher's proposal to create at New York State Social Housing Development Authority (SHDA) which would finance the creation of truly affordable, non-for-profit habitations.

<!--[if !supportLists]-->- <!--[endif]-->join Seattle, Albuquerque, Austin and the District of Columbia, (along with the state of Arizona and the state of North Carolina) in lawsuits against Realpage over its software "YieldStar" "revenue management software" which allows property managers to share rental pricing data and collude in price fixing in our state and all over the country.

Thank you for the opportunity to weigh in, and hoping you will protect New Yorkers.

[EXTERNAL] I support lifting parking mandates

Lauren Chamberlin < >

Fri 10/25/2024 7:21 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Lift the parking mandates! No more one size fits all approach for New York. This will be a crucial step towards alleviating the housing crisis and ensuring a sustainable future.

Lauren Chamberlin

[EXTERNAL] City of Yes for Housing Opportunity

Lauren O'Keefe



Wed 10/23/2024 1:49 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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I'm writing in favor of the "City of Yes" initiative. Our zoning regulations are out of date and out of step with the directions we're trying to move in as a city. Mandated parking is a waste of space and developer funds that could instead be spent on additional housing. No neighborhood should have the expectation that they'll be treated as a fly in amber, forever frozen in time without any change to density or building types. Infill is necessary to house our continually growing population.

These are proven, effective policies that have been tested time and time and time again. There is no reasonable cause to vote against these

From: [Laurie D'Amico](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Oppose City of Yes
Date: Thursday, October 24, 2024 8:20:57 PM

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The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

Laurie D'Amico

Bronx, New York 10465

[EXTERNAL] Re: Land Use

Larry Smith <



Tue 10/22/2024 10:34 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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To whom it may concern,

I am writing to voice my concerns over changing the zoning laws to accommodate 6 + story apartment buildings. Our streets are far too narrow and public transportation and the Sanitation Department will not be effective to accommodate all the new residents that will occupy the space. We currently have a major issue with overcrowding as it is in parts of the city.

Also, our smaller neighborhoods with one and two family homes will be severely affected. With all the vacant buildings that the city currently owns, they can be made into affordable housing. Also, pass laws that prevent landlords charging unaffordable rents to average working families. As a life long resident of New York City, (Queens) I am absolutely opposed to changing the zoning laws. Thank you for your time and attention to this matter.

Sincerely,

Lawrence J Smith

From: [Leah Retherford](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Friday, October 25, 2024 11:16:56 AM

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Parking Mandates are bad for the city. We already have too much space allocated for parked cars. Thanks! Leah Rehterford



**CITY OF YES FOR HOUSING OPPORTUNITY, SUBCOMMITTEE ON ZONING &
FRANCHISES – PUBLIC HEARING**

**JOINT TESTIMONY ON TENANT PROTECTIONS RELATED TO THE CITY OF YES
FOR HOUSING OPPORTUNITY BY LEAP, LEGAL SERVICES NYC AND THE
LEGAL AID SOCIETY**

October 22, 2024

Presented by:

Raquel Namuche, Tenant Advocate, Mobilization for Justice/LEAP
Christine Clarke, Chief of Litigation and Advocacy, Legal Services NYC; and
Judith Goldiner, Attorney-in-Charge, Civil Law Reform Unit, The Legal Aid Society

INTRODUCTION

Thank you for allowing us to address the necessity for tenant protections to accompany any rezoning that leads to the construction of more housing in New York City.

We know from our work providing free legal representation to low-income tenants of New York City that the affordable housing crisis in New York City is real and unsustainable – the City lost 47% of its affordable housing between 2002 and 2014¹ and had a mere 1.4% vacancy rate in rental housing in 2023.² For both the low-income New Yorkers who struggle every day, and for the City as a whole that relies on the availability of affordable housing to survive and thrive, no housing rezoning can result in *net benefits* to the City if they do not include robust, fully-funded programs to defend and maintain New York City's existing affordable housing stock and affordable housing tenancies.

When we let existing affordable tenancies disappear -- by permitting landlords to harass people out of their tenancies, by leaving struggling families without the resources to get back on their feet – we not only throw people into potentially multi-generational economic precarity, but we also lose affordable housing. When we let aging affordable housing stock deteriorate without necessary repairs, we lose existing affordable and habitable housing. When you lose affordable housing in New York City, you cannot get it back.

¹ 2021 New York City Housing and Vacancy Survey.

² 2023 New York City Housing and Vacancy Survey.

The following is therefore crucial to protect New York City tenants: (1) Increase and stabilize the reduced funding for Anti-Harassment Tenant Protection (AHTP) by at least 50% to \$64.5 million per year; (2) Fully fund Right to Counsel to cover all tenants eligible for full representation in eviction proceedings; (3) Increase the availability of housing vouchers that make housing affordable; and (4) Increase resources for the enforcement of the housing maintenance code to make homes safe.

ANY REZONING MUST BE ACCOMPANIED BY RESOURCES TO PRESERVE AFFORDABLE HOUSING AND PROTECT NYC TENANTS

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Yet, this administration, at the very last minute and without meaningful explanation, cut funding for AHTP this year by 20%, thereby reducing it \$8.5 million per year -- from \$43M to \$34.5 million. This resulted in the devastating loss of staff and capacity to protect tenants at the organizations providing these services (LEAP, Legal Services NYC and The Legal Aid Society) and at the community-based organizations we subcontract with such as CASA, Flatbush Tenants Coalition and Housing Court Answers, who work on the ground with tenants to hold bad landlords accountable and prevent tenant displacement.

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At a time when the City is looking at an overhaul of the zoning laws to increase housing development, and while the communities we serve are facing an escalating crisis of housing affordability, discrimination, and tenant harassment, it is crucial that funding for these services be fully restored, retroactively to the start of this fiscal year, and that it be expanded to meet the needs of this City. The providers are asking that there be at least a **50% growth** in AHTP such that it is **funded at \$64.5 million per year** (\$30 million more than currently provided). Moreover, AHTP **needs to be mandated and made permanent** so that tenants do not have to constantly fight to preserve this funding and can instead have a stable and reliable community resource.

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Data collected by legal services providers shows that an eviction case costs on average \$7,500 to defend. Therefore, **\$457 million more per year** is necessary to fully fund this program. We therefore ask that the RTC funding be increased incrementally over 5 years until RTC is funded at \$592 million per year.

CONCLUSION

On behalf of LEAP, Legal Services NYC and The Legal Aid Society, we look forward to working with you to ensure that tenant protections are part of any rezoning that leads to the construction of additional housing in the City.

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Our work has always taken an explicit racial and social equity lens, and the current housing crisis has further focused our efforts to advocate for the needs of New York's marginalized communities.



**CITY OF YES FOR HOUSING OPPORTUNITY, SUBCOMMITTEE ON ZONING &
FRANCHISES – PUBLIC HEARING**

**JOINT TESTIMONY ON TENANT PROTECTIONS RELATED TO THE CITY OF YES
FOR HOUSING OPPORTUNITY BY LEAP, LEGAL SERVICES NYC AND THE
LEGAL AID SOCIETY**

October 22, 2024

Presented by:

Raquel Namuche, Tenant Advocate, Mobilization for Justice/LEAP
Christine Clarke, Chief of Litigation and Advocacy, Legal Services NYC; and
Judith Goldiner, Attorney-in-Charge, Civil Law Reform Unit, The Legal Aid Society

INTRODUCTION

Thank you for allowing us to address the necessity for tenant protections to accompany any rezoning that leads to the construction of more housing in New York City.

We know from our work providing free legal representation to low-income tenants of New York City that the affordable housing crisis in New York City is real and unsustainable – the City lost 47% of its affordable housing between 2002 and 2014¹ and had a mere 1.4% vacancy rate in rental housing in 2023.² For both the low-income New Yorkers who struggle every day, and for the City as a whole that relies on the availability of affordable housing to survive and thrive, no housing rezoning can result in *net benefits* to the City if they do not include robust, fully-funded programs to defend and maintain New York City's existing affordable housing stock and affordable housing tenancies.

When we let existing affordable tenancies disappear -- by permitting landlords to harass people out of their tenancies, by leaving struggling families without the resources to get back on their feet -- we not only throw people into potentially multi-generational economic precarity, but we also lose affordable housing. When we let aging affordable housing stock deteriorate without necessary repairs, we lose existing affordable and habitable housing. When you lose affordable housing in New York City, you cannot get it back.

¹ 2021 New York City Housing and Vacancy Survey.

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Commented [RB1]: Should we add details about the types of cases and statistics of the # of cases here? I lean towards no.

From our 3/23 testimony:

Tens of thousands of New Yorkers have been served by this program and this work has not only benefited clients, but also their household members, neighbors and communities. Collectively, AHTP providers have reported on the following to the Department of Social Services' Office of Civil Justice¹ (OCJ):

- Represented more than 12,500 clients in tenant-initiated lawsuits in housing court. This includes HP actions – both building-wide cases and individual matters - to combat harassment, restore essential services such as heat and cooking gas, and obtain long-needed repairs. It also includes 7A cases for the appointment of an administrator to take over building management.
- Filed more than 6,800 complaints to administrative agencies on behalf of tenants to challenge unlawful rent hikes, fight against discrimination, and demand essential services and repairs.
- Provided legal assistance to more than 21,900 individuals, helping prevent litigation, thus sparing tenants the hardship of dealing with court and lessening the volume of cases.
- Represented more than 1,250 clients in Supreme or Federal court to enforce a variety of tenants' rights such as fighting discrimination, seeking damages for warranty of habitability claims, combating harassment and more.

Commented [CC2R1]: I agree not all this detail. If you want numbers, I would just go globally, this program has already helped XYZ thousands of new yorkers and obtained XYZ millions of rental abatements and other benefits for people.

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[EXTERNAL] Concerns about TOD implementation in our area

Lee Goldfarb <>

Wed 10/23/2024 3:05 PM

Inbox

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

Dear City Planning Commission and City Council Members,

As a long-time resident (1983) of Prospect Park South in historic Victorian Flatbush, I am writing to express my strong opposition to the City of Yes zoning proposals, particularly the Transit-Oriented Development (TOD) provisions that would dramatically alter the character of our unique neighborhood.

Our community, with its Victorian homes, deep setbacks, and tree-lined streets, represents one of the nation's most significant collections of turn-of-the-century residential architecture. In 1979, Prospect Park South was designated as a Historic District precisely because of its exceptional architectural and historical significance. The proposed TOD upzoning threatens to undermine the very qualities that make our neighborhood special.

Specific concerns about TOD implementation in our area include:

1. Architectural Heritage at Risk

- The proposed zoning changes would enable development that could dwarf our historic homes
- New construction would disrupt the intentional garden suburb planning principles that define our neighborhood
- The distinctive architectural harmony of our streets would be permanently compromised
- Our only protection is the Landmark Commission and we run the risk that a pro-development mayor like Mayor Adams could appoint an anti-historical commission

2. Infrastructure Crisis

- Our century-old infrastructure is already stressed beyond capacity
- Raw sewage regularly backs up into basements during heavy rains due to our overwhelmed combined sewer system
- Local schools are overcrowded, with some at 150% capacity
- Power grids aren't built for large multifamily units
- Subway platforms at Church Avenue and Beverley Road are dangerously overcrowded during rush hour
- The B/Q lines cannot handle additional ridership without significant upgrades

3. Quality of Life Impact

- Increased density would eliminate the unique suburban-in-the-city character
- The proposed changes would reduce green space and tree coverage
- Additional parking demands would overwhelm our residential streets

4. Property Value Concerns

- Many residents have invested significantly in maintaining historic properties
- Dramatic zoning changes could destabilize property values
- The unique character that draws buyers to our area would be diminished

5. Gentrification and Displacement Effects

- While our historic district has some protection, surrounding areas will face immense development pressure
- Long-term residents in nearby Flatbush, East Flatbush, and Ditmas Park would face displacement
- New luxury development would raise property taxes and rents throughout the area
- Local small businesses serving existing communities would be priced out
- The proposed changes would accelerate the displacement of immigrant communities
- Despite promises of affordable housing, market-rate units would predominate

6. Governance and Oversight Concerns

- The administration is rushing through massive citywide zoning changes without adequate community input
- The City of Yes process lacks transparency about which developers stand to benefit
- There are serious questions about oversight and accountability in the planning process
- The current administration faces multiple investigations that raise concerns about developer influence
- The city has failed to provide clear data on infrastructure capacity
- Community Board recommendations are being systematically ignored
- Environmental review processes are being fast-tracked without proper study

I agree that our city faces serious infrastructure challenges that must be addressed before any significant upzoning. We need:

- A comprehensive infrastructure upgrade plan with dedicated funding
- Modernization of our sewage and water systems
- Significant improvements to subway capacity and reliability
- School capacity expansion
- Power grid upgrades These infrastructure improvements should be completed before considering any density increases.

While I support the city's need to create additional housing, this should not come at the expense of destroying designated historic districts that contribute to New York City's architectural heritage or displacing existing communities. I urge you to:

- Exempt designated historic districts from TOD upzoning
- Maintain current zoning restrictions that protect our neighborhood's character
- Consider alternative locations for density increases that won't compromise historic resources, such as our rezoning plan in 2009 to up zone Coney Island Ave
- Work with preservation groups to identify appropriate areas for development
- Require meaningful percentages of deeply affordable housing in any new development
- Implement strong anti-displacement protections for existing residents
- Prioritize infrastructure improvements before any upzoning
- Institute stronger oversight and transparency measures for zoning changes
- Require detailed disclosure of developer relationships and influences
- Mandate independent infrastructure capacity studies before any upzoning

Our neighborhood demonstrates that preservation and livability are not at odds with urban vitality. Please protect Prospect Park South's unique character by exempting our historic district, and CB14 from the City of Yes TOD provisions.

Sincerely,

Lee R Goldfarb



Brooklyn, NY 11226

From: [Leonard Polletta](#)
To: [Land Use Testimony](#)
Cc: [Roberta Gelb](#); [Layla Law-Gisiko](#); [John Mudd](#)
Subject: [EXTERNAL] Testimony on the City of Yes
Date: Thursday, October 24, 2024 2:17:14 PM

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Councilmember Riley and Councilmembers, my name is Leonard Polletta and I am former Assistant General Counsel of District Council 37, AFSCME and a former chair of the New York State Unemployment Insurance Appeal Board. I am currently a member of Limited Equity at Penn South, LEAPS. Mutual Redevelopment Houses Inc., aka Penn South is a complex with over 2800 affordable housing co-ops in Chelsea built with City and the International Ladies Garment Workers Union funds in the 1960s. I have lived in Brooklyn and Manhattan for over 45 years.

The City of Yes for Housing Opportunity will not provide the low-income affordable housing that New York desperately needs. This wholesale deregulation approach to zoning regulations harkens back to Reagan's supply side economics which did not work then and will not work today to lower rents.

There are several tried and true ways to provide low-cost, affordable housing.

Stronger rent control laws and vigorous enforcement of those laws will do more to reduce rents and make housing more affordable than all the changes contemplated by the City of Yes. Currently, the city has thousands of vacant rent-controlled and other warehoused apartments that should be available for tenants to occupy. The Council can and should hold hearings to investigate and address this man-made crisis, and find legislative solutions to revive and resurrect strong rent control laws and bring rents down.

Rent stabilization is not a program to monetize housing investments for developers and big landlords. Housing should not be a source of speculation or focused on increasing returns on investments for

developers and investors. The city should not be in the business of making the rich richer. Housing is a human right and the Council should be focused on treating it as such.

The Council's focus also should be to build more public housing and guarantee a strong public revenue stream for the maintenance and improvement of existing public housing for the million residents living there now. Rather than spending billions on simply managing homelessness with private companies, the city could be focused on mandating the rehabilitation and renting of vacant and warehoused apartments throughout the city. There are now some 7000 vacant apartments in NYCHA and upwards of 60,000 more warehoused throughout the city. There is no shortage of apartments, only a shortage of affordable rents.

The City of Yes is a top-down centralization of power away from our diverse neighborhoods where the real needs of the community can be expressed and addressed. Shifting power to a citywide executive process that is subject to the pressures of big developers and political donations builds in the potential for corruption.

We do not need a comprehensive city-wide lifting of so many zoning restrictions. This deregulation together with the absence of mandatory affordability requirements will not provide us with affordable housing we desperately need. Reliance on developers to provide affordability voluntarily ignores the reality of their fixation on the maximization of profit.

The absence of measurable mandatory affordability requirements is a fatal capitulation to developers. This means little or no truly affordable housing will be built ultimately.

Additionally, as many others have testified, there are no provisions for the City to address the building of amenities and infrastructure. This will exacerbate not alleviate economic and racial segregation patterns and further limit housing options for working class New Yorkers. The notion that this rezoning is necessary to address "racial justice" or counter "Nimby" efforts is a fig leaf hiding the profoundly undemocratic nature of the whole endeavor.

Lastly, the City of Yes gives undue discretion to the mayor and mayoral appointees and reduces Council members' powers along with

eviscerating local neighborhood control. As many have said, by converting many Uniform Land Use Review Procedure (ULURP) actions into discretionary certifications, the initiative reduces the power of elected council members and local communities. This diminishes local oversight and accountability in land use decisions.

The Campus Infill provision invites overcrowding, elimination of desperately needed green spaces and will further our environmental crises. This aspect of the City of Yes is especially objectionable to Penn South residents because the initiative allows for infill development, threatening our campus with the loss of much-needed open space.

As so many have testified, there are features of this proposal that are objectionable and should not be passed. Any zoning changes should only be made after careful examination and investigation by the Council, after hearings where local residents can be heard. Changes need to be made locally with surgical precision not in a city-wide blunderbuss approach. Vote no on the City of Yes.

From: [REDACTED]
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Monday, October 28, 2024 6:30:22 PM

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Dear City Council,

I have been so happy since I gave up. my car in NYC! My fellow citizens need a little help in understanding that a private vehicle is no longer necessary in our city.

Please

vote to support the lifting of parking mandates for new housing so that we can have more affordable rents and a safer, more fun city with fewer cars. Thank you for your attention.

Lev Fruchter
Brooklyn

From: [Lila Rachel Becker](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Wednesday, October 23, 2024 5:27:47 PM

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Hi there,

I support lifting parking mandates in New York City. We should be making the city work for people, not for cars that pollute our air and heat the climate.

Thanks,

Lila

- - -

Lila Rachel Becker • she/her

stage director

lilarachelbecker.com || whatson.substack.com

From: [Linda ODonnell](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Re: City of Yes
Date: Wednesday, October 23, 2024 6:14:16 PM

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NO NO for the City Yes

On Sun, Oct 20, 2024, 8:26 AM Linda ODonnell <lindaodonnell53@gmail.com> wrote:

NO to City of Yes

Preserve City Island's special District Zoning

City Island resident

[EXTERNAL] VOTE NO to City of Yes Proposal

Miss Linda <

Wed 10/23/2024 11:33 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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To Whom it May Concern:

The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers.

Thank you in advance for your anticipated cooperation,

Linda Palma

Bronx, NY 10465

Linda Giancaspro Palma
Ballet Mistress Emeritus
New England Ballet Company
Artistic Dance Inc.

[EXTERNAL] City of Yes Proposal

Linda Rettich <[REDACTED]>

Fri 10/25/2024 2:54 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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I live in Bayside and strongly oppose this Proposal. I am not a NIMBY person.

I have many concerns.

Traffic

- We do not have the infrastructure to accommodate more people in this area. The proposal does not address this.
- The highway traffic is horrendous most of the day. Several times it took an hour to go to one or two exits on the surrounding highways.
- The local traffic is also terrible at certain times of the day.

Parking Problems

We need cars to park on both sides of the street. The streets are too narrow for two-way traffic. Cars pass within a few inches of each other. Many times they have to pull over into driveways to let a car pass. Sometimes a car backs up into an intersection, which is dangerous, to let cars pass. Many double-parked delivery trucks block traffic as well.

While the Proposal wants to build inexpensive housing near train and bus stations, it does not insist that builders include parking facilities. The streets around public transportation in Bayside already do not have adequate parking. There is only one parking lot in Bayside. While it's near the LIRR, it also serves the Bell Blvd shopping area making the lot inadequate. Many people from Nassau County park in our neighborhood to take advantage of the free parking on our side streets and lower commuter train costs. Our residents therefore can't find parking spots easily and those living in garden apartments have to double park to bring packages to their front doors.

Transportation

People in Bayside need cars for grocery shopping, doctor's appointments, and many other reasons. It is a suburban community. If you make this community and others like it more dense, how will you address the crowded trains at rush hour and the ticket fee for people in low-income housing? It seems the City wants to subsidize housing while increasing the tenants' transportation costs. Tenant savings from the City subsidizing rent would be wiped out by the increased cost of transportation.

A commuter ticket to Manhattan costs about \$198. Most riders must get a train or bus for an additional fee to get to their place of work. Trains and buses are also packed during rush hours.

Now that the LIRR has an East Side station, trains to either station run every hour. Trains used to run every half hour. While the East Side train is a good idea it cuts service to Penn Station. That means some riders will have to leave an hour earlier to reach their destination or incur the extra cost of a bus or subway ride.

Child Care

Childcare costs in this neighborhood are extremely high—hundreds of dollars a week per child. What provisions will be made for low-income families that move to Bayside?

Shopping

How will people without cars get to a supermarket? The only one in Bayside is a Chinese market: not a particularly clean market.

Rents

While the City plans to keep rents low, how long will this provision last? Will the rent reduction written in the proposal be permanent?

My idea for increasing housing

It seems sensible that many underused office buildings in Manhattan be turned into housing.

Many single parents would benefit from living in a building designed for their needs. Babysitting could more easily be worked out. Could a nursery school be included in the building? Could an after-school area that is supervised be set aside for older children? A small library and a small medical office for a nurse could be included. It is problematic to add kitchens to office buildings. Maybe the residents could share a couple of kitchens on their floor? Maybe single parents could share the cooking, thus leaving more time for parents to spend with their children. Making single parents commute also takes away family time and costs. This plan would also eliminate further strains on already strained outer boroughs. It would also be a wonderful way to support single-parent families.

This concept could be developed for other special needs populations such as handicapped and senior citizens.

If Manhattan zoning is a problem, it could be changed. You are willing to create zoning changes in the outer boroughs. The neighborhoods in which these residencies would be developed would be more at ease knowing that these tenants would be supported in their buildings with many services.

Linda Rettich

From: [Linda Safron](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes proposal hearing before the NYC Council
Date: Thursday, October 24, 2024 7:50:29 PM

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I first read about the city of yes with great excitement. i know that we need two and three bedroom apartments for working families to stay in New York. i am PASSIONATE about that.

I have lived in Ditmas Park West neighborhood in Flatbush since 1988. The proposed changes in zoning would destroy this neighborhood unnecessarily without creating affordable housing for the many New Yorkers who need housing. There are far more appropriate ways to achieve a city where every person and every family has a roof over their head and a home than the City of Yes proposal set forth by the Mayor and the developers in this city.

The City of yes, does not address the housing needs of New Yorkers and it is a giveaway to developers. TOD, ADU, and district fixes are not worth the damage they'd do.

IS THE ONLY GOOD HOUSING NEW HOUSING?

We've heard activists grilling council members on the number of NEW housing in their districts. In Flatbush our 2009 rezoning untapped THOUSANDS of spots IN OUR COMMUNITY to build. ****AND****, we are fighting to preserve 120 year old homes. they just don't make these anymore, but if city of yes has its way, developers sure will knock them down. nearly Every corner lot in my neighborhood is at risk. **Do we criticize a mature redwood forest for having no NEW trees?**

FALSE CLAIMS

Others have claimed that "80% of New York voters approve this plan" because one poll asked questions like should we QUOTE "allow homeowners to add small apartments to single or two family homes?" no one was asked if we should allow 25 foot high "cottages" in yards or if century-old homes on corner lots should be replaced with buildings nearly double the size due to nearly doubled FAR. That is what TOD, ADU and district fixes would allow. To the whole city council I say: **Fewer than 900 people, or 0.0001% of New Yorkers DO NOT speak for 80% of New York voters.** Similar misleading tactics are employed to make people believe that City of Yes will provide their family relief.

AVAILABILITY AND AFFORDABILITY ARE NOT ONLY PUSH FACTORS

Many speakers have spoke movingly about their own search for housing. We all have friends and family who have had to leave. this is deeply personal to many of us. **Families are leaving because the availability, price, BUT ALSO SIZE and quality of housing.** Families moving to New Jersey are not going to stay in NYC if offered the chance to rent a studio over a garage. TOD, ADU, and district fixes are not worth the damage they'd do.

I urge the council to vote NO on Transit Oriented Development, vote NO on ADUs and vote NO on district Fixes.

FW: One-Size-Fits-All-Zoning Fits No One

Sat 10/26/2024 5:44 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

From: Lindsay Lamb [REDACTED]
Sent: Friday, October 25, 2024 11:46 PM
To: Speaker Adams <SpeakerAdams@council.nyc.gov>
Subject: [EXTERNAL] One-Size-Fits-All-Zoning Fits No One

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Hi,

My name is Lindsay Lamb. I'm 37, and I live in Prospect Park South in Victorian Flatbush. I am also on the Prospect Park South Association board. I gave a short testimony Wednesday night around midnight, but I wanted to send my full opinion to the City of Yes.

One-size-fits-all Approach Fits No One

Although the City of Yes Housing proposal has some benefits, this one-size-fits-all-rezoning plan fits no one well. What shocked me most about listening to the testimony on Wednesday was that the parking mandate seemed to be the most heated issue. Our city's population is greater than 41 of the 52 states in the US, and the cultures, communities, and housing options are just as diverse. Just as the states of Washington, Tennessee, and Louisiana wouldn't have a one-size-fits-all approach to zoning, neither should NYC.

Negative Impacts of Transit-Oriented Development on Flatbush

That said, For my neighborhood specifically, the Transit-Oriented Development piece would have the most detrimental impact on Victorian Flatbush without the bill's promised affordable housing. While I understand the goals of TOD to promote sustainable and efficient urban growth around transit hubs, I am also appalled at how transit hubs are defined as within 0.5 miles of a subway station (longer than you or I would most likely walk). Short-end of the block or a block with 75 ft wide streets with no context guidelines concerning what is already there. As Victorian Flatbush lots tend to be wider because of their green space, and the majority of lots are over the 5,000 sq ft requirement, our neighborhood is ripe for demolition.

1. Density and Infrastructure Strain:

The proposed TOD appears to prioritize density without considering the strain it would place on our infrastructure, which already exceeds capacity. Personally, when it comes to our sewer system, my basement floods when it rains, and I often am left with catfish swimming around in my basement. The proposed increased population density in Victorian Flatbush will exacerbate this issue as we will have more toilets, showers, washer machines, and dishwashers while reducing the permeable land. Beyond catastrophic flooding, the neighborhood was originally designed as a suburb, and the unmanaged, as-of-right development proposed by TOD will exacerbate the traffic congestion

and make our already overstretched MTA hazardous. At Beverly specifically, the platforms are already well over capacity, especially at rush hour, which causes the platform to be particularly dangerous.

2. Gentrification

Historically, TOD initiatives around the country, including Austin, have been linked to gentrification, often displacing lower-income families and long-standing community members. While there is an argument that increased supply drives prices down, developers build to make money, and if we call this development plan what it is, it's gentrification. This plan is by the developers, for the developers. It will allow developers to tear down historic Victorian Flatbush homes and build as-of-right five-story luxury buildings, which will not increase affordable housing. Let's first take a look at the math: Let's take an average lot of about \$2,000,000 for easy-round numbers. Let's say it costs \$2,000,000 to build a luxury apartment building (on the very low end of the scale) with roughly five units, so we're all in at \$4,000,000 with no hiccups. The developer is not going to sell them for under a million each because they won't be able to recapture their investment. More likely, they are going to sell them for upwards of \$1.5 to 2M each. We already see this happening in our neighborhood where new luxury apartments are being sold for [\\$1.7 million on Cortelyou](#) and [\\$1.3M on Coney Island Ave](#). Essentially, this plan will knock down affordable housing units and turn Victorian Flatbush, and really all of NYC, into a hodgepodge of unaffordable luxury buildings whose key driver is developer profitability.

3. Lack of Community Engagement

There are also concerns regarding the level of community engagement in the planning process. The process of the City of Yes has been rushed and hushed. It primarily debuted during the summer months when residents often go on vacation, or parents are burdened with summer break. One day of testimony for a plan that will impact the lives of 8 million people is inadequate. In CB14 specifically, we upzoned all of Coney Island Ave in 2009 to accommodate for the needed housing units without compromising the character of our community. This rezoning took four years to develop responsibly, and we're just starting to see the fruits of our labor. Unfortunately, TOD will redirect development away from commercial centers like this and towards houses on Beverly. Letting each neighborhood identify development opportunities will engage communities while protecting older, more affordable units.

4. Mayor Adams' Indictment

Given the recent indictment of Mayor Eric Adams, there is heightened scrutiny around the decision-making processes of our city's leadership. This situation underscores the need for transparency and accountability in urban planning. With the recent developments, it's hard to say with confidence that developers haven't been prioritized behind closed doors and that the interests of a few with deep pockets are being pushed through over the well-being of the residents at large. In my opinion, if you vote yes to the City of Yes, I assume you are part of the curation that has pledged the city with Mayor Adam's administration.

Conclusion

In conclusion, while the goals of the City of Yes plan are laudable, its execution is laughable. A one-size-fits-all approach to a city as diverse as NYC is ludicrous, and this is a land grab for developers. Beyond that, we need to evaluate policy with a critical eye under Mayor Adam's current indictment and suspect that a plan that profits developers so heavily was not designed with the best intentions.

I appreciate your time. I know this is a hard topic, and I hope you truly evaluate the impact it will have on NYC before you hand over the keys to the city to developers.

Let me know if there is anything I can do to help!

Thank you for all your hard work,

Lindsay Lamb



Brooklyn, NY 11226

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Lindsay Lamb

Website: lindsayclamb.com

Phone: 

Sent with [Mixmax](#)

[EXTERNAL] Kevin, Thank You for going so late Wednesday. Please vote no.

Lindsay Lamb <

Fri 10/25/2024 11:12 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hi Kevin,

I hope you had enough tea to keep you awake.

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I appreciate your time and how you kept everyone respectful Wednesday. I know this is a hard topic, and I hope you truly evaluate the impact it will have on NYC before you had over the keys to the city to developers.

Thank you for all your hard work,

Lindsay Lamb


Brooklyn, NY 11226

--

Lindsay Lamb

Website: lindsayclamb.com

Phone: 

Sent with [Mixmax](#)

[EXTERNAL] Say NO to the City of Yes

Lisa McDonnell <

Wed 10/23/2024 3:25 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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To Councilmember Robert Holden,

As a resident and homeowner in The Bronx I am urging you to say NO to the City of Yes as proposed by the Adams administration. The giveaway to developers is astounding and nothing more than a money and land grab. The Mayor and the administration should be focused on infrastructure improvements before creating over development in neighborhoods that cannot sustain the addition of these units.

In addition, it is my believe that nothing should move forward until his administration and the Mayor himself are thoroughly vetted for corrupt endeavors. The City of Yes if passed will always be under scrutiny by communities that will be impacted by poor decisions of elected individuals and overzealous developers.

Thank you for your attention to this matter.

Lisa D. McDonnell



Bronx NY 10465

[EXTERNAL] Fwd: City of Yes for Housing Opportunity

Lisa Zuckerman <[REDACTED]>

Wed 10/23/2024 2:08 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Dear Council Members,

Following the public hearing yesterday on the City of Yes, I am sharing my objections to the proposal and wanted you to understand the concerns that we as residents of Victorian Flatbush in Brooklyn have. Our concerns may be similar to those in your districts. As you consider your vote on City of Yes, please take a minute to understand what is at stake.

I live in the Victorian Flatbush area of Brooklyn, where I have called home for 22 years. You are probably not familiar with our area, which comprises a blend of dense apartment buildings with a swath of Victorian homes and a green canopy of trees. We are a highly engaged resilient community and we are fearful that this neighborhood will be destroyed by developers under the guise of affordability. We are not opposed to development. In fact, our area was re-zoned in 2009 through a collaborative process that has since brought 2,300 housing units to our area. But City of Yes threatens our neighborhood and allows developers unlimited access. Below you will see our concerns. Our main objection is to the transit oriented development plan.

----- Forwarded message -----

From: **Lisa Zuckerman** <[REDACTED]>
Date: Wed, Oct 23, 2024 at 1:52 PM
Subject: City of Yes for Housing Opportunity
To: <landusetestimony@council.nyc.gov>
Cc: <District40@council.nyc.gov>

Hello,

I object to the City of Yes Housing Opp proposal for several reasons. I am a 22 year resident of Victorian Flatbush in Brooklyn. Here are my concerns:

1. The Transit oriented development plan would bring an enormous number of 5 story buildings to lots in our area since all housing lots are 50x100. DCP insists that the proposal will yield incremental change and "a large majority of qualifying sites are not expected to develop." Claims to the contrary are considered unrealistic "extinction scenarios." At first pass it would seem there are few lots eligible for conversion for Transit Oriented Development (TOD).

There are three factors counter to this. First, the potential value of development in Victorian Flatbush puts enormous financial incentive to tear down historic buildings and replace them with apartments. Second, the neighborhood already has a history of large scale tear downs through the use of combined lots as there are several developments created by Fred Trump that did just that. Third, the lot sizes in Victorian Flatbush are the perfect size to trigger a domino effect. Many lots are exactly 5000 square feet so a single lot is sufficient to begin the process of building a new building. At the same time, as the smallest permissible size it is also the least financially efficient so there will be significant financial incentive to pressure neighboring properties to sell to create a combined lot. It is therefore unrealistic to say that there

will be a small or distributed impact of TOD in Victorian Flatbush as the local factors will lead to substantial demand for lots and for those lots to grow.

The City of Yes proposal would bring buildings to residential streets like Beverley Rd (that is all houses or apartments) because it is considered a wide road by the TOD plan. The same thing will happen on several other quiet residential streets - Ditmas, Dorchester, Glenwood, Foster, etc. If you build on wide streets as indicated in the proposal, you will ruin this neighborhood. You must remove the Transit Oriented Development plan from the City of Yes proposal until more analysis can happen.

2. Victorian Flatbush already re-zoned in 2009 to provide more housing to be built without damaging the character of the neighborhood. Over 2,300 units have been placed in this area over the past 10 years, 500 of which were built in the past year and a vast majority, if not all of which were not affordable, but were categorized as luxury apartments.

3. More traffic congestion in an area that already has dangerous streets due to traffic congestion

In the past decade, the streets have become completely gridlocked. It has become impossible to find parking, and the intersections have become extremely dangerous. The corner of Beverly Road in Westminster was already deemed to be too congested and dangerous for a city bike rack, so it flies in the face of reason to put a five-story building there, especially considering that only 20% of the units would be affordable, while the other 80% would be, once again, luxury housing units. The 120-year-old residential streets were simply not built to accommodate such a large amount of people. Especially if you do away with parking mandates. Just because a housing unit is placed near a train station does not mean that all the residents of that building will agree to not own cars.

4. More housing doesn't mean affordable housing. We've seen a lot of new apartments go up, but they are not affordable. Rents are rising and long-time residents are being displaced.

The rent in my neighborhood did not go down due to the expansion of housing units. In fact, it has skyrocketed. That is the definition of gentrification. It is a giveaway to developers. As of now, an 11-story building is under construction and a 14-story building is soon to be rebuilt on the main intersection of Beverly Road and Coney Island Avenue. Coney Island Avenue and Church Avenue are commercial streets containing several empty lots and dilapidated buildings and therefore developing on those main strips makes perfect sense. However, putting large apartment buildings directly on Beverly Road and other residential streets in a historic neighborhood with no parking units would be bedlam.

5. More time and consideration is needed to find an appropriate solution

CB14 is last citywide in public green space. A major distinction between the characterization of the neighborhood in DCPs comments and the residents here is that Victorian Flatbush is not a set of enclaves distinct from the surrounding apartments. The clusters of Victorian houses are a shared resource for the entire community. They provide green space, a place to walk the dog, learn to ride a bike, picnic in the summer and trick or treat on Halloween.

DCP goes so far as to suggest that the Victorian Flatbush residents wish to "relieve more privileged quarters from a role in addressing the collective problem." This is a gross mischaracterization which disregards the long term track record of the community. Not only was the 2009 Flatbush rezoning a compromise that included widespread outreach and engagement but it was passed without opposition. The CB14 approval of COY did not object to any changes to Victorian Flatbush but asked for a deeper engagement to once again come to a consensus that would reflect current needs and sensibilities. Instead of responding collaboratively DCP would prefer to trust the whims of the free market than to allow the community to target growth effectively in a manner that retains some neighborhood character.

PLEASE REMOVE REMOVE THE TRANSIT ORIENTED DEVELOPMENT PLAN FROM THE CITY OF YES PROPOSAL. Transit Oriented Development was designed for cities that do not have the density of NYC. We live in a city where millions already live within walking distance to subways, train service, or buses. The city needs more housing, but giving developers unlimited access to 50x100 lots needs to be significantly curtailed in order for it to make sense for NYC and to truly bring affordable housing.

Thank you for taking into consideration our experience of living in Victorian Flatbush. You should visit the area and talk to local residents to understand the true impact of City of Yes.

Best,
Lisa Draho



Brooklyn

[EXTERNAL] Testimony For Zoning For Housing Opportunity

Lisa <[REDACTED]>

Fri 10/25/2024 4:35 PM

Inbox

To: Land Use Testimony <landusetestimony@council.nyc.gov>; District35 <district35@council.nyc.gov>;

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My family and I oppose the City of Yes for Housing Opportunity text amendment. We live in Crown Heights where many blocks are not yet landmarked. Our block enjoys community and connections with its neighbors, some of whom have been residing here for over 50 years. There is a strong commitment to the community from long-time and recent home owners and apartment residents. There is great value in a neighborhood where people aren't forced to leave and can live where they appreciate their neighborhood.

We oppose the Zoning for Housing Opportunity amendments and request that your council members vote "No." These amendments are not ideal. As you are aware, there is not a need for further upzoning to create housing or affordable housing; in fact, there is a need for "right zoning" to preserve the stability of our residential community, historic architecture and small business and ensure that population density does not overwhelm infrastructure, including sewers, public schools, parking, sidewalks, subways and sanitation.

Please support community based planning to allow local community boards and council members to determine where and whether zoning or parking waivers are appropriate in exchange for affordable housing or other community benefits and mitigation of environmental effects. Adding density or reducing parking is appropriate in different places in different communities. Most of District 9 is covered by R6 and R7 zoning that would receive massive density increases, leading to the demolition of most of our neighborhood, with current tenants having to leave and wait years before competing with the rest of the city in a lottery for new apartments.

Support non zoning affordable housing strategies, especially affordable housing preservation. According to the city planning equitable development data explorer, 2/3 of Community District 9 dwelling units are in rent stabilized buildings. In addition, over 25,000 units of buildable housing remain possible under the current zoning.

Thank you for your attention.
Your constituent,
Lisa Etienne

From: [MICHAEL GANNON](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes
Date: Tuesday, October 29, 2024 9:16:43 AM

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City of NO!. What a poorly thought out, cookie cutter plan. The people who will gain from this are the developers, realtors and lobbyists. As usual in NYC.

We talk about diversity in this country and this city. A cookie cutter plan is not diverse.

The city's population is sable and we have more unit available!.

In my neighborhood, two new apartment buildings have been built. I went to meetings when they were asking for zoning approvals. They promised affordable housing and senior housing to be set aside. Didn't happen. They are now being marketed as luxury housing. Just one example that we don't need the City of Yes. We do need stricter zoning and above all, enforcement.

My neighborhood is unique. In Queens, there is amazing and unique diversity everywhere.

Please do your job, see what the city of yes actually could mean for diverse neighborhoods and send this back to the city planners. This plan, frankly, stinks.

Lisa Gannon

From: [Lisa L. Gokhulsingh](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes Proposal
Date: Thursday, October 24, 2024 2:41:16 PM

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To whom this may concern:

I write to express my objection to the City of Yes proposals inasmuch as they seek variances with the current zoning laws.

I grew up in Kensington, Brooklyn and I'm a homeowner within the Ditmas Park community of Flatbush. I was educated in the NYC public school system, attended Hunter College and St. John's School of Law. To say that I'm New York born and bred is an understatement.

As others have expressed, the Ditmas Park area, with its high concentration of Victorian homes and large trees is unique not only in NYC, but in the entire country. The City of Yes plan would allow for the destruction of that community. But even more importantly and practically, the area cannot abide additional development.

There are many infrastructure issues that I'm sure my neighbors have raised. Flooding due to outdated sewers, narrow train station platforms and school overcrowding are among those issues.

But I would like to address one that is even more basic: the FDNY fire station. The closest fire house is on Cortelyou Road between Westminster Rd and Argyle Rd. It is my understanding that NYC provides firemen with parking permits. That is, the City is required to permit firemen to park their private vehicles in front of the fire station. In our area, however, due to the current demand for street parking, despite most houses having their own driveway, our firemen are forced to double park due to the scarcity of street parking.

Despite this, one of the first demands of the developers under the City of Yes plan is to eliminate the requirement that they provide parking for buildings housing 11 or more units. Members of our neighborhood group on Facebook regularly post requests for off-street parking. And homeowners routinely post photos of vehicles ticketed for blocking driveways to avoid having neighbors' cars towed. The fact that the City of Yes proposal would even advance such an initiative suggests that the plan cares more for developers and less about the people who live here.

Further to that, despite additional housing units, the plan makes no provisions for upgrading the existing infrastructure to accommodate an influx of people in the area. The fire house, and its capacity, will remain the same. The schools will have to accommodate more students even as the City regularly slashes budgets for public education and teachers' salaries. The burden of upgrading the outdated infrastructure will fall on NYC taxpayers.

On that basis, I object to the City of Yes proposal.

Lisa L. Gokhulsingh

Sent from my iPhone

From: [Liz Dory](#)
To: [Joseph, Rita](#); [Speaker Adams](#); [Land Use Testimony](#); [Desouve, Joel](#)
Subject: [EXTERNAL] Testimony For Zoning For Housing Opportunity
Date: Thursday, October 24, 2024 11:46:03 PM

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Dear Speaker Adams, Council Members Josephs and Desouve:

,My family and I oppose the City of Yes for Housing Opportunity text amendment. We live in Flatbush Prospect Lefferts Gardens where many blocks are not yet landmarked. Our block enjoys community and connections with its neighbors, some of whom have been residing here for over 40 years. There is a strong commitment to the community from long-time and recent home owners and apartment residents. There is great value in a neighborhood where people aren't forced to leave and can live where they appreciate their neighborhood.

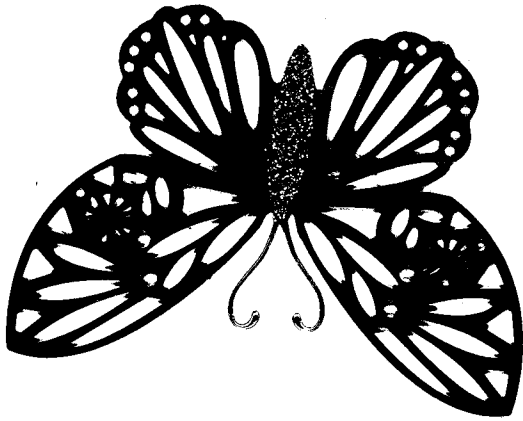
We oppose the Zoning for Housing Opportunity amendments and request that your council members vote "No." These amendments are not ideal. As you are aware, there is not a need for further upzoning to create housing or affordable housing; in fact, there is a need for "right zoning" to preserve the stability of our residential community, historic architecture and ensure that population density does not overwhelm infrastructure, including sewers, public schools, parking, sidewalks, subways and sanitation.

Please support community based planning to allow local community boards and council members to determine where and whether zoning or parking waivers are appropriate in exchange for affordable housing or other community benefits and mitigation of environmental effects. Adding density or reducing parking is appropriate in different places in different communities. Most of District 9 is covered by R6 and R7 zoning that would receive massive density increases, leading to the demolition of most of our neighborhood, with current tenants having to leave and wait years before competing with the rest of the city in a lottery for new apartments.

Support non zoning affordable housing strategies, especially affordable housing preservation. According to the city planning equitable development data explorer, 2/3 of Community District 9 dwelling units are in rent stabilized buildings. In addition, over 25,000 units of buildable housing remain possible under the current zoning.

Thank you.

Your constituents, Liz Dory & Steven Ramsey [REDACTED], Brooklyn, NY 11225



SI NY 10301


SIGNATURE

City Officials:

I am writing this note to let you know that I disagree with your plan of "City of Yes". I have lived on Staten Island for 74 years. We have no subways ~~on~~ in the other Boroughs, We depend on Buses or cars. The traffic on other Is. is ^{Horrendous} ~~horrendous~~ now. SI does not need more housing

This will impact on the value of our own housing, problems with parking as it is ~~now~~ now the expressway is always backed up. And what ~~used~~ to take a trip to a store of 10 min, now takes 30-45 min - This will only get worse.

Like I said before, I am not for this proposal. Please listen to Staten Is. persons who live here. This proposal is not an advantage.

Thank you for your ~~consideration~~ ^{consideration} in this matter.
Sincerely,
Sgt. J. M. Chua →

From: [L. Ip](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Oppose city of yes
Date: Thursday, October 24, 2024 4:22:26 PM

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The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

Best Regards,
Long

[EXTERNAL] "City of Yes Zoning for Housing Opportunity"

Loretta Chin <[REDACTED]>

Wed 10/23/2024 11:07 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

Cc: williamsja@nyassembly.gov <williamsja@nyassembly.gov>; District46 <District46@council.nyc.gov>; District45 <District45@council.nyc.gov>;

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Hello,

My name is Loretta Chin. I am testifying for myself as a resident of Flatlands, Brooklyn for the past 55 years.

Flatlands is in the heart of about seven other neighborhoods all considered to be in the outer boroughs of Brooklyn, specifically in the Southeast section.

I am a freelance reporter by profession and have covered most of these neighborhood meetings and events since I graduated with my B.A. in Journalism from Brooklyn College in 2013. I not only have a deep understanding as a resident of Flatlands about what it is to live here, but also a deep knowledge of other people in other neighborhoods.

We are mainly a part of Community Board 18 and have unified across the neighborhoods to say "No" to the "City of Yes" for good reasons only longtime residents can understand, some of which are as follows:

- 1) Some parts of our area are transportation deserts. We need our cars and space to travel freely, but our roads have become increasingly and impossibly congested over the last decades. Almost every block needs a stop sign or traffic light and the scooters and illegal cars have taken over. We are not set up to support an increasing population here.
- 2) We are for affordable housing and have empathy for those less fortunate, but there are so many other options available and there is no reason to target low density areas. There is a reason why they are low density. Working class people for generations have skimped and saved to have a piece of the American dream, and are now feeling threatened by big real estate and developers who have no inkling about these neighborhoods. There is deep suspicion about the corruption within city government and the ties to the money involved in City of Yes.
- 3) The Mayor makes this about race, yet CB 18 is racially mixed and all of the groups against the City of Yes are composed of all backgrounds and colors. The perception is that this is not about race, but about money.
- 4) We lack the infrastructure to support overdevelopment in these areas. Already, our city services such as the police, sanitation, parks, and others are past capacity and are unable to keep up with the work they need to do. Increasing the population will not help here without increasing budgets and infrastructure. In addition, our sewers are collapsing and many areas are sinking due to climate change. The sewers and power structure can't support much more; they are old and failing.

5) We already see overdevelopment in nearby community boards where variances are granted and behemoth mixed use buildings have been erected where houses used to stand, especially in the middle of a residential block. There often is damage to neighboring homes from the construction and the building is out of character with the charm of the neighborhood. We need to preserve what good exists in the city, not destroy it.

6) Our neighborhoods are already dealing with the crisis of thousands of migrants being housed at Floyd Bennett Field and in secret hotels throughout the area that have been converted to migrant or homeless hotels, or shelters of various kinds. In tandem, food pantries, drug treatment centers and other services to handle this influx have also quietly sprung up throughout the neighborhood, creating their own problems. We are already taxed to the limit trying to accept this new reality.

As stated before, I am not against providing affordable housing and help to those who need it, but it is all about the details. You can't just use a broad stroke across the whole city. It needs to be thought out more carefully and systemically, considering how each area will be affected and ensure that no harm be done.

People have said that we do not need more affordable housing because it already exists in so many empty businesses and storefronts owned by wealthy people who are waiting to get higher prices for their properties. My area has become a wasteland of closed businesses and it has to stop. Legislation needs to be drawn up to ensure that these business owners maintain their properties, which have dotted our streets with horrible looking eyesores.

And why must everyone stay in New York? The natural progression is that if you can't afford to live here, you move to where you can. There is no law saying that anyone has to be here. Maybe money would be better spent relocating people to where there is housing and jobs in other states or in the suburbs.

This is not about being a NIMBY as proponents of the City of Yes have accused those in the outer boroughs of being, but about practical and realistic reasons for why this won't work here in Southeast Brooklyn. We need smart and honest people working on the solutions that leave money, politics and real estate out of the equation and we need to take whatever time is necessary to do it right or pay for it down the line.

Respectfully submitted,
Loretta Chin

[EXTERNAL] The City of Yes plan

Lorraine Alongi Strano



Wed 10/23/2024 2:10 PM

Inbox

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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HELP!!!

Please consider what is happening before approving the The City of Yes plan. A one glove fits all agenda is a poor fit for our community. This proposal will put an additional burden on already overwhelmed infrastructure in flood prone areas and place stress on already overcrowded and many underperforming schools. In most situations, the increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car- centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this overreaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers

properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers.

Thank you in advance for your anticipated cooperation.

Regards,

Lorraine Alongi Strano



Brooklyn, NY 11228

From: [LORRAINE BISHOP](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] OPOSE CITY OF YES
Date: Thursday, October 24, 2024 3:48:28 PM

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Lorraine Bishop



Bronx, NY 10465

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)

[EXTERNAL] City of Yes

Lorraine cea <>

Mon 10/21/2024 8:39 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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No to City of Yes. Preserve City Island's Special District Zoning

Lorraine Cea
City Island Resident

[EXTERNAL]

Louis Aranda <



Wed 10/23/2024 2:03 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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I oppose the city of yes crap.

LA

Sent from my iPhone

To Whom it may Concern,

City of Yes, is a
NO -

NO - due to the
amount of people
reaching an over
occupancy as
we see all ready
~~here~~ on this Island.

Hospitals are over
filled -

Schools - over filled
Infrastructure -
Over Filled

I'm Living here
Since 1964—
After all these
years - We grew
with in an
off balance scale.
Having apartment
buildings. would
only add to
a tipping scale.

~~Does~~
This is Not
FAIR - NO RE IS

it safe -

Quality of Life
is very important.

Buildings have a
ordinance for

Occupancy -

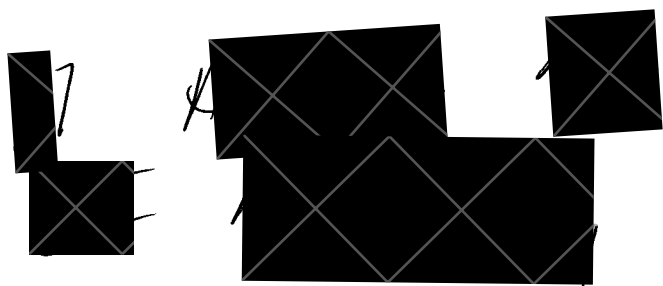
Fire men, police
men etc, etc.

Could not handle
a tipping scale -

~~No~~ Balance =

DANGER -

Louise
CACKOWKS;



From: [Luana Malavolta](#)
To: [Land Use Testimony](#)
Cc: [Luana Malavolta](#)
Subject: [EXTERNAL] Say "NO" to City of Yes
Date: Thursday, October 10, 2024 2:37:20 PM

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Dear Land Use Committee at NYC Council,

Companies are cutting back their office footprints in the wake of the pandemic, leaving a glut of aging office space in every borough. The City Council can't figure out how to recycle all the commercial offices into upgraded residential units. Ease the regulations to convert the spaces. Other Counties around New York City, like New Rochelle in Westchester, are modernizing their office and residential properties. They are almost ready to empty out the Bronx. It reminds me of the senseless of the Cross Bronx Expressway cutting through established neighborhoods destroying the fabric of communities.

Why force low density residential neighborhoods to upzone? You are already losing so many productive young couples to Westchester, Orange, Suffolk, and Dutchess Counties because they no longer need to commute to Manhattan. They want parking, safe street parking, safe driveways, safe playgrounds, clean streets, less crime, less gangs, how about better schools that teach, instead of babysitting. Start recognizing the priorities. But I guess that means getting more Republicans elected to the City Council.

If you understood how to produce a dollar, you would understand that these outer counties are draining the more productive and leaving the poor and destitute and nonproductive in your \$800 million dollar Thrive care. But since the bulk of you are supported by nonprofit Poverty Pimps and their complementarity businesses, I doubt common sense will prevail. I'm tired of feral behavior getting the rewards, I'm tired of potheads, tired of methadone addicts, I can no longer afford Democrats. The City of Yes is poorly thought out. It seems futile to ask you to vote against this. But anyone voting for this should be investigated.

Luana Malavolta, Associate Broker, NS & Associates

[EXTERNAL] "City of Yes"

Luciano Spina < >

Fri 10/25/2024 1:48 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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The City of Yes proposal will **only benefit** developers, not our community. The community has voiced their **disapproval** of the proposal. Communities in the suburbs do not want multiple-unit developments in their neighborhoods, this is a quality-of-life issue. As a citizen and taxpayer, I **disapprove** of the "City of Yes" proposal.

Middle Village Home Owner

[EXTERNAL] Support lifting parking requirements

Luis Contreras <>

Wed 10/23/2024 3:43 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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As a life long New Yorker, I have seen personally how cars affect everyone negatively, we need to move towards less cars and more space for people. Please lift parking requirements, we are the best city in the world it's time we act more like it.
Sent from my iPhone

From: [Luisa Hughes](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I oppose the CITY IF YES!!
Date: Thursday, October 24, 2024 10:24:14 PM

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To Whom it May Concern:

The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car- centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

Luisa Hughes



Bronx NY 10465

From: [Luke Camery](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Thursday, October 24, 2024 4:16:16 PM

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If only one part of City of Yes passes then let it be removing parking mandates city-wide. I live in CD1 and CB3. Over 76% of Manhattan residents do not own cars. The rate is even higher in my Council District and Community Board zone. Why would we require more parking spaces that only the rich need when we could instead be turning that land into affordable housing?

Please pass the removal of parking mandates.

[EXTERNAL] Parking mandates

Luke Taylor < >

Wed 10/23/2024 2:58 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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I'm a resident of New York City and I'm writing to express that I support lifting parking requirements. The parking mandate substantially decrease the amount of housing that can be built in the transit-rich areas of our city, and are unnecessary in transit deserts where market forces will ensure housing is built with parking. Our city faces a housing crisis that puts an incredible financial burden on its residents, and it can only be addressed with aggressive action to increase the housing supply.

Luke Deen Taylor

[EXTERNAL] Voicing strong support for City of Yes and removing parking mandates

Luke Loreti <



Wed 10/23/2024 2:11 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hello,

My name is Luke Loreti and I live at  Brooklyn, NY 11222, residing in Greenpoint for 7 years.

I am writing to voice my strong support for City of Yes and for the removal of parking mandates.

It's crazy that the city with the best transit in the country mandates the construction of parking. If cities like Buffalo, Minneapolis, and Anchorage are capable of eliminating parking mandates, NYC undoubtedly is as well. We are lagging behind when it comes to 21st century building reforms and it's adding tens of thousands of dollars to the cost of every new unit of housing.

Thank you for your leadership in making this happen,
Luke

From: [Luz Torres](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity-Vote No
Date: Friday, October 25, 2024 1:09:49 PM

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Honorable Members of the City Council:

I support building more housing in every neighborhood in our City. However, I firmly believe that we don't have a crisis of housing availability; what we have is a crisis of affordable housing for lower middle-class, working, and low-income families.

As evidenced by the reactions of city residents throughout the boroughs, most community boards oppose the City of Yes. For example, 12 boards out of 14 in Queens voted against it. Community members have continued to voice their concerns about our communities' interests being overpowered and ignored. In contrast, profit-motivated developers' greed to continue building high-rises is prioritized over neighborhoods' needs.

In some situations, as noted by Community Board 13, which objects to the City of Yes imposing "the right to rezoning to build new housing whether or not local neighborhoods have the infrastructure capacity to support," is of significant concern to most residents.

The City Council needs to assess and consider the motivation behind the misguided zoning changes. Larger-scale development requires community involvement and feedback to guarantee affordable housing for all. With community input, the rezoning can be viewed as fair and democratic.

Best,

Luz Torres


Brooklyn, NY 11215



MANHATTAN COMMUNITY BOARD FIVE

Bradley Sherburne, Chair

[REDACTED]
New York, NY 10123-2199
[REDACTED] [REDACTED]

Marisa Maack, District Manager

October 22, 2024

Hon. Adrienne Adams
Speaker, New York City Council
City Hall

Re: Hearing on City of Yes for Housing Opportunity MCB5 COYHO Testimony

Dear Speaker Adams and Esteemed Councilmembers,

My name is Julie Chou, and I serve as the Vice Chair of the Land Use, Housing, and Zoning Committee for Manhattan Community Board 5. I am here today to testify on behalf of CB5 regarding the COYHO proposal. In July, our board passed a conditional resolution in support of the proposal, with 34 votes in favor and 1 against.

We are currently facing an unprecedented housing crisis in our city. Vacancy rates have reached their lowest levels in history, while our homeless shelters are operating at peak capacity, leaving many vulnerable individuals and families without stable housing. This alarming situation requires urgent action, and we cannot afford to wait any longer. COYHO is a major amendment to New York City's zoning regulations, affecting all five boroughs and encompassing diverse areas, from low-density residential neighborhoods to medium- and high-density communities, with the goal of increasing housing construction.

However, to create a truly equitable housing landscape, we need mandates for affordable housing that extend beyond current and future MIH zones. Relying solely on incentives and government agencies to create affordable housing is insufficient, especially when half of our city is rent-burdened and a third of our residents are severely rent-burdened. We must go further.

There should be a requirement for a minimum number of affordable units in all projects over a certain size, whether they are new construction or building conversions. This is essential to address the severity of the housing crisis we face.

We are asking that the transfer of development rights for housing developments be required to include affordable housing comparable to the UAP minimum, in order to generate more affordable housing in our district.

We must implement robust tenant protection programs and expand homeownership opportunities to prevent displacement. Additionally, we should adjust Area Median Incomes (AMIs) for affordable housing to reflect local economic realities, ensuring stable housing for existing residents.

In our district, conversions often fail to meet open space requirements and frequently request waivers from the Department of City Planning. This only worsens our already limited access to green space. Therefore, we strongly urge our elected officials to mandate a minimum of 10,000 square feet of privately owned public space, or POPS, in Very High-Density residential developments, similar to the requirements established in the East Midtown rezoning. Furthermore, these open spaces should include vital amenities, such as public bathrooms, to effectively meet the needs of our community.

Thank you for the opportunity to testify today.

Sincerely,

A handwritten signature in black ink, appearing to read "Bradley Sherburne". The script is fluid and cursive.

Bradley Sherburne
Chair

A handwritten signature in black ink, appearing to read "Julie Chou". The script is fluid and cursive.

Julie Chou
Vice-Chair, Land Use, Housing and Zoning Committee

Valerie S. Mason
Chair

Will Brightbill
District Manager



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New York, N.Y. 10022-1106
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(212) 758-4616 (Fax)
www.cb8m.com – Website
info@cb8m.com – E-Mail

**The City of New York
Community Board 8 Manhattan**

August 12, 2024

Daniel R. Garodnick, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: City of Yes for Housing Opportunity

Dear Chair Garodnick,

At the Full Board meeting of Community Board 8 Manhattan held on Wednesday, July 17, 2024, the Board approved, approved with conditions, and disapproved, as indicated below, the following resolutions with respect to application No.240290ZRY for a set of text amendments to the Zoning Resolution, which, collectively, are known as the City of Yes for Housing Opportunity proposal (“COYHO”):

WHEREAS, the proposals contained in COYHO, put forth by the Department of City Planning, represent the third of three sets of proposals designed to promote sustainability, support economic development and create affordable housing throughout the City of New York; and

WHEREAS, the primary aim of COYHO, as set forth by the Department of City of Planning is to promote a “little bit” of housing in every neighborhood; and

WHEREAS, the housing market study provided in COYHO’s DEIS showed that Community District 8 is unfortunately *first* among all New York City Community Districts in housing units *lost* during the period 2010-2024 but during the same period the District had substantial construction activity with developers often choosing to develop sites with large units rather than additional housing for our District; and

WHEREAS, the combination of (a) construction of such massive buildings with almost no additional housing, (b) the conversion of small tenements to single family homes, and (c) the combination of units in condos and coops, has left our district with substantial construction activity but destruction of housing, often affordable housing, and replacing it with some of the largest most expensive housing units in the world; and

WHEREAS, it has long been a primary goal of Community Board 8 Manhattan to help in the facilitation and creation of affordable housing in our district and elsewhere in the City of New York; and

WHEREAS, Community Board 8 Manhattan has conducted a comprehensive review and engaged in discussions with relevant city agencies regarding the COYHO zoning text amendment and engaged a land use and zoning expert to assist us in our review of COYHO; and

WHEREAS, COYHO comprises 15 components of varying impact levels and clarity, necessitating careful consideration; and

WHEREAS, Community Board 8 Manhattan noted that due to the limited review period, and the complexity of COYHO changes, many questions about different components of COYHO remain, causing reluctance and a hesitation on the part of many of our Board Members as to how best to express our views on the individual proposals, the overall proposal and the review process itself (e.g., although not called out in the proposals explicitly, COYHO proposes to reduce many long standing standards for residential development including, reduction of the rear yard from 30 feet to 20 feet, reduction of courtyard sizes, reduction of side yards and distances between buildings, an increase in maximum lot coverage, a closer placement of legal windows to the lot line, and the removal of height factor zoning, with none of the foregoing linked to the creation of affordable housing); and

WHEREAS, Community Board 8 Manhattan is concerned about the potential loss of Charter mandated community input and City Council review that the as of right nature of these COYHO proposals will establish; and

WHEREAS, Community Board 8 Manhattan reserves our right to continue to evaluate COYHO as it moves forward and to provide additional comment on the proposals as more information becomes available and the proposals evolve through the legislative process;

THE RESOLUTION FOR THIS APPLICATION IS DIVIDED INTO FIFTEEN PARTS:

Part A – Proposal 1: Town Center Zoning

At the Full Board meeting of Community Board 8 Manhattan held on July 17, 2024, the Board approved **Part A** of this resolution by a vote of 25 in favor, 14 opposed, 3 abstentions, and 0 not voting for cause.

WHEREAS, COYHO Proposal 1 would re-introduce buildings with ground floor commercial and two to four stories of housing above, in areas where this classic building form is banned under today's zoning resolution.

THEREFORE, BE IT RESOLVED that Part A of this application is **APPROVED** as presented.

Part B – Proposal 2: Transit-Oriented Development

At the Full Board meeting of Community Board 8 Manhattan held on July 17, 2024, the Board approved **Part B** of this resolution by a vote of 24 in favor, 16 opposed, 3 abstentions, and 0 not voting for cause.

WHEREAS, COYHO Proposal 2 would allow modest, three-to-five story apartment buildings where they fit best: large lots within half a mile of subway or Rail stations that are on wide streets or corners.

THEREFORE, BE IT RESOLVED that Part B of this application is **APPROVED** as presented.

Part C – Proposal 3: Accessory Dwelling Units

At the Full Board meeting of Community Board 8 Manhattan held on July 17, 2024, the Board disapproved **Part C** of this resolution by a vote of 26 in favor (i.e., a disapproval), 16 opposed, 1 abstention, and 0 not voting for cause.

WHEREAS, COYHO Proposal 3 would permit accessory dwelling units such as backyard cottages, garage conversions, and basement apartments;

WHEREAS, the Proposal may result in a strain on infrastructure, with no proposed limitations on the number of ADUs per block or size of ADUs, and the unknown impact to surrounding properties,

WHEREAS, though this Proposal was primarily aimed at districts located other than in Manhattan it would enable substantial infill within the “donuts” with blocks in our district and elsewhere in Manhattan which are lined by low rise buildings, townhouses and brownstones, a unique and valued feature of many of our city blocks;

THEREFORE, BE IT RESOLVED that Part C of this application is **DISAPPROVED** as presented.

Part D – Proposal 4: District Fixes

At the Full Board meeting of Community Board 8 Manhattan held on July 17, 2024, the Board disapproved **Part D** of this resolution by a vote of 26 in favor, (i.e., a disapproval), 15 opposed, 2 abstentions, and 0 not voting for cause.

WHEREAS, CPC stated this COYHO Proposal 4 would give homeowners additional flexibility to adapt their homes to meet their families’ needs; and

WHEREAS, “district fixes” increase the allowable densities in nearly all of the currently low density districts, and the Board was reluctant to tell other districts what allowable densities should be in their neighborhoods.

THEREFORE, BE IT RESOLVED that Part D of this application is **DISAPPROVED** as presented.

Part E – Proposal 5: Universal Affordability Preference

At the Full Board meeting of Community Board 8 Manhattan held on July 17, 2024, the Board approved **Part E** of this resolution by a vote of 23 in favor, 16 opposed, 4 abstentions, and 0 not voting for cause.

WHEREAS, COYHO Proposal 5 would allow buildings to add at least 20% more housing if the additional homes are permanently affordable, and

WHEREAS, this Proposal extends an existing rule for affordable senior housing to all forms of affordable and supportive housing.

THEREFORE, BE IT RESOLVED that Part E of this application is **APPROVED** as presented.

Part F – Proposal 6: Lift Costly Parking Mandates

At the Full Board meeting of Community Board 8 Manhattan held on July 17, 2024, the Board disapproved **Part F** of this resolution by a vote of 26 in favor (i.e., a disapproval), 15 opposed, 1 abstention, and 0 not voting for cause.

WHEREAS, COYHO Proposal 6 would eliminate mandatory parking requirements for new buildings in boroughs other than Manhattan as well as Manhattan Community Districts 9 through 12,

THEREFORE, BE IT RESOLVED that Part F of this application is **DISAPPROVED** as presented.

Part G – Proposal 7: Convert Non-Residential Buildings to Housing

At the Full Board meeting of Community Board 8 Manhattan held on July 17, 2024, the Board approved, with conditions, **Part G** of this resolution by a vote of 31 in favor, 11 opposed, 1 abstention, and 0 not voting for cause.

WHEREAS, COYHO Proposal 7 would make it easier for underused, non-residential buildings, such as offices, to be converted into housing.

THEREFORE, BE IT RESOLVED that Part G of this application is **APPROVED** subject to the following conditions: (1) that a minimum of 20% of the square footage be reserved for affordable housing; and (2) set the eligibility date for conversions to a rolling date of 35 years from the date of the building's construction.

Part H – Proposal 8: Small and Shared Housing

At the Full Board meeting of Community Board 8 Manhattan held on July 17, 2024, the Board approved, with conditions, **Part H** of this resolution by a vote of 29 in favor, 14 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS, COYHO Proposal 8 would re-introduce housing with shared kitchens or other common facilities, and

WHEREAS, COYHO would eliminate strict limits on studios and one-bedroom apartments.

THEREFORE, BE IT RESOLVED that Part H of this application is **APPROVED** subject to the following conditions: that such housing only be permitted (1) as part of new construction or (2) in office-to-residential conversion projects, in each of the foregoing cases, which are designed to have 100% of the unit mix be small or shared units, as to prevent the unintended consequence of incentivizing conversion of existing multi-bedroom units to micro units.

Part I – Proposal 9: Campus Infill

At the Full Board meeting of Community Board 8 Manhattan held on July 17, 2024, the Board disapproved **Part I** of this resolution by a vote of 24 in favor (i.e., a disapproval), 19 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS, COYHO Proposal 9 would make it easier to add new housing on large sites that have existing buildings on them and already have ample space to add more (e.g., a church with an oversized parking lot); and

WHEREAS, the Board is concerned about the loss of community approval and the effect of such new housing on existing housing, loss of existing light and air and loss of quality of life for existing residents such as loss of park space, other community uses, and parking spaces;

THEREFORE, BE IT RESOLVED that Part I of this application is **DISAPPROVED** as presented.

Part J – Proposal 10: New Zoning Districts

At the Full Board meeting of Community Board 8 Manhattan held on July 17, 2024, the Board disapproved **Part J** of this resolution by a vote of 26 in favor (i.e., a disapproval), 11 opposed, 5 abstentions, and 0 not voting for cause.

WHEREAS, COYHO Proposal 10 would create new Residence Districts requiring Mandatory Inclusionary Housing that can be mapped in central areas in compliance with state requirements and

WHEREAS, the Board is concerned about community approval.

THEREFORE, BE IT RESOLVED that Part J of this application is **DISAPPROVED** as presented.

Part K – Proposal 11: Update to Mandatory Inclusionary Housing

At the Full Board meeting of Community Board 8 Manhattan held on July 17, 2024, the Board approved with conditions **Part K** of this resolution by a vote of 32 in favor, 5 opposed, 4 abstentions, and 0 not voting for cause.

WHEREAS, COYHO Proposal 11 would update the Mandatory Inclusionary Housing Program to allow the deep affordability option to be used on its own.

THEREFORE, BE IT RESOLVED that Part K of this application is **APPROVED** subject to the following conditions: (1) apply stronger affordability requirements to this Proposal; (2) change the way in which AMI bands are applied to MIH; and (3) require affordable housing be distributed through 100% of floors.

Part L – Proposal 12: Sliver Law

At the Full Board meeting of Community Board 8 Manhattan held on July 17, 2024, the Board disapproved **Part L** of this resolution by a vote of 22 in favor (i.e., a disapproval), 17 opposed, 1 abstention, and 0 not voting for cause.

WHEREAS, COYHO Proposal 12 would repeal the Sliver Law and allow narrow lots to achieve underlying Quality Housing heights in R7-R10 districts.

THEREFORE, BE IT RESOLVED that Part L of this application is **DISAPPROVED** as presented.

Part M – Proposal 13: Quality Housing Amenity Changes

At the Full Board meeting of Community Board 8 Manhattan held on July 17, 2024, the Board approved, with conditions, **Part M** of this resolution by a vote of 22 in favor, 16 opposed, 2 abstentions, and 0 not voting for cause.

WHEREAS, COYHO Proposal 13 would extend amenity benefits in the “Quality Housing” program to all multifamily buildings, and update to improve incentives for family-sized apartments, trash storage and disposal, indoor recreational space, and shared facilities like laundry, mail rooms, and office space.

THEREFORE, BE IT RESOLVED that Part M of this application is **APPROVED** subject to the following conditions: Require new buildings to have trash rooms, mail rooms, delivery areas, laundry, and other infrastructure inside, and include these spaces in the 5% deduction, as the Proposal should not be used as a floor area bonus to provide elements that should be provided in any event.

Part N – Proposal 14: Landmark Transferable Development Rights

At the Full Board meeting of Community Board 8 Manhattan held on July 17, 2024, the Board approved, with conditions, **Part N** of this resolution by a vote of 23 in favor, 16 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS, COYHO Proposal 14 would make it easier for owners of landmarks to sell unused development rights by expanding transfer radius and simplifying procedure.

THEREFORE, BE IT RESOLVED that Part N of this application is **APPROVED** subject to the following conditions: (1) require that only residential or community facility uses be eligible land uses for properties taking advantage of the expanded landmark development rights transfer radius; (2) require the inclusion of a mechanism for affordable housing for developments using the as-of-right landmark TDR; and (3) limit the amount of increase an eligible site can receive to 20% of their existing FAR.

Part O – Proposal 15: Railroad Right-of-Way

At the Full Board meeting of Community Board 8 Manhattan held on July 17, 2024, the Board approved **Part O** of this resolution by a vote of 25 in favor, 14 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS, COYHO Proposal 15 would simplify and streamline permissions for development involving former railroad rights of way.

THEREFORE, BE IT RESOLVED that Part O of this application is **APPROVED** as presented.

Please advise our office of any action taken on this matter, and we would be happy to answer any questions you may have.

Sincerely,

Valerie S. Mason

Valerie S. Mason
Chair

cc: Honorable Kathy Hochul, Governor of New York
Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Diana Ayala, NYC Council Member, 8th Council District

[EXTERNAL] City of Yes

Marc Albanese <

Fri 10/25/2024 2:11 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Good afternoon.

In my humble opinion the City of Yes proposal will destroy one and two family neighborhoods throughout the boroughs. We are all homeowners who chose to pay a premium to living in this city with a little plot of land and some space. Introducing multi-family "modest" six story apartment houses into the landscape will not alleviate the fictitious housing shortage that is being discussed. New York City's population is actually declining. No developers will invest to build low income housing, without the ability to include market rate units. It just doesn't make financial sense. The new housing stock that will come from this relaxation of zoning laws will only serve to overburden existing infrastructure and densify our neighborhoods with no real advantages, except for the developers. I implore you to vote NO on this issue.

Marc Albanese
Lifelong resident of Northeast Queens.

From: [REDACTED]
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity Proposal
Date: Friday, October 25, 2024 1:03:05 PM

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DATE: October 25, 2024

TO: NYC City Council

RE: Testimony for October 22, 2024, Public Hearing on the City of Yes for Housing Opportunity

I am president of Bellcourt Civic Association, which represents a small community of single-family homes in northeastern Queens, located entirely within a transit-oriented development zone. We have joined with dozens of other civic associations representing largely low-density communities in eastern Queens in opposition to this proposal.

While I recognize that NYC has a severe housing affordability crisis that can, over time, be slightly alleviated by increasing the amount of housing, frankly, if the city wants affordable housing, it needs to explicitly create affordable housing. The 20% UAP is like a scrap tossed to middle-income residents who are tired of entering lotteries that stretch on forever and get a minuscule number of NYers into apartments long, long after the full-price luxury residents are settled.

While City of Yes for Housing is intended to “put a little bit more housing in every neighborhood,” what is likely to happen is that developers will target desirable neighborhoods, where they will build larger houses (some multifamily) and small apartments (in TOD zones on corner lots of 5,000 sq. ft. or more) with smaller setbacks, increased volume, and limited parking, squeezing in what will probably be relatively small amounts of market-rate housing, forever changing the character of many century-old low-density neighborhoods without making a dent in the affordability crisis. And then the developer will walk away.

I find it mystifying that NYC and many well-meaning activists are placing their faith in the free market to fix a situation that has been created by the city’s own lack of vision and entrepreneurship. Given rent stabilization and rent control, NYC housing is in no way a free market to begin with. Add in the complications of builders catering to wealthy foreign investors, landlords warehousing apartments, and the well-publicized NYCHA problems, it’s safe to say that the NYC housing market is unique; fixing it will require greater collaboration and creativity than City of Yes for Housing Opportunity promises.

I know City Planning is tired of hearing so many NYC residents telling them that this plan is “one size fits all,” and yet it is. Northeastern Queens is not like Ridgewood, which is not like LIC, which is not like Chelsea, which is not like Parkchester. If the city is serious about increasing affordable housing stock, or housing stock in general, it would be offering incentives for building in areas that have already been upzoned but are underbuilt. We have them here on Northern Blvd. and Bell Blvd. If the city is serious about increasing affordable housing, it could work with Community Boards and builders to highlight places where denser and/or lower-income housing could be accommodated. Instead, the city has chosen to liberalize zoning citywide and then see what happens. This isn't city planning; it's abdication of planning.

I could go on and on... concerns about the Department of Buildings' ability to handle the expected ADU construction when they can't even follow up on the zoning offenses that we report now; concerns that when homeowners realize how expensive it is to bring a basement ADU up to code they won't bother to do things legally—and DOB will have even less incentive to push on this because, well, at least these apartments are now “legal.”

This is a badly conceived plan that I doubt will have the desired effects. Please come up with something that will take into consideration the input of residents whose communities will be affected by this proposal. **Please vote no.**

Margaret Foley

□ □ □

Bayside, NY 11361

[EXTERNAL] City of Yes

Margaret Rubin <

Tue 10/22/2024 10:30 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Subject: City of yes

I live in Whitestone NY and I am opposed to making changes to my neighborhood. Please vote against this proposal.

Thank you

Margaret Rubin



Whitestone NY 11357



Sent from my iPhone

From: [Margaret Van Cleve](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes
Date: Thursday, October 24, 2024 3:45:30 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. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

While Vicky may not consider me a real New Yorker since I had the misfortune of being born in Connecticut, I believe that my voice matters in my adopted home of eight years.

As someone who cycles, walks, takes transit, and occasionally drives throughout the five boroughs, congestion is intolerable. Every time I cross the street I have to wait for cars to speed through the red light, while cycling I have to go into traffic as cars are parked in the bike lane (considering there even is a bike lane), and as a transit rider I am constantly disappointed with subway wait times and train crowdedness. Anyone who says that New York should stay the same is lying to themselves.

This city is capable of so much more and some small changes will help usher in a new era of incremental and important change.

Parking minimums were a lousy policy of a misinformed era and have no business existing in the most transit rich city in the United States. That there is even an argument for them is preposterous.

New York is appealing because it attracts strivers and dreamers from the surrounding states (and suburbs) as well as from all over the world. The city is hampered by poorly designed policies that offer no value. Restrictive zoning and archaic rules (like parking minimums) only hold the city back from reaching its potential.

If this is the capital of capitalism, why are there so many barriers to building? Growing is a key tenet of capitalism but growing is impossible with silly rules that have done nothing but create intolerable and dangerous congestion and held back booming economic opportunity.

Help bring us into the 21st century by repealing restrictions that are holding us back.

I support the repeal of parking minimums and I support the City of Yes.

Thank you,
Margaret Van Cleve

Perlmutter Testimony to the NYC Council Land Use Committee
Ref: City of Yes Sections ZR 54-52 Elevators and 75-42 Landmarks
October 22, 2024.
2 minute limit.

Good morning, Chair Riley, Councilmembers.

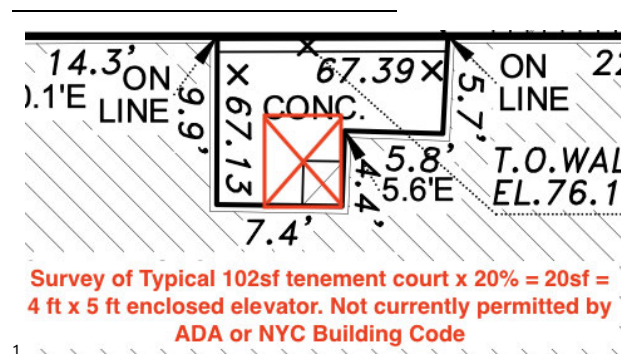
My name is Margery Perlmutter. I am an architect and a land use lawyer, a former NYC Landmarks Preservation Commission commissioner and former Chair of the NYC Board of Standards and Appeals.

Thank you for allowing me to speak today.

I would like to draw your attention to two little-noticed provisions in the amendments:

New section 54-52, is a laudable but insufficient effort to enable elevators to be installed at existing walk-up apartment buildings to allow residents of these affordable, often rent stabilized units to age or disable in place. At present, an elevator is not a "permitted obstruction" in yards or courts, hence an occupied building cannot be retrofit on the outside. The absence of elevators in walk-ups presents a nationwide health crisis, home-bounding the disabled. In emergencies, EMTs must carry a person down many flights of stairs, risking both patient and EMTs.

Section 54-52 would allow such retrofits but limits the maximum obstruction in the yard or court to 20% of its area. Pre-1908 tenement buildings, the iconic 5-6 story walk-ups with fire escapes, have small side courts that could accommodate small elevators. However, elevators here would exceed 20% of the area of the court¹. I recommend 54-52 be amended to allow DOB to



modify the 20% where it determines that no elevator could otherwise be installed absent such a waiver. DOB is already given such latitude in other sections of the ZR, such as for curb cut locations.

New Section 75-42 replaces the costly and inadequate 74-79 CPC special permit with a CPC certification to allow air rights from individual landmarks to be transferred to anywhere on the landmark's block and across the street from that block. This expands the number of potential receiving sites from the now-tiny to the multi-fold. Importantly, except for FAR 15 commercial districts, no receiving site may increase its as of right floor area by more than 20%, similar to UAP.²

Expanding landmarks air rights receiving areas has saved our fabulous theaters in the Theater District and is saving important landmarks in East Midtown. I encourage your support of this provision as written.

2min 14 sec.

Thank you.

Margery Perlmutter, R.A., Esq.

cell

² For example, on a 20x100 lot in an R8B zoning district (4.0FAR), the maximum floor area that could be transferred to it would be 1600sf for 1 additional floor.

54-52

Accessibility or Safety Retrofits

[NEW PROVISIONS, PER PROPOSAL]

Sept 2024

Notwithstanding the other provisions of this Chapter, in all districts, an #enlargement#, #extension#, #conversion#, change of #use# or other alteration to a #building# that furthers the design and construction of facilities for accessibility for individuals with disabilities or furthers #building# safety by greater conformance with the most recent New York City Construction Codes, may create a new #non-compliance# or increase the degree of a #non-compliance#, provided that increases to existing #non-compliances#, or the creation of new #non-compliances#, with regard to:

- (a) maximum #floor area ratio# shall not exceed ten percent of the existing #floor area#, or 1,000 square feet, whichever is less;
- (b) required #open space#, #yards#, #rear yard equivalents#, or #courts#, as applicable, shall not diminish the size of the required or existing open area, as applicable, by more than 20 percent, and no further encroachment to a #non-complying# #yard# shall be closer to a #lot line# than an existing #building or other structure# on the #zoning lot#; and
- (c) the permitted height and setback of a #building or other structure#, shall be limited to one #story# or 15 feet, whichever is less.

Allowances for permitted obstructions may be applied to an existing #building#, including as modified pursuant to the provisions of this Section.

Select provisions of ZR 75-42.

75-42

Transfer of Development Rights From Landmarks

75-421

Definitions

Surrounding area

For the purposes of this Section, inclusive, the “surrounding area” shall mean all #zoning lots# on the #block# on which the #landmark building or other structure# is located, as well as all #zoning lots# across a #street# or #street# intersection from the #block#. It shall also mean, in #Commercial Districts# where the maximum #floor area ratio# for #commercial uses# is 15.0 or greater, #zoning lots# that, except for the intervention of #streets# or #street# intersections, form a series extending to the #zoning lot# occupied by the #landmark building or other structure#. All

Certification to transfer development rights from landmarks

[NEW CERTIFICATION, IN LIEU OF SECTION 74-79, BASED ON SECTION 81-642]

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of development rights from #granting lots# to #receiving lots# within the #surrounding area#, provided that the provisions of this Section are met.

- (a) The transfer of development rights shall be subject to the following conditions:
- (1) The maximum amount of #floor area# that may be transferred from a #granting lot# shall be the maximum #floor area# allowed by the applicable district regulations, less the total #floor area# of all existing #buildings# on the #granting lot#, and any previously transferred #floor area#. Such maximum #floor area# shall not include any additional #floor area# allowed for #publicly accessible open areas# or any other form of bonus whether as of right or by discretionary action;
 - (2) For each #receiving lot#, the increased #floor area# allowed by the transfer of development rights pursuant to this Section shall in no event exceed the maximum #floor area# allowable on such #zoning lot# by more than 20 percent. Such #floor area# increase may be applied to any individual #use#, provided that the total of all #floor area ratios# does not exceed 20 percent of the greatest #floor area ratio# permitted on the #zoning lot#. However, in #Commercial Districts# or #Manufacturing Districts# where the maximum #floor area ratio# for non-#residential uses# is 15.0 or greater, such 20 percent limit shall not apply;

EDITORIAL

UN's withdrawal from the East River greenway project undercuts city's vision

Initiated in 1993 under Mayor David N. Dinkins, the ambitious Manhattan Waterfront Greenway aimed to encircle the island with a continuous path for bikers and walkers, enhancing the city's allure and livability. This project, supported by successive administrations, represents more than just urban beautification — it symbolizes New York's commitment to sustainable, accessible public spaces. However, a significant 12-block gap along the East River has marred this vision.

The gap that was supposed to be closed with the help of the United Nations. Unfortunately, the U.N. appears to have reneged on its promise, leaving the city to bear the burden alone.

As reported last week by *Crain's* Nick Garber, the U.N. has apparently withdrawn from a 2011 agreement to fund half of the \$150 million needed for the greenway's completion. This is more than a financial blow — it's a failure of civic responsibility. As a prominent resident of New York City, the U.N. had an opportunity to contribute to the city's development and to enhance its stature as a world-class



Some portions of the East River greenway are completed, but there is a 12-block gap by the United Nations building. | THE CITY PROJECT/FLICKR

city that values green, open spaces for all its inhabitants and visitors. The decision to step back from this commitment, influenced by the collapse of a planned office tower deal, is a disappointing shift.

Projects like the greenway are vital to making New York City more attractive to both residents and prospective newcomers, including businesses considering

where to establish their offices. Projects like the Manhattan Waterfront Greenway play a crucial role in helping to make the city a magnet for global talent and enterprise.

This backtracking by the U.N. sends a discouraging message about the value of long-term commitments and mutual aid between global institutions and their host

cities. It's especially disheartening considering that the completion of this greenway could significantly elevate the quality of life in New York City, offering new recreational avenues and commuting options that align with more sustainable urban living.

Mayor Eric Adams' administration, despite inheriting this scenario, must now navigate this roadblock with caution and assertiveness. The Economic Development Corporation said it continues to work in collaboration with the U.N., yet New Yorkers need more than diplomatic talk. They need action, and a restored commitment to funding and completing the East Side esplanade.

As the city plans to move forward alone, the EDC is scouting for construction firms to undertake the remaining segments of the pathway. It's imperative that the city not lose sight of the vision for a fully realized greenway. The larger picture is that a continuous path circling Manhattan represents a promise to city dwellers of a greener, more connected and accessible New York.

PERSONAL VIEW

A new push to encourage elevators in city walkups

Thousands of elderly New Yorkers are living a silent struggle.

Living in three- to six-story apartment buildings without elevators, they grapple daily with the mental, emotional and physical pain of leaving their homes, navigating staircases and stairwells to perform the most basic errands for themselves or their family members. The older they get, the more difficult going back and forth becomes — from doctor visits to grocery shopping to walks in the park. This can easily lead to severe isolation and depression.

From tenements to brownstones, it is a struggle not often discussed, but with living and housing costs continuing to skyrocket, the strain is very real for this vulnerable population. Many of these New Yorkers either cannot afford to move or live in rent-regulated homes, relying on disability benefits, retirement pensions and Social Security. To some degree, they are trapped — physically and financially. Even if they or their landlords want to make these apartments accessible by adding elevators, the current zoning and building codes will not allow it.

It's time for that to change.



Margery Perlmutter is a land use lawyer, an architect and the founder of consultancy firm *Urban Factors*, as well as a former chair and commissioner of the NYC Board of Standards and Appeals and a former commissioner on the NYC Landmarks Preservation Commission.

One solution is to modify current regulations to allow elevators to be installed on the outside of certain buildings, providing a critical lifeline to residents who are elderly or disabled. Since such an installation would occur on the building's exterior, the work would not displace the tenants. Typical 19th century tenement houses in New York City are built with light wells and small courtyards next to the public corridor and/or stairwell, and many of these structures have abandoned dumbwaiters that provided coal from the cellar to the upper floors. These areas, alone or in combination, would be ideal locations for small elevator shafts.

Exterior elevators

Other buildings in New York City are set back far from the property line with large front yards that could easily accommodate exterior elevators. And many such buildings have rear yards that can be accessed from a common corridor. Some buildings have stairwells with wide enough turns to accommodate a small elevator, a practice in place since the early 20th century in cities

across northern Europe. However, none of these are permitted under current zoning and building codes in the Big Apple.

The buildings in question were constructed prior to requirements under the Americans with Disabilities Act, and therefore, the owners are not required to install elevators unless a substantial building-wide alteration is undertaken. Allowing such existing non-compliances with disability regulations is designed to avoid punishing property owners with new costs that accompany new regulations. However, our government leaders should be encouraging action to preserve affordability and enable accessibility instead of just avoiding it.

The installation of exterior elevators will certainly increase the value of properties over time, and tax incentives can be offered to further encourage the practice and offset the necessary costs. In upper Manhattan where I live, several of my elderly neighbors have been forced to leave their affordable apartments when the lack of an elevator became too much of a burden. As a result, they relocated miles away, leaving a loving community with which they had forged close friendships and who had helped them cope with their disabilities. Often these residents are forced into government-subsidized nursing homes, needlessly straining social service agencies and draining their budgets, when an elevator would have al-

lowed for much less costly at-home care.

Adding elevators in walkup buildings allows the elderly to age in place with grace and dignity in their own communities, but it also can help anyone who has been permanently or temporarily disabled due to an accident or illness, as well as parents with young children. Installing elevators in walkups would retain affordable units in small buildings that may not have been subject to rent stabilization or control but are affordable because of market trends that favor newer, larger buildings and keep rents low.

Facilitating changes

In this post-pandemic era, we all can understand the impact of forced isolation and the positive power of human interaction. Asking for help is never easy, and for the elderly and disabled, asking for help to navigate your own home can be even more difficult — coupled with the guilt, shame and frustration. Changes in regulations would ease their hidden pain by enabling property owners to make improvements without requiring them. Creating a working group of city regulators, industry leaders, community advocates and elected officials would be a good first step toward facilitating such a change for these often-overlooked New Yorkers.

Their struggle may be silent, but that doesn't mean we should ignore it.

From: [Margo S. Margolis](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony / City of Yes
Date: Tuesday, October 22, 2024 9:09:51 PM

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I am a certified artist living in a building in SoHo that was converted from commercial to JLWQA in 1976. Residents in SoHo and NoHo are pioneers of adaptive re-use and joint live work. We created the model that the city now wants to adopt under section 15-01. Ironically all neighborhoods can convert from commercial to residential free of charge except SoHo and Noho which must pay an exorbitant fee to an Arts Fund to do so.

This is a discriminatory tax that unjustifiably targets two neighborhoods and will cost the residents of SoHo and Noho millions of dollars.

Many of these residents are the original pioneers who are now senior citizens and living on fixed incomes. This is an impossible expense. Under this punitive tax, my child who was born here and grew up in this loft cannot inherit this without paying this tax. Please do not support this unless the city abolishes this punitive fee and treats all New Yorkers equally. Unless it is fully inclusive, do not vote to support provisions in section 15- 01.

Thank you

Margo Margolis

From: [Maria Becce](#)
To: [Land Use Testimony](#)
Cc: [Ziraschi, Alexandria](#); [Miller, Shane](#)
Subject: [EXTERNAL] Written Testimony - NYC Council Public Hearing: City of Yes-Housing - October 22, 2024
Date: Wednesday, October 16, 2024 7:40:17 PM
Attachments: [Broadway-Flushing MAP - History- Written Testimony - 10-22-24.pdf](#)

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Attention: New York City Council

My family purchased our home in 1981 in the Broadway-Flushing (Queens) Historic District, designated by the National Register of Historic Places and New York State Historic Preservation Office in 2006. The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. It is a national program to coordinate and support public and private efforts to identify, evaluate, and **PROTECT** America's historic and archeological resources. I submit the following written testimony and attachments including a map of Broadway-Flushing in opposition of City of Yes-Housing.

The proposed zoning text amendments will annihilate the neighborhood of Broadway-Flushing as it is located within a half mile of the Broadway Station of the Long Island Railroad. My neighborhood is a **Rickert-Finlay planned community since 1906**. There are 158 corner properties within its physical boundaries from 155 Street to 170 Street and from Crocheron Avenue to Thirty-second Avenue. Each corner property has at least 5000 square feet.

As a former Officer and current member of the Broadway-Flushing Homeowners' Association established in 1964, many individuals including myself volunteered and devoted countless hours working with elected officials for many decades to ensure city services and preservation of my single family zoned neighborhood for generations to come. Everything we worked for will be destroyed with City of Yes as there is no such thing as a "little more housing" in Broadway-Flushing within the confines of a half-mile transit oriented community where the average property size is 5000 square feet.

In addressing the housing shortage crisis, the City of Yes is not taking into consideration the destruction of communities like Broadway-Flushing. Instead of proposing a blanket sweeping proposal for all five boroughs, each Community Board should submit locations that could benefit from zoning changes in order to increase housing and business opportunities. City of Yes thinks it is solving a problem, but in fact it is creating another problem, i.e., the annihilation of my community.

If the New York City Council passes the City of Yes-Housing without eliminating ADU's, SRO's, and significantly decreasing the half mile radius within a transit oriented community, the Class of 2024 New York City Council will be responsible for destroying the Broadway-Flushing Historic District. A gracious and open green space

planned community with significant architecture will be lost forever as well as a piece of New York history. It seems unfathomable that New York City cannot retain 15% of single family zoning in order to offer a lifestyle choice within city limits.

Please do not forget the neighborhoods and unique characteristics that comprise our diverse city, and please do not destroy my community. There is no such thing as a "little more housing" in Broadway-Flushing. Please vote NO to City of Yes.

Thank you,
Maria

Maria R. Becce

[REDACTED]

Broadway-Flushing, New York 11358

[REDACTED]

From: [Maria Diaz](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL]
Date: Wednesday, October 23, 2024 4:37:06 AM

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I am a resident of Throggsneck for 23 years and i am opposed to the city of yes because we do not have the infrastructure to support the new building. Our power grid is failing weve been flooding and weve seen sink holes the size of a truck.

There arent enough schools, hospitals, police and fire house to support more people.

From: [maria fiocca](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony
Date: Friday, October 25, 2024 9:07:03 AM

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Please accept this written testimony, in addition to the online testimony, I gave on 10/22/24.

As a lifelong resident of Flushing, Queens, I am deeply concerned about the proposed "City of Yes" legislation and its potential impact on my community. The Broadway-North Flushing neighborhood, which is listed on the National Register of Historic Places, is a source of immense pride for many of us who have called this area home for decades.

The provisions within the "City of Yes" plan pose a serious threat to the character and integrity of our historic neighborhood. The transit zone provision could lead to the demolition of cherished homes, including my own 100-year-old residence, in favor of multi-family units with minimal green space and zero parking. The introduction of accessory dwelling units (ADUs) could further encroach on our already limited backyards, depriving us of sunlight and privacy.

Moreover, our community's infrastructure is simply not equipped to handle the influx of new housing that the "City of Yes" would bring. We already struggle with flooded basements and streets during major storms, and are asked to limit our appliance usage on hot days due to the strain on our resources. Increasing the population without the necessary improvements to sewage, police, fire, schools, and sanitation services would only exacerbate these issues.

I have closely followed the testimony presented at the City Planning Commission and Queens Borough President hearings, and it is clear that the primary supporters of this legislation are land developers, officials who reside in landmarked buildings, and non-profit/for-profit organizations using a scripted narrative to demonstrate their backing. This raises concerns about the true motivations behind the "City of Yes" plan and its potential to benefit certain groups at the expense of long-standing residents like myself.

While I understand the need for affordable housing, the one-size-fits-all approach of the "City of Yes" is insensitive and cruel. It fails to consider the unique character and challenges of our historic neighborhood, and instead seeks to obliterate the hard-earned investments that many of us have made in our homes and communities.

Given the current state of the city, the allegations of corruption surrounding our leadership, and the life-changing impact the "City of Yes" could have on those of us who have called Queens home for over 50 years, I believe the vote on this legislation should be a resounding "NO."

Maria Fiocca

From: [Maria Gonzalez](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Oppose city of yes
Date: Thursday, October 24, 2024 3:55:34 PM

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The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

Maria González



Bronx, NY. 10465

[Sent from Yahoo Mail for iPhone](#)

From: [Maria Pennolino](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] CITY OF "YES" written testimony against
Date: Thursday, October 24, 2024 5:02:39 PM

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City of New York
City Council on Land Use Hearing

October 24, 2024

To Whom it Many Concern:

I'm a resident/owner of a one family home in Middle Village, Queens. I'm afraid that this new proposed increase in land use will destroy our property value which is our asset. We are now overcrowded, there is no place to park your car on the street. There are always parked cars in front of the fire hydrants because there is no place to park. The Juniper Park Civic Association represents our area, they do a great job representing our community. You must listen to our representatives, they know how our community works the best. Our community has a terrible flooding issue, every time a heavy rain fall we get water damage in our homes. This problem has not been addressed, but you are going to build new and additional units. The answer to the "City of Yes" is a big "NO".

Thank you,
Maria Pennolino

From: [Maria Savvides](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] The City of Yes
Date: Friday, October 25, 2024 9:45:52 AM

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To Whom It May Concern:

I am respectfully voicing my opposition to The City of Yes Proposal which will add to an already overwhelmed infrastructure. For example, as a semi-retired NYC public school teacher, I know firsthand the impact it can have on our schools. The overcrowding creates safety and health issues. It also influences the learning environment; oversized classes are not conducive to learning. It robs students of individual attention and burns out teachers who have to reach students by differentiating lessons.

As a long time resident of the Pelham Bay section of the Bronx, I am saddened by the transformation of our once quiet, clean, peaceful, and safe neighborhood. Where do I begin? The noise level is incredibly high; finding parking has become an adventure; the streets and sidewalks are filthy; and crime is up. Our police force, fire department, EMS, health and human services are overburdened. Additional upzoning will create a bigger burden.

It seems that the city is trying to solve a problem it created in the first place. Since we've had a housing crisis, was it logical to allow tens of thousands of new entrants into this city? Also how hypocritical is it for developers to build in neighborhoods in which they do not live?

It is time that politicians listen to all their constituents' voices. I, personally, have invested in my community, and it pains me to see it turn into a congested metropolis.

Thank you for taking the time to read this email. I pray you take my concerns into consideration.

To: [REDACTED]
Subject: [Land Use Testimony](#)
Date: Fw: [EXTERNAL] City of Yes Housing Opportunity Public Hearing Testimony
Tuesday, October 22, 2024 7:14:15 PM

[REDACTED]

From: Mariama James [REDACTED]
Sent: Tuesday, October 22, 2024 1:46 PM
To: NYC Council Hearings <hearings@council.nyc.gov>
Subject: [EXTERNAL] City of Yes Housing Opportunity Public Hearing Testimony

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My greatest concern is affordable housing and the fact that CoY doesn't mandate any at all and that affordable units created in exchange for developer incentives don't have to be allocated on the site of the development receiving the incentives, allowing for the continued relegation of communities of color and/or low income earners to the outer boroughs, effectively red-lining while also turning areas like those in Lower Manhattan into luxury enclaves even existing middle to upper class residents are being priced out of, fueling their migration to & gentrification of those same outer boroughs which of course results in the poorer people being pushed out. Talk about a vicious cycle. It's downright nasty!

New York has got plenty of housing stock. What we need is specifically, genuinely and permanently affordable housing. Trickle-down economics is a 50 year failed experiment conducted by the most Conservative of Republicans. It does not and will not work in housing here. Further, there are no unhoused or housing insecure wealthy people clamoring in the streets. It's simply bad math to develop the majority of housing at market rates. All government properties developed for residential use must be 100% and permanently affordable with a plethora of multi-bedroom units for families at AMIs of 60% and below.

Consider when creating this housing that AMI, a metric implemented in the 1930s, in 2024 is racist, sexist, homophobic, classist, ableist and transphobic. It was derived in a time when there was a "man of the house". Women couldn't even have their own bank accounts. Black

people couldn't even vote. Today a family may consist of a single woman, one sole female income earner who presumably earns less than her male counterparts, and her two kids or two lesbians, or a trans person with a child. I know it's federal and there's nothing you can do about the metric itself but you can keep it in mind when determining what AMI truly makes sense for most New Yorkers and is sustainable.

Below is a related quote of mine in this past Thursday's Crain's Business. Thank you for "hearing" me out.

Regards,

Mariama James
100% Affordable 5WTC co-founder

households earning between 40% and 120% of the area median income, or about \$56,000 to \$168,000 for a family of three.

The Coalition for a 100% Affordable 5WTC was the main community group advocating for more affordable housing there. Mariama James, a steering committee member, said the group has “absolutely” talked about pushing for housing at 2 World Trade Center as well.

“I think that we should all see the writing on the wall that commercial is largely dead in terms of huge brick-

From: [Marina Battaglia](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] RE: Strong Opposition to the "City of Yes"
Date: Wednesday, October 23, 2024 5:14:38 PM

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To whom it may concern,

I hope this message finds you well. I am writing on behalf of the Howard Beach community to express our strong opposition to the "City of Yes" plan and the detrimental effects it could have on our neighborhood. While we understand the city's interest in promoting growth and development, Howard Beach faces significant challenges that make such an expansion highly inappropriate and unsustainable.

Most critically, Howard Beach is located in a designated flood zone, and the threat of flooding is a constant reality for our community. Even during high tide, many areas experience significant flooding, which underscores just how vulnerable our neighborhood is to rising water levels. We have faced the devastating impacts of storms and heavy rains in the past, and adding more housing and residents to this already at-risk area would only amplify the risks. This would place greater pressure on our emergency services and flood management systems, ultimately compromising the safety and security of all residents.

In addition, our infrastructure is simply not equipped to support an increase in population. The roads in and around Howard Beach are frequently congested, and introducing more development would make it even more difficult for residents to navigate safely. Congested roads also raise serious concerns for emergency vehicle access, especially during times of flooding or other emergencies. The safety of pedestrians and cyclists would also be compromised as traffic increases.

Our schools are another major concern. Currently, local schools are at or near capacity, and the proposed development would inevitably lead to overcrowding. This would put additional strain on resources, limit the individual attention students receive, and reduce the overall quality of education. Moreover, it could pose safety risks for children, as schools would struggle to accommodate larger class sizes and maintain proper supervision.

The "City of Yes" plan also threatens to undermine the character and appeal of Howard Beach. Our community is known for its close-knit, family-friendly atmosphere, and we fear that introducing high-density housing would disrupt this balance and negatively impact the quality of life for current residents.

Given the unique challenges we face—ongoing flooding issues even at high tide, overburdened infrastructure, and overcrowded schools—we believe that this plan is not appropriate for our community. We respectfully request that the city reconsider the "City of Yes" proposal for Howard Beach and work with us to find solutions that prioritize the safety,

sustainability, and well-being of our residents.

Thank you for taking the time to consider our concerns. We welcome the opportunity for further dialogue and collaboration to ensure that any future development aligns with the needs and limitations of our neighborhood.

Sincerely,
Marina Battaglia RN

From: [Marisa Kurland](#)
To: [Land Use Testimony](#)
Cc: [Joseph, Rita](#); [+jpiquant@council.nyc.gov](#); [+SpeakerAdams@council.nyc.gov](#)
Subject: [EXTERNAL] Testimony For Zoning For Housing Opportunity
Date: Friday, November 1, 2024 5:37:55 PM

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My family and I oppose the City of Yes for Housing Opportunity text amendment. We live in Flatbush Prospect Lefferts Gardens where many blocks are not yet landmarked. Our block enjoys community and connections with its neighbors, some of whom have been residing here for over 40 years. There is a strong commitment to the community from long-time and recent home owners and apartment residents. There is great value in a neighborhood where people aren't forced to leave and can live where they appreciate their neighborhood.

We oppose the Zoning for Housing Opportunity amendments and request that your council members vote "No." These amendments are not ideal. As you are aware, there is not a need for further upzoning to create housing or affordable housing; in fact, there is a need for "right zoning" to preserve the stability of our residential community, historic architecture and small business and ensure that population density does not overwhelm infrastructure, including sewers, public schools, parking, sidewalks, subways and sanitation.

Please support community based planning to allow local community boards and council members to determine where and whether zoning or parking waivers are appropriate in exchange for affordable housing or other community benefits and mitigation of environmental effects. Adding density or reducing parking is appropriate in different places in different communities. Most of District 9 is covered by R6 and R7 zoning that would receive massive density increases, leading to the demolition of most of our neighborhood, with current tenants having to leave and wait years before competing with the rest of the city in a lottery for new apartments.

Support non zoning affordable housing strategies, especially affordable housing preservation. According to the city planning equitable development data explorer, 2/3 of Community District 9 dwelling units are in rent stabilized buildings. In addition, over 25,000 units of buildable housing remain possible under the current zoning.

Thank you for your attention.
Your constituent,

Marisa Kurland, M.A., CCC-SLP

[EXTERNAL] I support lifting Parking Mandates and City of Yes: Housing Opportunity

Marius Marinescu <>

Fri 10/25/2024 9:54 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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- I support lifting Parking Mandates and City of Yes: Housing Opportunity.

Best Regards,

Marius Marinescu

[EXTERNAL] City of Yes

Marjorie Marciano < >

Wed 10/23/2024 3:43 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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I am opposed to the City of Yes housing opportunities. They will destroy neighborhoods like mine in Ditmas Park Flatbush, only adding to traffic congestion, subway overcrowding and lack of parking

Please do not approve.

Sincerely,
Marjorie Marciano

From: [Mark Emerson Natanawan](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Thursday, October 24, 2024 2:42:49 PM

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Hello,

I'm submitting written testimony for the City of Yes for Housing Opportunity City Council hearing from October 22nd.

The housing crisis has been around for too long and getting worse every year - we cannot afford inaction any longer. Please do not let this initiative be killed by a vocal, angry minority when the vast majority of New Yorkers supports City of Yes. As a tenant organizer and someone who previously worked in affordable housing development, this is a commonsense yet a vital first step toward the big, ambitious action we need to provide everyone a home in NYC!

Best,
Mark

From: [Marla Wilson](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Wednesday, October 23, 2024 4:20:09 PM

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Hi,

As a Brooklyn resident and voter, I support ending parking mandates. This is something other several cities with smart land use planning have done to boost walkability, reduce housing costs, and promote transit ridership. It's proven and it works! It also removes burdens that fall disproportionately on low-income New Yorkers.

This NYT story below shows how parking minimums are outdated, harmful, and onerous. If any city can do this in the U.S., it's New York, the least car-dependent big city in the country!

<https://www.nytimes.com/interactive/2024/10/21/upshot/parking-mandates.html?emci=613eb6bb-4191-ef11-8474-000d3a98fa6b&emdi=eda73971-7a91-ef11-8474-000d3a98fa6b&ceid=762644>

Thanks,
Marla Wilson

 Brooklyn 11213

[EXTERNAL] Marni Halasa's Testimony for City of Yes...

Marni Halasa [REDACTED]

Wed 10/23/2024 2:33 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

Cc: John Mudd [REDACTED] Layla Law-Gisiko <[REDACTED]> Steve Barrison <[REDACTED]>

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MARNI SAYS NO TO CITY OF YES

Thank you for this opportunity. My name is Marni Halasa and I am an activist in Chelsea, fighting to stop the demolition of public housing, as well as to save NYCHA's Section 9. I also, with my husband Peter, own a wine bar in Hells Kitchen, called The Purple Tongue. I am also a professional figure skater and have lived in NYC for 30 years.

(Just fyi, I signed up to speak yesterday at 9:30am but was never called by CM Abreu. And I never re-registered because I didn't think I had to since I already registered. I watched the hearing from 1pm to 12pm waiting to be called, and at the end when the CM asked if there any more speakers, he shut it down after seconds. I am very disappointed I didn't speak, which I put on Twitter @marni4change. This editorial will be published in the Westview News.)

I also ran for City Council in 2017 and 2021, an experience which really opened my eyes to the very insidious and diabolical ways that corporate and real estate interests work in matters of land use -- and how elected officials and especially those in City Council suck on the teat of REBNY, constantly opposing the interests of their own constituents in the hopes of enriching themselves. And they do this with a smile.

I say NO to the City of Yes, and that's because it's a sham. NYC does not need a tiny percentage of affordable units, but millions of genuine affordable units for regular New Yorkers, in the ranges of \$800 to \$1500, where people can have longevity, security and sustainability in their homes. Housing is of course a human right.

But developers don't care -- and anyone who thinks they will, out of the goodness of their heart, are not living in reality. Big real estate is in the same boat as what reporter Matt Taibbi famously described Goldman Sachs in 2011 as ... "a great vampire squid wrapped around the face of humanity, relentlessly

jamming its blood funnel into anything that smells like money."

City of Yes was designed to create luxury apartments that no one can afford, and it seems like every young twenty or thirty something person on this zoom has taken their marching orders from Open New York, refusing to critically think, parroting talking points that not only paint a dishonest reality -- but mark my words -- will be the deathknell that sends them back to the Iowa's and Ohio's they came from.

Look at how developers now are coming after NYCHA public housing, privatizing and demolishing apartments that are the largest source of deep affordability in the city for seniors and the low income. I have examined the actual privatized Nycha leases that go through RAD/PACT. These leases state that construction can last up to 20 years, that shareholder profits -- *not repairing apartments* -- are the developer's priority. Other leases state that the developer can change the percentage of affordable housing if it doesn't fit in with profit formulas. It's a classic bait and switch and happens all the time. But these young people -- many with ties to these City of Yes groups -- purposely keep their heads in the sand.

In places like Chelsea, developers want to demolish Fulton and Elliott Chelsea Houses to build luxury condos to displace low income people of color, with the real intent of gentrification on steroids -- so Chelsea can develop into an even WHITER wealthier neighborhood, ridding itself of our black and hispanic neighbors who have lived there for decades.

Watch the 2023 documentary, "Razing Liberty Square," and you will see that after all the hullabaloo that "no resident would be displaced," that only 5 tenants out of thousands of long-term residents ever returned, while a new neat tidy development of luxury condos emerged. Liberty Square, built in 1937, was one of the oldest public housing developments in the nation. And the demolition had dire consequences: (1) former tenants, many seniors and the disabled, became homeless, (2) others died waiting on lists to get into apartments supposedly set aside for former tenants, all of which ultimately destroyed this black and brown community forever. Whether you agree or disagree with the City of Yes, you must concur that privatization/demolition development schemes, place low income people of color in harms way, and are as well racist, discriminatory and prey on the most vulnerable.

If the Mayor is serious about making NYC affordable, he should direct city agencies to clawback the 26,000 rent-regulated units being warehoused by landlords, as well as use planning tools to slow land speculation, tax warehoused property and pied-à-terres, and subsidize housing outside of the profit-making system. But I don't think he is serious.

But I also say to all the young people on the City of Yes zoom call -- for your own protection: dig deeper, look at the opposing side and study it. Read the editorials and presentations of Paul Graziano and Andrew Berman who will illustrate in detail why CoY is a sham. Then make a more informed decision.

But on a spiritual note, you should also look up the Akashic Records. I don't know if you believe in a higher power, but if you do, you do understand that those who knowingly harm people in this life, and subscribe to policies that put others in danger, are walking a very unsteady path where you cannot hide. Karma is everywhere and when it inevitably come for you, you will want to have made compassionate choices, or else...

From: [Mars](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Fwd: City of Yes for Housing Opportunity
Date: Thursday, October 24, 2024 4:27:08 PM

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>
> Please lift parking mandates in NYC. We need to discourage car ownership and lower housing costs.
> Thank you!
>
> Mars van Grunsven

From: [Mary Ann Poust](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Parking requirements
Date: Thursday, October 24, 2024 11:25:27 PM

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I OPPOSE lifting parking requirements in new construction. I live in Manhattan and am a lifelong NYC resident.

Mary Ann Poust
Sent from my iPad

From: [Mary Ann Pungello](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes Plan
Date: Wednesday, October 23, 2024 6:08:34 PM

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To Whom it May Concern:

The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

Mary Ann Pungello

[REDACTED]

Bronx, NY 10461

[EXTERNAL] City of Yes!

Mary Aufenanger <[REDACTED]>

Fri 10/25/2024 6:52 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Please say No, our communities are already overcrowded. We do not have the infrastructure to add more houses to our neighborhoods.

Please say NO, to changing the zoning to build bigger homes and adding businesses to our community

Mary s Aufenanger

[REDACTED]
Bayside, NY 11364

[EXTERNAL] Written Testimony for the City of Yes for Housing Initiative in the Garment District

Mary Beth Budd



Wed 10/23/2024 1:55 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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I support the city's efforts to address the housing crisis by easing restrictions and expanding affordable housing. However, it is just as crucial to preserve the local industries that make New York City a global leader—particularly the specialty garment manufacturing sector that has long defined the Garment District. This neighborhood is not only a hub for fashion but also a vital part of New York's identity, serving Broadway, film, television, and the wider fashion industry. It is home to fabric and notion vendors, artisans, and specialty legacy makers whose expertise fuels creativity and innovation across multiple industries.

As the city moves forward with housing expansion, we strongly urge you to implement incentives that protect maker and manufacturing spaces in the Garment District. These industries provide good, stable jobs and are the backbone of a thriving local economy. Without such protections, we risk losing the infrastructure that supports Broadway's iconic productions, the fashion that drives New York's global reputation, and the costuming that brings film and television to life. By ensuring that both affordable housing and our world-class manufacturing sector can coexist and grow, we can secure a future where New York remains a city of opportunity, innovation, and creativity for all.

Mary Beth Budd

From: [Mary Griffin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Wednesday, October 23, 2024 6:05:37 PM

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Please support the ridiculous requirement for parking mandates. We don't need to encourage more cars on the streets.

--

M Griffin



[EXTERNAL] City of Yes

Mary Alice Lee <>

Fri 10/25/2024 4:32 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Please reconsider the City of Yes. Its “one size fits all” approach doesn’t work for historic neighborhoods like Douglas Manor in Queens. Neighborhoods like that are a unique part of New York City history and deserve to be preserved. There are many districts in the city that can handle increased housing. Please don’t alter the character of these special historic places.

Thank you.
Mary Lee

From: [Mary Scotti](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote NO on Cityof Yes
Date: Friday, October 25, 2024 11:37:10 AM

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As a tax paying New Yorker, I urge you to vote NO on the City of Yes proposal. There are more creative ways to increase housing stock. Crowding our communities is not the answer. This is more beneficial to developers than anyone else. Haven't we seen enough corruption in NYC? Please save our neighborhoods!

Sincerely,
Mary Scotti

My name is Mary Taylor and I am a resident of Flatbush, Brooklyn within Community District 14.

To understand the City of Yes housing proposals, I have read the City of Yes materials, attended our Community Board and neighborhood association meetings, and watched the city-wide zoom of the Department of City Planning (DCP) meetings of deliberation and stakeholder input. I have heard the informed, passionate and varied views of my fellow NYC neighbors and learned a lot in the process. The proposals and the underlying issues they are intended to address are complex. The goals behind them (alleviating the City's housing shortage and improving housing affordability) are, in my opinion, good ones, and ones deserving solutioning, but I have significant concerns on both macro and micro levels with the current proposals.

Macro concerns

1) Insufficient details, plans and impact assessments have been provided

There are tons of significant unanswered questions about how the City of Yes proposals will all work in practice. Because the proposals have not been sufficiently studied or analyzed on the front end through appropriate due diligence and detailed planning, they have the impact of making constituents fear the worst, be distrustful and resist them. High-level, conceptual proposals are hard to react to when not accompanied by the supporting details needed to understand the fuller picture and the various impacts that will result from the proposals. Examples include: how will the infrastructure of our neighborhoods support the additional housing and residents (e.g., schools which are already at capacity, subway platforms that are already dangerously overcrowded, streets already overwhelmed with traffic, lack of available parking currently, existing flooding issues with overwhelmed sewer and drainage systems, environmental impacts of increased density, including de-greening of landscapes). Answers to these questions and the results of any environmental impact studies have not been made available to assist existing residents in understanding the proposals, yet we are being asked to march forward on them. The current proposal development process and the break-neck speed with which the proposals are being advanced have not provided the information and time needed for New Yorkers to assess their merits, risks, and impacts. Given the significance of the proposals, from that perspective, I oppose the City of Yes housing proposals.

2) Proposals should not be blindly applied without consideration of unique circumstances which exist

I understand that the intent of the proposals is to create "a little more housing in every neighborhood", which appears conceptually fair and reasonable at an overall level. I also appreciate the tailoring of the proposals to each neighborhood's respective starting place (i.e., low, medium or high-density housing currently). However, I have significant concerns that beneath those very high-level categorizations, proposals will be applied with a broad brush within them, including in instances where they don't make sense.

NYC is a wonderful collection of communities, each with its own unique story, strengths and needs. The application of "a little more housing in every neighborhood" should be tailored to each community through an engagement process by the Department of City Planning with residents in

each one impacted, through which the proposals are applied in a way that makes sense for each community.

Current residents selected their respective neighborhood because of the unique balance of positive and negative attributes the neighborhood had for them and what attributes the prospective residents personally valued most. Similarly, the City of Yes for Housing proposals present potential positive and negative changes for current residents. To the extent current residents can have their respective collective voice at the community level voiced and implemented (e.g., through Community Board-led tailoring of the City of Yes proposals which still achieve the overall goals), the results will be more effective, and our communities can each retain their wonderful, unique and irreplaceable personalities, which together make NYC the greatest city in the world.

Micro view

I live in a low-density Community District and many of the low-density proposals would negatively impact my and my family's quality of life, as well as harm us financially. I recognize that the negative impacts on us will yield positive impacts on my neighbors and future neighbors, so I support all but one of them. I strongly oppose the Transit Oriented Development, which will undoubtedly destroy for everyone the very fiber and character of this truly unique and special neighborhood, which includes irreplaceable historic Victorian houses.

- The primary reason I and many others oppose the Transit Oriented Development aspect of City of Yes is because Community District 14 already went through an extensive multi-year rezoning process in 2009 to increase the density of our neighborhood without ruining its fabric. This significant rezoning has been and continues to be successful in its goals. It has resulted in significant large apartment building development throughout the neighborhood, including within Victorian Flatbush on Coney Island Avenue, Cortelyou Road and Foster Avenue, with more in progress and pending imminently in the near term. As of now, an 11-story building is under construction and two buildings with more than 10 stories are soon to be built on the main intersection of Beverly Road and Coney Island Avenue. In addition to those developments, 877 units are being built right now on Beverly Road and Bedford Avenue within our Community District.
- The Transit Oriented Development will result in the rezoning of multiple streets **within the center** of the portion of our neighborhood that is comprised of Victorian homes built between 1890 and 1910. This rezoning will allow the lots on those streets to be upzoned to accommodate 3-5 story apartment buildings. These changes would permanently break, in multiple places, the small, uninterrupted pocket of Victorian homes within Community District 14 that are a true gem within our city. Because of their age, beauty and unique historic architecture, they provide a much-needed refuge of trees, green space, light and semi- tranquility within our gorgeous, bustling city. These homes are not only treasured by their residents but by all the residents around them, and in Brooklyn and the City widely, due to their unique character and the benefits they provide to all of us.
- These homes have been invested in, maintained, preserved and cared for by each successive owner for over 100 years and the current Transit Oriented Development proposal puts their survival at risk unnecessarily.

- Rezoning will significantly and unfairly change the economics of the impacted lots immediately -- by increasing the value of the lots that have been upzoned and decreasing the value of the lots adjacent to and around them. The lost value to the surrounding homeowners will transfer directly to the apartment building developers who will be selling the new apartments for profit to luxury buyers, given the lack of an affordability mandate in the current City of Yes proposal for low-density areas. From an environmental perspective, the developers of the new apartment buildings will destroy the canopy of 100-year-old trees curbside and on each property, as well as the green lawns, front and back gardens and rows of bushes, replacing them all with concrete. The sunlight that currently permeates this tiny Victorian section of the broader Community District 14 neighborhood will be cut off by the new developments, impacting the solar power many neighbors have installed.
- The Transit Oriented Development portion of the City of Yes for housing does not make sense. The losses involved for all exceed the benefits which will primarily be for the developers. Through community engagement and brainstorming we can find ways meet the city's housing goals while still preserving this small Victorian Flatbush section which exists within perimeter of the broader bustling and dense community that is Community District 14.

Thank you for your consideration of my view.

Respectfully,

Mary Helen Taylor



Brooklyn, New York 11218

[EXTERNAL] Writing in support of the removal of parking minimums

Matt Paolucci <[REDACTED]>

Tue 10/22/2024 11:17 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hello,

My name is Matt, I live in Queens and am a student at Queens College. I start this email by stating I am not affiliated or a part of any organization in regard to CoY. I also take extreme offense to the comments made by a certain Councilwomen earlier today, who will not be named. Our city is and always be a place for fresh faces, immigrants, and those just looking to achieve their dreams; it's what has allowed us to become a world class city for over a century and will continue to be the case. Shame on those remarks about "outsiders" by the councilwomen.

I regret not being able to give vocal testimony at tonight's hearing, but I feel that one aspect of City of Yes that is unfairly under scrutiny by some on the council and in need of written support is the removal of parking minimums.

Cities that are far smaller, rely on car usage at a much higher scale, and much more suburban in nature have removed parking minimums. Why can't the most transit rich city in America do the same thing? When I mean transit rich, I don't just mean subway. Our city is fortunate to have amazing commuter rail and bus offerings as well. In particular with bus usage, it is the responsibility of the city to improve bus infrastructure citywide as to shorten travel times and make it more enticing than driving.

I also ask this. Where is the bold leadership??? Why can't the greatest city in the world dream great, transformative ideas in to reality? The fact of the matter is, removing parking minimums allows for a greater production in housing units citywide. These extra units are of great need to the next generation of New Yorkers looking to call this city home, such as myself. The slow but steady drain of middle class families from our city will only be worsened without bold action to stem the tide against the housing crisis; and to develop for people, not cars.

When you take in to account what aspects of CoY to change before sending to a final vote. Please remember the millions of residents that don't have time to sit through a 10 hour public hearing; those who have to work, raise a family, do anything they can do be able to afford to live in our city. Remember those people, because the removal of parking minimums allows for a future that is more affordable for all, not just those who are fortunate to already have a secure roof over their head.

Regards,
Matt

[EXTERNAL] Land use testimony

Matthew Holden <>

Fri 10/25/2024 10:49 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hi

I am a resident of Ditmas Park West in the Flatbush area of Brooklyn.. I'm writing to express concerns about proposed changes to the zoning of our neighborhood that would open it up to increased development of the neighborhood.

Everyone knows that there is a housing crisis in the city, particularly affordable housing for lower and middle income families. This proposal would likely cater not to these residents, but rather to upper and upper middle class city residents, as well as to real estate developers. The neighborhood is a unique one, with a collection of turn of the century free standing homes, many of which are land marked, as well as lovely, unique tree lined streets that are not easy to find in our great city.

It's a destination for other Brooklyn residents when they want more peace and quiet, almost a taste of "the suburbs". Much of this character would be lost were zoning open up to larger and taller buildings, which would likely be higher rent units unaffordable to the average New Yorker. Please take the time to listen to the voices of those already living in the neighborhood, rather than opinion polls funded by the developers who stand to profit at our expense

Thank you so much

[Sent from Yahoo Mail for iPhone](#)

[EXTERNAL] City of Yes Opportunity

Matthew Housley <>

Sun 10/27/2024 2:13 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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To whom it may concern:

I am here to inquire about the City of Yes Opportunity. I am someone who is in favor of more building. In particular, I would like to propose to you a proposal to help with housing. Here is a video explaining what that is. (https://www.youtube.com/watch?v=smi_iloKybg)

-Matthew Housley

[EXTERNAL] Support for City-of-Yes and Eliminating Parking Minimums City Wide

Matthew Kaal <

Wed 10/23/2024 3:06 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hello, to whom it may concern at the NYC City Council,

I am writing to voice my support as a New York City resident and voter for the proposed land-use changes in the City-of-Yes proposal currently being debated, and in particular the removal of mandated parking minimums for new development city-wide in New York.

I believe that eliminating costly regulatory requirements like mandated parking is the only way to increase the supply of housing faster than growing demand, to ensure long-term affordability for working and middle class New Yorkers. Like millions of New Yorkers, I use public transportation and walking as my primary modes of moving around the city - because of outdated requirements for parking (in a city where the majority of individuals do not own vehicles) the costs of maintaining expensive car infrastructure are passed on to me as a tax payer, and also I also suffer from spiraling increases in rent throughout the city.

I urge all members of the Council to support these reform efforts, trust the market for parking to sort itself out, and allow New York to grow its population and housing stock to continue thriving as one of the great cities of the world.

Thank You.

Matthew Kaal
Inwood, Manhattan, New York

From: [Matt Wiecha](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes Testimony
Date: Thursday, October 24, 2024 7:57:03 PM

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Hello,

I'm writing to submit my **support** for City of Yes.

Thank you!

Matthew Wiecha

From: [Matthias Altwicker](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing
Date: Wednesday, October 23, 2024 6:53:22 AM

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Dear Members of the City Council and the Subcommittee on Zoning and Franchises,

I am testifying with strong support for the zoning changes proposed through the ZHO. Through the AIA Housing Committee I worked with land use staff to visualize the way ZHO would be different than current zoning. These studies were crucial to my own understanding of what the changes might mean. As an architect, professor, and researcher with many years of experience understanding the impacts of zoning on neighborhoods and communities, I can say that the proposed zoning changes are impactful yet respectful to both the scale of the existing neighborhoods and the types of buildings allowable in those neighborhoods.

Sincerely,

Matthias Altwicker AIA NCARB LEED AP
Principal, Studio A+H
Associate Professor of Architecture
New York Institute of Technology
School of Architecture and Design

From: [A. Matthias Hess](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I support lifting parking requirements
Date: Wednesday, October 23, 2024 4:16:35 PM

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Hello, I would like to register my support for City of Yes measures abolishing parking minimums. Requiring too much parking actively prevents housing from being built, reducing supply and increasing cost.

Sincerely,
Matthias Hess
Harlem, NY

From: [Mattie Safer](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I support the City of Yes zoning law proposals
Date: Wednesday, October 23, 2024 5:10:33 PM

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I've lived in New York City for 25 years, and affordable housing has been a critical issue as long as I have lived here. We need to make changes that will allow for more affordable units to be built across the city. Please pass these changes!

M

[Website](#)
[Instagram](#)

[EXTERNAL] City of Yes

Maureen Meehan <[REDACTED]>

Wed 10/23/2024 11:59 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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The City of Yes Housing Opportunity will not provide additional affordable housing to those NYC residents most in need of it. While it would permit additional density by changing zoning laws, only a small amount of the additional housing provided would actually be considered affordable for low and middle income families. Most of the additional housing provided would be market rate housing which would do absolutely nothing for the families currently struggling to find affordable apartments. This proposal would replace owner occupied housing with market rate and luxury rental units and further exacerbate the affordable housing issue. New York City has lost approximately 800,000 residents in the last 6 years and NYC's population is now below 8 million people. NYC

now has roughly the same population it had in 1960 and we have approximately 800,000 more residential units than we did in 1960, with an additional 150,000 residential units approved in the first 6 months of this year. NYC does not have a housing crisis, instead we have an affordability crisis which the City of Yes Proposal will not fix and will do little if anything to alleviate.

[EXTERNAL] Vote YES on City of Yes for Housing Opportunity (CORRECTION)

Max Yeston <[REDACTED]>

Fri 10/25/2024 4:29 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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To Whom It May Concern:

My name is Max Yeston and I hold a dual Master's Degree in Historic Preservation and Urban Planning from Columbia University. As a resident of Brooklyn, I am writing to express my enthusiastic support for the City of Yes for Housing Opportunity plan. New York is in the worst housing crisis since the Great Depression, and I applaud the proposal to preserve and increase the number of affordable residential units.

From my perspective as a planning and historic preservation scholar, the Department of City Planning has introduced a much-needed common-sense overhaul of the New York City Zoning Resolution. The default height, bulk, open space and parking regulations of the 1961 Resolution are remnants of an obsolete, car-centric planning ethos that favored the automobile over the pedestrian, equated density with blight and crime, and prioritized purposeless open space at the expense of vibrant streets. Instead of retaining regulations that aimed to create a spread out, low-density, tower-in-the-park atmosphere and reduce urban vitality, we should craft new rules to encourage the multiple housing typologies that made New York such an attractive and dynamic place to begin with. Several features of the City of Yes will steer the city in this direction.

Transit-Oriented Development and Town Center Zoning. The City of Yes will make it easier to construct more mid-size, transit-oriented apartment buildings similar to the denser residences built in the early to mid-20th century, which are sometimes difficult to build under current zoning laws. Part of what historic preservation entails is planning for the future of neighborhoods through contextual, appropriate pedestrian-oriented infill. The plan will allow for the construction of classic "town center" buildings (roughly 3 to 5 floors high with apartments above the store) on commercial corridors in low-density neighborhoods where they are currently not permitted despite previous examples already existing. This is the kind of dense, people-centered urbanism for which preservationists consistently advocate, and I support the city taking steps to make it a reality.

Ending mandatory parking minimums. Mandatory parking has no place in a city as dense as New York, as the majority of residents commute via mass transit and there are several dense, transit-rich areas with small lots where parking is not feasible. For example, on a lot that is 10,000 sf or less, within an R6 District outside the Manhattan Core, parking is required for 50% of a building's dwelling units [ZR 25-241]. However, this requirement can be waived only "if the required number of accessory off-street parking spaces resulting from the application of such requirements is no greater than" 5 [ZR 25-26, 25-261]. Ergo, one is permitted to build no more than 10 dwelling units on a lot in an R6 District without having to provide parking spaces. This regulation places an arbitrary constraint on the housing supply, keeping out thousands of potential tenants, driving up rents and inflating the cost of pre-existing units throughout the city. Removing mandatory minimum parking spaces is a perfectly reasonable way to put a dent in the housing crisis. Rather than banning parking outright, the proposal allows private individuals and the market to decide whether or not parking makes any sense on any given site and in any given neighborhood.

Legalizing Accessory Dwelling Units (ADUs). This is an instance where one small change will create benefits for multiple future generations of New Yorkers. So many other municipalities across the US have taken this step to legalize smaller, secondary structures on residential lots. Allowing the conversion of garages, basement apartments and backyard cottages to residential use will permit multiple generations of families to live closer to one another, more seniors to age in place, and more caregivers and younger generations to be near them for help.

Campuses. At this point, in order for many financially challenged houses of worship and other community centers within historic buildings to be able to remain in their neighborhoods, the campus plan and the expanded TDR radius may be the best solutions to stop the demolition of these irreplaceable architectural resources while providing a means of future financial support. As a preservationist, I support maintaining landmark protections and keeping all LPC processes intact.

Residential conversions of non-residential buildings. Moving forward, the city's zoning laws need to be as flexible as possible and to finally move away from the outmoded mid-20th-century maxim of strict separation of uses. There is ample precedent for residential conversions in New York. Several pre-1961 office buildings (with an FAR close to 30) have been converted to apartments. As former AIA president Carl Elefante wrote in a 2007 issue of the National Trust for Historic Preservation's *Forum Journal*, "The greenest building is ... one that is already built." New York's underused non-residential building stock from 1961 through 1990 will be an excellent resource for future dwelling units.

Allow more housing types. With an urban population as heterogeneous as New York's, there cannot be a one-size-fits-all approach to every single household. It will be crucial to provide more studios and other smaller units for seniors looking to downsize, so-called empty-nesters, students and/or new arrivals just starting out their professional lives, or simply those who desire to live alone without having to pay an exorbitant amount.

Universal Affordability Preference (UAP). My one issue with the proposal to create housing that is permanently affordable to households earning 60% of the Area Median Income (AMI) is that the AMI threshold is too high. According to the Department of Housing Preservation and Development (HPD), 60% of AMI in 2024 for a family of 3 is \$83,880, which would exclude thousands of working families across the city who earn less than that. Ergo, the AMI threshold should be lowered.

More supportive housing. I support the proposed mechanisms to create more supportive housing including, but not limited to, the following: the plan to exempt 100% affordable publicly-financed projects from administrative provisions in MIH and UAP that conflict with term sheet or subsidy agreements, allowing supportive housing providers to classify their projects as either residential or community facilities (whichever works best on a given site), using the UAP density bonus in R6-R10 districts to create supportive housing, and vesting any outstanding inclusionary bonus forever and enabling supportive housing to generate new bonuses for the next ten years.

In the largest city in the richest nation on earth, it is shameful that tens of thousands continue to suffer without housing. According to a December 2022 report by the Coalition for the Homeless, over the course of 2022 a total of 102,656 homeless individuals (including 29,653 children) slept in the New York City Department of Homeless Services (DHS) shelter system. Thousands more were forced to sleep on the street and in the subway system. Study after study demonstrates that the lack of affordable housing is the primary root of homelessness, especially for families, and homeless single adults have greater rates of mental illness and addiction.

Many of our communities suffer from disproportionate levels of diabetes, obesity, high blood pressure, poverty, and an overall lack of access to nutritious food and green space. The inordinate impact of Covid-19 on these neighborhoods has only brought the legacy of decades of health disparities, redlining, and disinvestment in low-income communities of color into sharper relief. The City of Yes for Housing Opportunity will begin to address this egregious inequality with a comprehensive approach to housing production.

I am in favor of building more supportive housing because it is an incontrovertible fact that there will always be those who are physically and/or mentally unable to be so-called productive members of society in the traditional sense of the word. However, these are our neighbors, and we cannot simply whisk them away to somewhere "out of sight, out of mind." We have a moral obligation to provide our fellow New Yorkers decent housing and healthcare infrastructure in every neighborhood so they do not die from societal neglect.

The way to solve the city's intersecting crises of homelessness, mental health, addiction and crime is to provide more housing units for

impacted individuals to live, not less. Permanent housing, treatment centers, and proper medical care will mitigate the conditions that often lead to crime in the first place. This plan will be part of a holistic approach to community safety. A vote for this proposal is a vote against crime.

Looking ahead, one suggestion is for the city, over time, to replace the shelter system as we know it with permanent, government-funded social housing for those who need it. Rather than occupants being kicked to the curb with all of their possessions each morning, having a guaranteed roof over their heads will bring them greater physical and emotional stability.

Conclusion

If our city, state and federal agencies do not find ways to build a sufficient number of affordable, senior, supportive, accessory, multigenerational, studio and other housing typologies, and if we do not cater to the housing needs of every demographic, then the great City of New York will be accessible only to those with multi-generational wealth, and to members of the 1% who use empty apartments, in the words of architecture critic Paul Goldberger, as “safe deposit boxes in the sky.”

Sincerely,

Max Yeston
M.S. in Historic Preservation and Urban Planning
Columbia University, '14

Works cited:

New York City Homelessness: The Basic Facts. New York: Coalition for the Homeless, December 2022.

https://www.coalitionforthehomeless.org/wp-content/uploads/2023/02/NYC-Homelessness-Fact-Sheet-12-2022_citations.pdf

From: [Maximus Barton](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes, written Testimony
Date: Wednesday, October 23, 2024 8:13:10 AM
Attachments: [image001.png](#)

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Good morning and thank you for this opportunity to submit written testimony for the City of Yes.

First off, I am a union member, but I am not speaking on behalf of my union. I have been keeping up with the news and I see that at least 32BJ and their 80,000 members are calling for the City of Yes to pass as they see this as part of a solution to the housing crisis. This is not a union issue for me.

Secondly, I am a Queens Community Board 13 Member, Vice Chair of the Parks Committee, but I have not been asked to submit testimony from the Board and furthermore I will be testifying from my own viewpoints and not as a shared collective.

I am opposed to the City of Yes based on the merits that it is bad for my community. I have a wife, a 4-year-old son, a mortgage and ties to this community that goes back decades with my mother-in-law only 5 blocks away. When on my Community Board we were given two intense presentations of the City of Yes, one on a Committee and one on a General Board Meeting. My community Board has not had many unanimous votes in recent years, but this one was unanimous as a "No". In fact, the only disagreements that Queens Community Board 13 had was in how loudly to say no to the City of Yes.

I was shocked when the presenter was trying to quell our fears with examples of how the issues that we brought up did not affect him in his Suffolk County neighborhood. Clearly our presenter had no idea of how our community worked and it was a good visual of what the City of Yes is. It is something that will help New York City in certain areas, and destroy communities in others, written and presented by people who do not live in the communities that they will hurt.

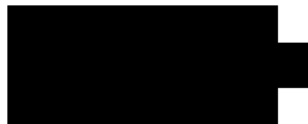
Our Community Board is a 100% No, we have sent in a letter showing explaining why, if you have access to the Community Boards letters sent in response to City of Yes and you have some time, please give that a read after you review my testimony, thank you. Our City Council Member, Selvena Brooks Powers is a No, she said that the proposal is a one-size-fits all approach that does not work in her district and areas like it. Our Borough President is a Yes, but with exceptions. Donovan Richards has done a great job in office and has done well with increasing affordable housing, but even as a "Yes" he realizes that

there needs to be exceptions for the communities that will be irreparably harmed by this.

I agree that we should always be trying to make our communities better, our city better, we are one of the biggest and best cities on the planet and it is an honor to serve as a Community Board Member and do my part to ensure that we get better, step by step. What I would not do, and I cannot speak for my other 49 board members, but it is a very good, educated guess that we would not attempt to better our community if it meant that we would harm the communities around us, our neighbors. I would not hurt another community just to help my own, and that's what this is. If this does go to a "Yes", there needs to be exceptions. A one-size-fits all approach does not work for my community, or others like it.

Sincerely

Maximus Barton
Laborers Local Union 1010
Strategic Research
[REDACTED]
Whitestone, New York 11357



From: [Meaghan Morrissey](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote NO for City of Yes
Date: Friday, October 25, 2024 7:40:22 AM

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City council members,

I am a homeowner in Throggs Neck , and I am adamantly against the City of Yes proposal. Please listen to your constituents and vote NO to this! The current infrastructure cannot support the types of buildings and occupancy which are being proposed, and the parking & traffic congestion (Bruckner Interchange and near the bridge) will be worse than it already is. Let alone allowing stores to be built in residential areas. There are already enough vacant stores in along major avenues within neighborhoods? Why add more vacancy? The Bronx is beautiful- please keep it this way!

Sincerely,
Meaghan Fontaine

From: [Megan Martin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Parking minimums
Date: Friday, October 25, 2024 8:11:43 AM

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As a taxpayer and resident of NYC- I have made manhattan my home with my family- husband and 2 children. My husband and I both work in NYC.

We rely on our cars to visit our families outside of NYC, as well as bring our children to school and attend school events. Parking minimums not only provide important land use for individuals who rely on vehicles to move around NY, but it provides a blueprint to not create a housing density in neighborhoods that already are being stretched to their capacity

The UES and the UWS are the 2 densest communities in the entire country. It is the opposite of sound urban planning to build more housing in communities where you also do not have space for resources such as police, schools, parks, and hospitals. The irresponsible plan of the City of Yes is a clear giveaway to the real estate industry with no intention to ease the housing market in our city.

I would urge our government address the rent stabilized market that has been decimated by the NYS officials - leaving empty units bc landlords can not afford to make capital improvements and tenants who make well above the intended income.

Megan Martin MD, MPH

[EXTERNAL] City of Yes for Housing Opportunity

Melissa Scott <[REDACTED]>

Wed 10/23/2024 3:11 PM

Inbox

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

Cc: District45 <District45@council.nyc.gov>;

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Good morning,

I am opposed to City of Yes for housing opportunity because it only will bring luxury high cost housing. The "plan" as it is has no restrictions, or incentives to create affordable housing. Not to mention the "plan" does not consider the character of any of the neighborhoods that are left with character. If a plan added actual housing for people to afford you would have a plan worth supporting!

Melissa Scott

Resident since 1994 @ [REDACTED]

From: [Mercedes Merat](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes
Date: Friday, October 25, 2024 7:52:39 AM

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Good morning City Council,

I am writing about the 'City of Yes' proposal.

When we bought our house in Bayside, over 25 years ago, we never envisioned the neighborhood changes we are seeing today.

We loved Bayside for the single-family homes, the peace and quiet, the tree-lined streets, and neighbors that respected one another and wanted to keep the values of their homes.

Today, the one-family homes that get purchased in Bayside are either demolished and turned into monster multiple family units, or are illegally rented to several families including basement rentals.

This new multiple family units, and illegal rentals, continue to overcrowd the schools, and the area in general. There are now many more cars on the street, folks breaking basic rules of driving such as driving incorrectly on one-way streets, and ignoring stop signs.

We can't begin to imagine what passing this 'City of Yes' would do to Bayside - - you would give developers free rein to now completely change the area for the worse! It's incomprehensible that garages would be able to be converted to rentals, and that cottages could be built in backyards. Given what's already happening in our area, Bayside would look like another Flushing - - high density! We purchased a home in a low density area, that was our choice and the investment we made.

How much more damage do you want to inflict on Bayside?

PLEASE... Vote NO. There are other areas where new development is possible in the City of NY without ruining our neighborhoods.

Regards,

Mercedes Merat
Bayside Longtime Resident

[REDACTED]

Mercedes Merat

[REDACTED]

[EXTERNAL] 8-yr NYC resident strongly pro city of yes



Tue 10/22/2024 10:49 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hello,

I have lived in New York City since 2016. I was here through the entire pandemic, and it's where I plan to spend my life. I am strongly in favor of city of yes, including eliminating parking mandates city wide. While I can't make it to public hearings during the day— I have a job, like most real New Yorkers— don't let a few, vocal minority of YIMBYs detract from an excellent plan supported by the majority. Thanks.

Best,
Meredith

From: [Michael Echevarre](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Response to "City of Yes"
Date: Friday, October 25, 2024 12:19:13 AM

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To Whom it May Concern:

The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more.

Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers.

Thank you in advance for your anticipated cooperation.

Very Respectfully,

Michael Echevarre



Throggs Neck, NY 10465

[EXTERNAL] City of Yes - Opposition and Reasons

Michael Gantcher <

Wed 10/23/2024 2:37 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Dear Land Use Committee,

I am writing to express my strong opposition to the City of Yes initiative, particularly the proposed Transit-Oriented Development (TOD) component and the overarching one-size-fits-all approach that the legislation embodies. As a resident of Prospect Park South, I believe this legislation is ill-suited for a city as diverse and complex as New York.

While I understand the need for housing and transit development, the blanket approach of TOD fails to account for the unique characteristics of neighborhoods like Prospect Park South, which are already under pressure from overdevelopment. The historic nature of this area, along with its carefully preserved residential charm, stands at odds with the increased density and large-scale development that TOD would likely promote.

In addition, I find the one-size-fits-all nature of this legislation troubling. New York City is composed of vastly different neighborhoods, each with its own needs, infrastructure, and community dynamics. A uniform policy that attempts to apply the same standards to every part of the city will inevitably lead to unintended consequences, from overburdened infrastructure to the erosion of neighborhood identities.

I urge you to reconsider the scope and execution of this legislation and to push for solutions that reflect the specific needs and character of individual neighborhoods. There is a way to promote growth and housing without sacrificing the very elements that make neighborhoods like Prospect Park South and others across the city special.

Thank you for your attention to this matter. I look forward to hearing your thoughts on how we can protect our community while addressing the city's challenges.

Sincerely,

Mike Gantcher



From: [Michael Gural-Maiello](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes Zoning For Housing Opportunity
Date: Wednesday, October 23, 2024 9:33:29 AM

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Thank you for taking public comment on this important issue. I am against the City of Yes proposals, as they are currently written. New York is a city of neighborhoods and while change is constant, character and variety should be preserved. What makes sense in the Rockaways doesn't make sense in downtown Manhattan or the Upper East Side. Decisions about new projects should require hyper-local input and consent. Empowering neighborhoods to make their own decisions is the most equitable and democratic way of planning.

The city's decision to build Haven Green on top of Nolita's beloved Elizabeth Street Garden is a good example of city government run amok and a taste of things to come if City of Yes becomes policy. The city has ignored more than 1 million letters sent in support of keeping the Elizabeth Street Garden and moving Haven Green to another site. It has ignored the wishes of neighbors, including low income seniors that Haven Green claims it will serve. It has ignored City Councilmember Christopher Marte and a coalition that has proposed three other viable sites for the project. Why? Best I can tell, the Adams administration wants to assert authority and to stop negotiating these issues with neighborhood associations and residents.

The Adams administration responded to alternate sites proposals by saying, "We'll build on those sites, too." A respectful and cooperative answer would have been "okay, we'll build on those sites first, but we'll still come for the garden if we have exhausted all alternatives and the problem remains."

City of Yes is about ending debates over community treasures like the Elizabeth Street Garden before they can begin, much less go to court. We should be empowering neighborhoods, not silencing them.

Michael Gural-Maiello
[REDACTED]
New York, NY 10002

--

Michael Maiello | [REDACTED]
[REDACTED]

[EXTERNAL] Support for City of Yes

Michael LeMay <

Wed 10/23/2024 10:26 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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City officials,

I, a resident of Williamsburg the last three years and New York for the last four, enthusiastically support the currently proposed improvements to the city's land use and housing policies. I am really happy to see these changes discussed and pushed forward.

It is incredibly important for the city, its role in America, its long term fiscal health, and its global reputation, to be somewhere that people can move to and move within without extreme rent burdens or housing costs. For generations the city has failed to make progress on this issue, and any steps to ameliorating the lack of construction are positive. These changes, particularly the ones around parking requirements, follow a well established playbook of how to get housing cheaper and let developers freely build the kinds of housing people want to live in.

We cannot make the city affordable without making the market rate housing cheaper. And doing that will require real, dense development. Not affordability lotteries or rent control. Housing for people to live in, and in quantities sufficient to get our prices to merely 20-25% more than peer cities, not 50-100% more.

Of course, these policies do not go nearly far enough, particularly with the lack of focus around transit oriented development to better take advantage of our existing subway infrastructure. But as a first start, and given the awful history this city recently has had with stopping housing development for any reason, they are a step in the right direction.

I hope the city passes the proposed changes.

Then the city should revisit its zoning around MTA stops, ideally rezoning anything within 0.5 miles of an MTA metro stop and 0.25 miles within an MTA bus stop to be R10 and R7 respectively, with no tax

breaks, aesthetic requirements, or rent stabilization (so that developers are encouraged to build as much as possible). That would fully take advantage of our infrastructure and reduce sprawl. That is the kind of change needed to truly fix New York housing. It would stop the march of displacement and rising costs both forcing out current New Yorkers and preventing folks from moving to our amazing city. So please pass this program, then let's go significantly further.

-Michael LeMay

[EXTERNAL] Born and raised NYer

Michael Smiley < >

Mon 10/28/2024 11:15 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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hi! respectfully CM Paladino is spot on. the "studies" these guys do and the "surveys" the run are totally bias. I want them out of our city planning and I want them out yesterday. We need fresh faces people from new york who get how new yorkers operate. yes people take the train. have you see the train stations? no improvements nothing. where is all the money going? bike lanes? is this a joke? it's time to take our city back. NO MORE BIKE LANES! Open the roads up for drivers! or bring back work from home jobs if you want less people on the road. our subway system floods during heavy rain? is that nuts? this is new york city. the subway system is a huge artery for new yorkers but so are every bridge tunnel and highway system. all which have been neglected over the years. put an end to the crazy.

sincerely

concerned new yorker

Sent from my iPhone

[EXTERNAL] Supporting the City of Yes for Housing Opportunity

Michael Zoorob <>

Fri 10/25/2024 2:52 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Dear council members,

My name is Michael Zoorob, I'm a resident of Sunnyside Queens, and I'm grateful to share why I hope that you will support City of Yes.

I've been reflecting on what to say that you haven't heard already. Over the last several years, you've heard about the affordability crises, the unprecedentedly low vacancy rate, overcrowding, displacement, and homelessness.

So here's where I've landed. I want to tell you about my neighborhood of Sunnyside and how it's the current zoning, and not city of yes, that threatens it.

Most of Sunnyside was built in the 1920s, including my building in 1922, immediately following the extension of the 7 train. This was the original transit oriented development: courtyard apartments, attached 3 story walk-ups on small lots, and townhomes.

Under current zoning, my neighborhood could not be built. I live in a 5 story courtyard apartment with 113 apartments and 10 businesses. The building has 0 parking spaces, where zoning now requires one parking spot for every 2 apartments plus spaces for the businesses. You can't fit 60 spaces, even if you paved over the courtyard. The walkability and density that already exists could not be built with these requirements.

But there's a more subtle way the current zoning threatens Sunnyside. In my building, permits to combine apartments are pulled every year. The building looks the same, but there are fewer units. As I walk around the neighborhood I see 6 unit buildings that have been gut renovated and the rents shot up. Buildings look the same, but rents are not.

Until our city has enough housing, these pressures will impact my neighborhood and others. Sustainable growth everywhere, facilitated by housing abundance, is how we keep neighborhoods thriving. City of Yes is not the whole solution, but it's a necessary part of it.

Thank you,
Michael

[EXTERNAL] Opposed

Pelham Bay Taxpayers Association



Wed 10/23/2024 2:14 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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The community of Pelham Bay is opposed to the city of yes.

This community is already overrun by overdevelopment and we do not want anymore or to see our neighboring communities become overdeveloped and underserved. We have witnessed the greedy developers build and turn their developments into unaffordable housing or just greedy poor conditions apartments to obtain for government funded programs.

This is not a one size fits all plan it should not be pushed down upon communities without proper insight to each community existing diversity and needs.

Why do we as a city and country continue to talk about diversity but do not allow for diversity of living ? Not everyone wants to live in an overpopulated community or live in apartments. There are many who want the diversity of city living within a suburb atmosphere.

Stop pandering to the developers they only care about the almighty dollar. Start caring about the actual communities and those that live there !!

Michele Torrioni
President

Pelham Bay Taxpayers Civic Association

From: [Micheline Frederick](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Rethinking the City of Yes
Date: Wednesday, October 23, 2024 1:59:06 AM

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Does New York City have a housing crisis? Yes it does. Does something need to be done? Absolutely. Is blanket rezoning otherwise known as the City of Yes the answer? It is not.

New York City needs to make housing affordable. And all the housing that has been recently built in areas of Queens I frequent is not affordable. All the recent construction I have seen in the Community Board 6 area is distinctly unaffordable for anyone making a basic salary or starting a family. If I were looking for a place now, I could not live in the neighborhoods I have called home for 60 years. Most of these buildings replaced smaller ones and were supposed to provide affordable housing options but the apartments listed are distinctly not affordable, even the lottery housing on 108th Street. What is going to change with this new proposal? Simply flooding the market with new units is not going to solve the issue. It will stress the schools, stress the infrastructure (trying finding street parking in Forest Hills or Rego Park), and likely end up not addressing the issue. We need to subsidize the housing we have, use the buildings that are vacant, and find a way to create opportunities for those starting out. Low density neighborhoods are the American Dream NYC style. It's what the middle class and new immigrants aspire to. A home, on a tree-lined street where the kids can play and neighbors know each other. When changing a neighborhood's character was called gentrification everyone said it was bad. This amounts to the same thing -for a good theory perhaps but the result is the same. You are proposing to change unilaterally the places that people call home. We are New Yorkers who pay their property taxes and have built lives and communities that have supported this city. We know there is a crisis but this is not how to fix it. It will likely work as well as the protected bike lanes which have made our streets more dangerous and led to increased congestion.

What NYC needs is apts that cost \$900 to \$1500 max, and houses that don't cost more \$300,000. We need to end speculation in real estate and flippers that drive up prices. We need to force developers to include real affordable housing if they are receiving tax breaks and other considerations from the city. The vacancy rate is low but how many apartments are occupied? How many are bought for speculation or investment? The city should buy existing units and make them available. We need to get financially creative - allow development within the zoning established but mandate that anything new is at least 50% truly affordable, not what passes for affordable and that buyers purchasing intend to use the unit or home at their primary residence or giving low income buyers access to good loans and property tax abatements.

It was said in the meeting that infrastructure will not be stressed but it already is. The electric grid fluctuates with brown outs, the sewers back up, classes are more crowded impacting students, you have to circle 40 minutes for parking, street flooding is increasing, my landline has not worked properly in a couple years, and there are dead zones or low internet speeds due

to volume of traffic. What we have cannot support what the City of Yes wants without major capital improvements. There are better options and I urge the Council to explore them as you represent the interests of all New Yorkers.

Sincerely ,

Micheline Frederick



From: [Michelle Karell](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Wednesday, October 23, 2024 4:25:53 PM

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Please end parking mandates. What NYC needs more than anything is MORE AFFORDABLE housing. I'm not from NY either, but I've made it my home, and I want it to thrive. The City of Yes for Housing Opportunity will help it do so. And please be sure that bodegas are given permitting. Thank you!!

From: [Michelle Minovi](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Wednesday, October 23, 2024 4:26:46 PM

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End parking mandates! It invested housing costs and encourages more cars.
Housing over cars!

Michelle

From: [Mike Cullen](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Wednesday, October 23, 2024 4:19:55 PM

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Please get rid of parking mandates! They are a burdensome and outdated zoning requirement requiring parking in new housing developments, making housing more expensive and increasing car ownership.

Thanks,

Mike Cullen
Brooklyn, NY

From: [Michael Lydon](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Wednesday, October 23, 2024 4:15:07 PM

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Please pass the common sense and overall moderate City of Yes zoning reforms.

We need abundant housing and the status quo approach to building homes in this City is clearly not working. Moreover, we need to ensure the removal of parking mandates are kept as a pivotal piece of the plan that will allow small-scale infill housing to actually be feasible in lower density districts who stand to benefit tremendously from "missing middle" housing development.

Best,

Mike Lydon CNU-A | Principal

Street Plans



[web](#) | [newsletter](#)

[EXTERNAL] City of Yes Housing

Miladi B. <[REDACTED]>

Fri 10/25/2024 3:59 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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I say NO to the city of Yes.

From: [Mildred Martinez](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposed to City of Yes Housing Proposal
Date: Wednesday, October 23, 2024 1:42:26 AM
Attachments: [drawing 5.png](#)

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To: City Council Subcommittee on Zoning & Franchises

Let's all remember that NYCHA was initially built in 1934 as a segregated housing system, exclusively for white residents. This shameful legacy of prejudice and discrimination is a stark reminder of our city's troubled past.

In 2024, we still grapple with systemic inequality and bias. When will we learn from our history? When will we recognize the value of diversity and inclusivity?

New York City, the melting pot of cultures, should exemplify unity and equality. Yet, we continue to witness prejudice and exclusion.

It's time to grow beyond our differences and respect one another as equals.

Key Concerns

1. Lack of investment in Section 9 Public Housing rehabilitation and expansion.
2. Inadequate affordability, relying on national AMI standards.
3. Area exclusion, segregating communities.

Inclusive Housing Solution

The City of Yes program must prioritize:

- Low and middle-income residents, who are also taxpayers
- Area integration, ending segregation
- Development planning
- Allocation of units
- Pricing and rent structures
- Community engagement

Simplifying Rental Process

Renters should be able to:

- Secure housing without excessive documentation
- Pay rent without invasive subsidy programs
- Save money without yearly rent increases

Inclusive Principles

1. Equity: Ensure equal access to affordable housing for all income levels.
2. Affordability: Prioritize rent control and stabilization.
3. Community: Engage low and middle-income residents in decision-making.

Alternative Solutions

1. Invest in NYCHA's existing stock.
2. Adopt the Green New Deal for Public Housing.
3. Build Section 9 housing.
4. Repeal the Faircloth Act.
5. Implement rent control and stabilization policies.

Federal Funding Accountability

Taxpayers' money should benefit:

- Affordable housing for low and middle-income families
- Inclusive zoning
- Community land trusts
- Renters' rights protection

Call to Action

Vote NO on this proposal. Prioritize inclusive, affordable housing, simplicity, and renters' rights. Ensure federal funding benefits all taxpayers, regardless of income or zip code.

We are all taxpayers, and no one is above the law or better than anyone else. Let's grow up and work together towards a more equitable New York City. And don't forget that the HOUSING.

Thank you

Mildred Martinez, Community Advocate



From: [Mildred Martinez](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposed to City of Yes Housing Proposal
Date: Wednesday, October 23, 2024 2:01:52 AM

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To: City Council Subcommittee on Zoning & Franchises

Let's all remember that NYCHA was initially built in 1934 as a segregated housing system, exclusively for white residents. This shameful legacy of prejudice and discrimination is a stark reminder of our city's troubled past.

In 2024, we still grapple with systemic inequality and bias. When will we learn from our history? When will we recognize the value of diversity and inclusivity?

New York City, the melting pot of cultures, should exemplify unity and equality. Yet, we continue to witness prejudice and exclusion.

It's time to grow beyond our differences and respect one another as equals.

Key Concerns

1. Make NYCHA great again as being the best Housing Agency in the Nation.
2. Lack of investment in Section 9 Public Housing rehabilitation and expansion.
3. Inadequate affordability, relying on national AMI standards.
4. Area exclusion, segregating communities.

Inclusive Housing Solution

The City of Yes program must prioritize:

- Low and middle-income residents, who are also taxpayers
- Area integration, ending segregation
- Development planning
- Allocation of units
- Pricing and rent structures
- Community engagement

Simplifying Rental Process

Renters should be able to:

- Secure housing without excessive documentation
- Pay rent without invasive subsidy programs
- Save money without yearly rent increases

Inclusive Principles

1. Equity: Ensure equal access to affordable housing for all income levels.
2. Affordability: Prioritize rent control and stabilization.
3. Community: Engage low and middle-income residents in decision-making.

Alternative Solutions

1. Invest in NYCHA's existing stock.
2. Adopt the Green New Deal for Public Housing.
3. Build Section 9 housing.
4. Repeal the Faircloth Act.
5. Implement rent control and stabilization policies.
6. Everyone should not pay no more than 30% for housing, it's a human right.

Federal Funding Accountability

Taxpayers' money should benefit:

- Affordable housing for low and middle-income families
- Inclusive zoning
- Community land trusts
- Renters' rights protection

Call to Action

Vote NO on this proposal. Prioritize inclusive, affordable housing, simplicity, and renters' rights. Ensure federal funding benefits all taxpayers, regardless of income or zip code.

We are all taxpayers, and no one is above the law or better than anyone else. Let's grow up and work together towards a more equitable New York City.

And let's not forget who is creating havoc for all Americans our elected officials that are failing to protect its constituency priority, which is their homes...

Thank you
Mildred R. Martinez
Community Advocate



TESTIMONY REGARDING

THE ANTI-HARASSMENT & TENANT PROTECTION PROGRAM AS PART OF ANY
STRONG ZONING REFORM PLAN

PRESENTED BEFORE:
THE NEW YORK CITY COUNCIL'S
SUBCOMMITTEE ON ZONING AND FRANCHISES

PRESENTED BY:

RAQUEL NAMUCHE
TENANT ADVOCATE
MOBILIZATION FOR JUSTICE

OCTOBER 22, 2024

MOBILIZATION FOR JUSTICE, INC.
100 William Street, 6th Floor
New York, NY 10038
(212) 417-3700

424 East 147th Street, 3rd Floor
Bronx, New York 10455
(212) 417-3800

www.mobilizationforjustice.org

My name is Raquel Namuche and I am a tenant organizer and advocate at Mobilization for Justice (MFJ). I am here to present testimony on the importance of the Anti-Harassment Tenant Protection (AHTP) program and why funding for it is vital to keeping working class tenants safe in their homes and free from dangerous conditions and harassment. AHTP funding should be a permanent part of any zoning reform plan implemented by City Council.

MFJ is a legal service provider that assists more than 25,000 New Yorkers each year with a variety of civil issues. Our Housing Project, in particular, provides advice and free legal representation to thousands of tenants annually and is dedicated to preserving affordable housing in New York City. MFJ is a member of LEAP, a coalition of 17 direct legal service providers across the city who share the goal of keeping low-income tenants in their homes particularly when landlords use harassment as a tactic to displace and evict them. AHTP funding is crucial as we face the needs of our communities impacted by Covid-19, which has disproportionately devastated marginalized communities of color.

Since 2015, AHTP has assisted tens of thousands of New Yorkers and has been one of the most essential forms of direct legal services funding that the City provides. This funding allows tenant lawyers and organizers to proactively protect tenants and affirmatively take action to stop harassment, force repairs, prevent illegal lockouts, combat discrimination, defend against abusive debt collection practices, and engage in impact litigation that keeps people housed. This approach shifts the power dynamic in situations where landlords believe that they can easily exploit tenants. AHTP funding is necessary because it empowers tenants to assert their rights by building organizational strength through tenant associations and organizing to fight for better conditions and treatment.

With AHTP funding, LEAP member organizations have been able to assist over 100,000 tenants annually through innovative, community-based legal services delivery models. Unfortunately, because AHTP funding has been slashed by more than \$25 million, the tenants we serve--and that I work with every day--will have greater difficulty accessing our services. For example, in Fiscal Year 2025, legal case enrollments, building outreach, and community education efforts have declined 20-22% across all LEAP providers. Direct outreach to buildings and tenants has similarly decreased.

I regularly meet with tenants who are face deplorable conditions and other forms of bad treatment from their landlords--, often in rapidly gentrifying neighborhoods such as Washington Heights, the South Bronx, Crown Heights, Bushwick, and Ridgewood. Oftentimes, tenants face differential treatment because they still live in units that have not been gut renovated with grossly inflated rents. As a result, I often hear stories of how these long-term tenants, mainly of color, feel like outsiders in neighborhoods they have lived in for over 10 years.

The tenants that I work with cannot afford unconscionable market rents and their landlords target them with the goal of displacing them out of their homes. This is when LEAP comes in--AHTP funding is that makes our work possible. We knock on doors in buildings where tenants are facing harassment of all types, we meet with tenants who want to band together to fight for better conditions, and we make sure that, through their guidance, we meet their needs by combining organizing and legal strategy that improves their living conditions and treatment. When tenants

assert their rights collectively, they can combat exploitation. With AHTP funding, we can offer the legal backing that can make a difference in the outcomes of an organizing fight.

One clear example that I can draw to is a tenant association that I helped form alongside my former MFJ colleague, Emily Farrell. In August 2021, a private equity firm purchased a 6-unit rent-stabilized building in Bushwick. On their former website, this company laid out their business model, which explained, “We are aggressive in purchasing properties that allow us to implement a value-add approach, by increasing rents, renovating the property or altering the financial structure, both debt and equity, in a given transaction.” Agents from this company quickly sent tenants notices to discuss buyout deals. Thankfully, we were alerted to the intentions of this new owner and the four families remaining in the building formed a tenant association. At one point, the building had over 300 housing code violations and we garnered media attention, with a [Daily News](#) Sunday cover story headlined “SWARM OF RATS.” For over one year, we worked with tenants for full apartment renovations, proper rent-stabilized leases, and an end to the harassment. The Daily News wrote [a follow up story](#) on this case, headlined “NYC lawyer group helped tenants’ triumphant return to gleaming renovated Brooklyn building once infested with rats.”

This group of tenants deserve all the credit for enduring such a long fight for better living conditions, but we could not have helped without the funding that makes this work possible. This is only one of many tenant victories we secured through AHTP. We do not want to lose the progress we have fought so hard for in reducing evictions. Preventing evictions and protecting tenants from being forced out of their homes due to harassment should be the City’s main goal, and we can achieve that with permanent AHTP funding. Any zoning reform plan passed by City Council that addresses the housing crisis and will impact working class tenants should include strong tenant protections and a fully funded anti-displacement legal services community program. Thank you for the opportunity to testify.

From: [Molly Washam](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes
Date: Friday, October 25, 2024 12:13:46 PM

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Hello,

I'm writing in support of City of Yes and in strong support of lifting parking requirements citywide.

A few reasons why:

- People making under \$100K are disproportionately leaving the city and that's because there's not enough housing, and not enough of it is affordable.
- Eliminating parking mandates was the single biggest thing to unblock new housing in Minneapolis, according to their city planning lead.
- We're not Barcelona or Amsterdam because we've had leadership who choose convenience for a few over livability for the majority.

I'm from Texas but I've called NYC home for 15 years. I hope my voice counts despite nativist sentiment from council members.

Thank you
Molly Washam



Testimony Submitted to the Hearing Held by the New York City Council's Sub-Committee on Zoning and Franchises on October 22,2024 Regarding the City of Yes for Housing Opportunity Proposal.

City of Yes Should Provide More Affordable Housing in Morningside Heights

The Morningside Heights Community Coalition (MHCC) is the leading community development organization in Morningside Heights. Surveys by the Coalition and research data consistently show that the lack of affordable housing is the main public issue in our neighborhood. It is also the major issue in the area covered by Community Board 9. We join Council Speaker Adams and other civic organizations in calling for changing City of Yes for Housing Opportunity (COYHO) to allow for more affordable apartments at the rent levels that our community (with a median income of around \$60,000) needs. If the proposal is not reshaped, Morningside Heights is destined to see only more of the market-rate housing that now dominates growth.

In a resolution adopted by CB9 on May 9, 2023, Mayor Adams, Borough President Levine and Councilmember Abreu affirmed that a "housing crisis" exists in CB9. Between 2006 and 2021 the median gross rent rose by 38%, the third highest in the city. Renters, the target group for affordable housing, earned \$45,390 a year, considerably less than the \$56,860 received by all households in CB9. Fully 30% of all households were "severely rent burdened," spending over half their income for rent. Between 2010 and 2020, an average of only 37 below market rate apartments were created each year in buildings with four or more housing units.

In the Morningside Heights part of CB9 - the blocks between West 110th and West 125th Streets, Morningside Park and the Hudson River - eight

new housing projects have recently been completed. While some of the apartments are available at affordable rents to affiliates of local institutions, not a single one is available to the general public at an affordable rent. In four of the projects, with 630 apartments, monthly rents are as high as \$16,000 and condominium prices as much as \$5 million. We need real affordable housing.

We call upon the City to reshape COYHO, so as to create more housing for the New Yorkers who most need them.

Thank you for the opportunity to testify.

Harry Schwartz (for MHCC)

info@mhccnyc.org

October 22, 2024

Municipal Art Society of New York Comments to New York City Council Subcommittee on Zoning and Franchises on City of Yes for Housing Opportunity (N 240290ZRY)

Introduction

The Municipal Art Society of New York (MAS) supports the City of Yes for Housing Opportunity (COYHO) zoning text amendment to produce much-needed housing through incremental citywide zoning changes. Restrictive and outdated zoning regulations have impeded housing production and contributed to the current housing crisis. In response, COYHO offers a host of citywide zoning changes—collectively, the most significant in over 50 years—designed to add “a little more housing in every neighborhood.” Taken as a whole, COYHO would distribute contextual residential density across the city and expand it through different building types, many of which are not permitted under current zoning.

As one of its primary objectives, COYHO seeks to unlock the long-neglected “missing middle,” modest three to six-story buildings that are comparatively less expensive to build but have been prohibited by zoning since 1961. In low-density residential areas of the city, some of which were subject to downzoning under previous mayoral administrations, COYHO would also result in moderate amounts of new floor area, particularly near transit stops and in commercial corridors, which could add to the city’s housing supply. All told, these changes would diversify the city’s housing stock, opening opportunities for transit-oriented development, housing in town centers, and shared housing spaces such as SROs.

We recognize that as profoundly unaffordable as New York has become, zoning reforms alone will not solve our housing crisis nor will COYHO guarantee housing affordability. The City’s projections show that only 20 percent, approximately 22,000, of the new housing units, would be affordable. We must complement COYHO with comprehensive planning, incentives, state and city funding, and programs that can put the city in the best position to grow and meet the needs of New Yorkers, particularly those most heavily burdened by escalating rents and other housing costs. MAS is encouraged that the City Council has signaled that it will leverage their review of COYHO to push for a comprehensive affordable housing plan.

MAS urges the City Council to ensure that the citywide benefits under COYHO are not lost. We do have recommendations for enhancing and clarifying certain sections of the text amendment outlined below.

Lifting the Citywide Zoning Parking Mandate

Lifting the parking mandate is important for addressing two of New York City’s most pressing issues: the housing emergency and the climate crisis. By committing to eliminating this outdated requirement, the city can unlock valuable space for new housing developments, particularly near transit stations, facilitating the construction of more affordable units and increasing overall density. Additionally, by supporting transit-oriented development in lieu of parking requirements, COYHO supports the City’s climate mandate by reducing greenhouse gas emissions and air pollution.

While some car owners, particularly those in lower density residential neighborhoods in Queens and Brooklyn, have expressed concern about the removal of current parking mandates, MAS asserts that this change would not eliminate parking altogether—it would give developers the flexibility to assess the needs of each project. If demand for parking exists, developers can still choose to include it. This

approach balances the needs of drivers while prioritizing housing and environmental goals, creating a more adaptable and efficient use of space.

Finally, MAS believes granting exceptions or limiting the removal of the parking mandate in specific areas would undermine the overall housing and climate benefits and complicate decision making. This policy shift will be most effective if implemented citywide, ensuring that the reduction in parking requirements leads to meaningful improvements in housing affordability and sustainability across all neighborhoods. This policy shift is a smart step toward a more sustainable, livable, and equitable New York. MAS recommends that the City Council approve it as drafted.

Universal Affordability Preference (UAP)

MAS supports UAP as a new mechanism to incentivize affordable housing under COYHO. UAP would allow property owners to receive a 20 percent density bonus so long as the additional floor area is dedicated as 100 percent affordable housing. The additional units would also be at a deeper level of affordability (60 percent AMI) than the existing Voluntary Inclusionary Housing (80 percent AMI) program that UAP would replace.

However, while we support UAP, COYHO opens a loophole that should be addressed by the City Council. With UAP replacing Voluntary Inclusionary Housing (VIH), additional floor area (ranging from 0.30 to 1.8 FAR) not included in the 20 percent FAR allowance under UAP, *will automatically be given to property owners* in VIH designated areas. This applies to properties in VIH areas that have not pursued affordable housing. With COYHO, the additional floor area bump would ensure that the entire zoning district has the same FAR. While it makes sense to restore the original FARs in high density residential districts where VIH applies, as it stands, some property owners would receive free floor area without choosing UAP. To increase affordable housing potential, we would like the City Council to consider allowing the additional FAR in current VIH areas only if it is directly applied to affordable housing at the same AMI as UAP.

Accessory Dwelling Units (ADUs)

Easing zoning barriers to allow property owners in low-density residential districts to add ADUs is a low-impact way to expand housing options to family members, seniors, young adults, and workers. ADU programs have been implemented in several states including California, Connecticut, Oregon, and Washington.² However, ADUs are expensive to construct, which could be a major obstacle. Costs in New York State range from \$30,000 to 324,000 depending on the type of ADU.¹

We are encouraged by the recent announcement that the City will provide \$4 million in financial assistance and technical support for up to 20 homeowners to add ADUs through an extension of the Plus One Accessory Dwelling Unit Program (Plus One). The original Plus One program, which provided HPD grants of up to \$395,000 to 15 homeowners, attracted more than 2,800 applicants.² It is clear more financial assistance will be needed for ADUs to be a viable way to add up to 40,000 dwelling units as projected.⁵

¹ <https://www.gatheradu.com/adu-cost-calculator>

² <https://www.nyc.gov/office-of-the-mayor/news/614-24/mayor-adams-new-tools-help-new-yorkers-add-accessory-homes-build-generational-wealth->

MAS urges the City Council to do the following:

- Publish the results of the expanded Plus One program, including type of construction, locations, and costs once the homeowners have completed their ADUs.
- Based on the results of Plus One, work with HPD and other funders to extend the benefits in a long-term program.
- Clarify how ADU construction will be regulated and enforced to ensure that homeowners are using the program to create new housing units and not just expanding their homes.

Transfer of Development Rights from Landmarks

MAS supports expanding the transfer of development rights (TDRs) from individual landmarks to low-density residential districts and historic districts, allowing transfers to zoning lots across a street or intersection from a landmark. Considering how infrequently the Landmark TDR Program has been used, the high cost of maintaining landmarked properties, and the continual development pressure involving landmarks, we believe this change is long overdue.

MAS has the following recommendations about how landmark TDRs should be regulated:

- If a property owner receiving landmark development rights seeks bulk modifications to accommodate the additional floor area, a special permit should still be required for the following reasons:
 - TDRs from landmarks could have a significant impact on neighborhoods in terms of urban design and shadows on open space and historic properties, especially in historic districts. Potential impacts should be evaluated.
 - Elected officials, community boards, and community members in affected neighborhoods should be able to provide input as part of the full public review process that a special permit affords.
- If an owner of a site receiving landmark development rights does not seek bulk modifications, an authorization from CPC should be required so the local community board can provide input.

Office Conversions

MAS supports the zoning changes that would allow office-to-residential conversions of buildings constructed before 1991, expanding the geographic applicability for conversions citywide, and enabling conversions for a wider variety of housing types (i.e., shared living spaces). This is a sensible way to unlock space for housing, not only in Manhattan, but in underused or vacant office buildings in low-density areas citywide. However, it is unclear how much housing could be expected with the changes or how affordable it would be given the physical and financial challenges of conversions.

Housing Production from Conversions

According to the Manhattan Borough President's Office, conversions under the COYHO could produce 6,000 units over the next 15 years.³ However, other than the two examples of conversions included in the DEIS and FEIS (Prototypical Site 7-1 & 7-2), there is little information included in the housing market study (Appendix B) to support this projection. If the Manhattan Borough President's projections are correct, 400 units a year produced through office conversions seems low.

To provide more transparency and disclosure, we request the City issue additional information about the methodology used and the projections for how many dwelling units could be produced through

³ <https://www.manhattanbp.nyc.gov/wp-content/uploads/2024/07/COY-Housing-Report-V6.pdf>

office-to-residential conversions and the findings from the citywide inventory of vacant and underutilized office buildings that could be converted.

Affordability

Over the years there have been several office-to-residential conversions completed in Manhattan's Financial District, but most if not all have produced luxury housing units far out of reach for most New Yorkers. In addition, given developer interest in the City's Office Conversion Accelerator Program, we can expect more high-priced units with conversions.⁴ As part of the housing deal passed in this year's State budget, property owners who convert office space to residential would get a significant tax break so long as twenty-five percent of new units are set aside as affordable at a weighted average of 80 percent AMI. However, it is unlikely that enough developers will enter the program to make a dent in the affordable housing deficit. We urge the city to explore additional incentives (i.e., floor area bonuses) for developers to provide affordable housing with office conversions.

Campus Infill

For infill development, COYHO changes could significantly affect the intent and design of the tower in park building form. Tower in park design is prevalent in many New York City neighborhoods that house the city's lower middle-class and middle-class residents, such as Lefrak City in Corona, Queens, and Lafayette Estates in Soundview, Bronx. Residents in similar large-scale residential developments deserve comprehensive and meaningful engagement with decision-makers on the design of future infill projects. Since many of these developments were designed intentionally to balance open green space for the health of residents, we urge the City to proactively seek stakeholder input and address concerns with more nuanced planning and resulting text changes.

Conclusion

COYHO compliments the State's lifting of the residential FAR cap and approval of the 485-x real estate tax incentive program. Taken together, these new tools should help NYC build new housing. In any event, the City must approach these opportunities holistically, providing support for communities by ensuring that social and physical infrastructure meets neighborhood needs when density increases and best ensuring that the housing needs of all New Yorkers are considered.

Thank you for the opportunity to comment on this vitally important proposal.

Sincerely,



Elizabeth Goldstein

President

The Municipal Art Society of New York

⁴ <https://archinect.com/news/article/150428763/64-building-owners-express-interest-in-entering-nyc-s-office-conversion-accelerator-program>

From: [Nancy](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL]
Date: Wednesday, October 23, 2024 8:48:15 AM

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MOST IMPORTANTLY...AFFORDABLE FOR WHO????? BENEFICIAL FOR WHO???
New York City PLEASE fix what you have before adding more. I want to feel safe on the subway once again!!!! I live in the Bronx, I feel for the people in Queens.
Thank you in advance for your anticipated cooperation.
Nancy Lappin


Bronx, NY 10461

The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this overreaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers.

From: [NANCY PIPOLO](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL]
Date: Thursday, October 24, 2024 8:50:48 PM

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Sign bottom with name and address
Address to

Landusetestimony@council.nyc.gov

Subject. Oppose city of yes

The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

Sent from my iPhone
Nancy Pipolo

[EXTERNAL] Land use changes

N. DeFries



Tue 10/22/2024 10:30 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hi,

I'm writing in support of eliminating parking mandates as part of the "City of Yes" initiative. New York City desperately needs this kind of change to allow more housing to be built, along with reducing unnecessary construction costs, encouraging public transit use, and working towards a cleaner, more sustainable city. It's a simple way to expand housing options and quality of life for all New Yorkers, and we have a unique opportunity to make New York City a model for sustainable urban development in the US.

Thank you for considering my feedback.

Nat

From: [Nathaniel Johnson](#)
To: [Land Use Testimony](#)
Cc: [Anne Heaney](#)
Subject: [EXTERNAL] Letter of rejection of the City of Yes for Housing Opportunity
Date: Thursday, October 17, 2024 2:41:50 PM

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October 17, 2024

Council Member Kevin Riley

Chair, Subcommittee on Zoning and Franchises

250 Broadway, Room 1770

New York, NY 10007

Council Member Rafael Salamanca Jr.

Chair, Committee on Land Use

250 Broadway, Suite 1747

New York, NY 10007

Subject: Letter of rejection of the City of Yes for Housing Opportunity

Dear Council Members Riley and Salamanca,

We are writing to urge your rejection of the NYC Department of City Planning's proposed City of Yes for Housing Opportunity (COYHO) zoning text amendments.

The need for increased housing options in our city is great, we believe the "City of Yes" proposal, as currently drafted, fails to adequately address the concerns of our community regarding potential negative impacts on our neighborhood character,

infrastructure capacity, and affordability, particularly in regard to the lack of robust protections for existing residents. Specifically:

• The plan does not sufficiently guarantee the creation of truly affordable housing units, risking the displacement of current residents with the influx of market-rate development.

• The proposal's relaxed zoning regulations could lead to excessive development without adequate community input, potentially altering the scale and character of our neighborhood beyond what is acceptable to residents.

• The plan fails to address the potential strain on existing infrastructure like schools, transportation, and public services due to increased housing density.

• We are deeply concerned that the "City of Yes" approach disregards valuable feedback from our community board and residents, potentially leading to harmful development decisions without proper consideration of local needs.

An example of these issues is being played out with the massive development proposal to build high-rise towers on the western portion of Hudson Yards would have a devastating effect on the High Line Park.

We believe a more balanced approach is necessary, one that prioritizes community engagement, robust affordability mandates, and careful consideration of neighborhood impacts before approving any new development.

Sincerely,

Nathaniel Johnson and Anne Heaney

[REDACTED]

New York, NY 10014

From: [Ned Witrogen](#)
To: [Land Use Testimony](#)
Cc: [Joseph, Rita](#); [Piquant, Juvanie](#); [Speaker Adams](#)
Subject: [EXTERNAL] Testimony For Zoning For Housing Opportunity
Date: Friday, October 25, 2024 10:29:38 AM

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My family and I oppose the City of Yes for Housing Opportunity text amendment. We live in Flatbush Prospect Lefferts Gardens where many blocks are not yet landmarked. Our block enjoys community and connections with its neighbors, some of whom have been residing here for over 40 years. There is a strong commitment to the community from long-time and recent home owners and apartment residents. There is great value in a neighborhood where people aren't forced to leave and can live where they appreciate their neighborhood.

We oppose the Zoning for Housing Opportunity amendments and request that your council members vote "No." These amendments are not ideal. As you are aware, there is not a need for further upzoning to create housing or affordable housing; in fact, there is a need for "right zoning" to preserve the stability of our residential community, historic architecture and small business and ensure that population density does not overwhelm infrastructure, including sewers, public schools, parking, sidewalks, subways and sanitation.

Please support community based planning to allow local community boards and council members to determine where and whether zoning or parking waivers are appropriate in exchange for affordable housing or other community benefits and mitigation of environmental effects. Adding density or reducing parking is appropriate in different places in different communities. Most of District 9 is covered by R6 and R7 zoning that would receive massive density increases, leading to the demolition of most of our neighborhood, with current tenants having to leave and wait years before competing with the rest of the city in a lottery for new apartments.

Support non zoning affordable housing strategies, especially affordable housing preservation. According to the city planning equitable development data explorer, 2/3 of Community District 9 dwelling units are in rent stabilized buildings. In addition, over 25,000 units of buildable housing remain possible under the current zoning.

Thank you for your attention.
Your constituent,

Ned Witrogen

[EXTERNAL] City of Yes for Housing Opportunity proposal

Neil Kelly <

Wed 10/23/2024 11:25 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Good morning,

I am a 15+ year resident of Brooklyn and (nearly 20 year resident of the city) and write in favor of eliminating the parking spot mandate in current city zoning. Eliminating the parking spot mandate would still allow developers to include parking spots if they wanted, but requiring it stifles new housing development--particularly in areas near substantial transit options--by mandating that new buildings spend extra money and set aside additional space for car parking. This reduces the number of apartments that can be built, increases the cost of housing, and induces even more cars onto our already overcrowded and congested streets.

The arguments put forth by opponents of eliminating the parking mandates are misguided, particularly because such a change wouldn't prohibit the inclusion of parking spots and set-asides in new developments in "transit deserts," it would merely remove the requirement that they be included. This would likely lead to the lowering of parking set-asides in transit rich areas and an increase in housing development at lower costs.

Please vote in favor of eliminating the parking mandate in any zoning changes.

Thank you,

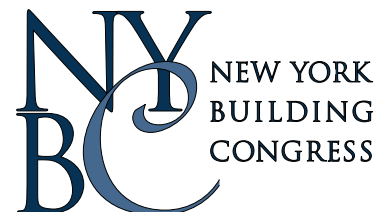
Neil Kelly



Brooklyn, NY 11201

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*YOUNG PROFESSIONALS LIAISON



October 22, 2024

Testimony Before the New York City Council: Subcommittee on Zoning and Franchises

Re: Support for the City of Yes for Housing Opportunity (LU 0181-2024)

Good morning Chair Riley and Council Members, and thank you for the opportunity to speak to the Subcommittee on Zoning and Franchises in support of this historic initiative. My name is Megan Wylie and I am the Director of Government Relations at the New York Building Congress.

The Building Congress represents over 500 constituent organizations and over 250,000 skilled tradespeople and professionals across the industry dedicated to the growth and prosperity of our city. We strongly express our support for the City of Yes for Housing Opportunity, a groundbreaking initiative that directly addresses our housing crisis by incentivizing rational and effective reforms to build a little more in every neighborhood.

The City of Yes is reasonable, flexible, and long overdue. It incorporates critical community input from over 175 community board meetings, and ensures that no neighborhood is being disproportionately burdened. We applaud the Department of City Planning's commitment to recognizing the varying needs of New Yorkers from across the borough and while we understand concerns still remain, we look forward to their continued outreach.

We are confident that this multipronged approach will make significant strides towards ensuring every New Yorker has a place to call home. By permitting Accessory Dwelling Units, streamlining commercial to residential conversion projects, and allowing smaller-scale housing to be built above storefronts, City of Yes has the potential to create over 100,000 much-needed new homes. On top of the benefits to the housing market, ADUs are incredible opportunities for homeowners and families. With this initiative, homeowners will have the chance to earn a significant additional income by renting out unused garage or basement units, or help their older family members and young adults stay close to home.

Furthermore, City of Yes also removes outdated parking mandates which, today, increase the cost of housing construction by roughly \$100,000 per parking space. To be clear, the proposal does not ban developers from building parking, but allows for more flexibility, so that project managers can best meet the needs of each unique site, rather than a one-size-fits-all approach. In many areas of New York City, vastly more individuals rely on public transit than cars, and more than 54% of all households are car-free. This number increases to 76.6% in Manhattan, and 56.5% in Brooklyn. The simple truth: this translates to more affordable housing for New Yorkers.



This proposal also promotes Transit-Oriented Development, a policy we have long advocated for in rezonings across New York City. By legalizing 3-5 story apartment buildings near new and existing public transit stations in low density residence districts, we will be increasing economic growth for local communities and ensuring convenient home opportunities for individuals who commute to Manhattan. Complimenting new stations with housing is not just good for the environment and our commutes—it's common sense.

I urge you to support this bold step to a future where every New Yorker has access to affordable, quality housing. Let's make it clear that New York says 'yes' to innovation, 'yes' to responsible city planning, and 'yes' to housing opportunities for all.

This is our moment to use zoning as a tool, rather than an obstacle, to meet the needs of New Yorkers today.

Thank you for your consideration.

Megan Wylie
Director, Government Relations
New York Building Congress

[EXTERNAL] Nichola Cox - ZHO Written Testimony

Nichola Cox <[REDACTED]>

Fri 10/25/2024 10:03 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

Cc: Joseph, Rita <RJoseph@council.nyc.gov>; District35 <district35@council.nyc.gov>; Hudson, Crystal <CHudson@council.nyc.gov>;

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To City Council Zoning and Franchise Subcommittee:

My name is Nichola Cox. I'm a born and raised Brooklynite living in Brooklyn's Community Board 9, Council District 35, Crown Heights South. I'm President of the Sullivan Ludlam Stoddard Neighborhood Association and am also a Resident member of CB9's Land Use Committee. This letter represents my feedback.

I voted NO to City of Yes because for a number of reasons:

1. As many stated during Tuesday's hearing, the crisis is a lack of low income/truly affordable housing. Most of the housing proposed to be developed under City of Yes will not be low income/affordable housing. It will be market rate.
2. While City of Yes is marketed as developing a little bit of housing everywhere, the bulk of development, especially "affordable" housing development focuses on UAP which currently targets medium to high density areas (defined as R6 and higher).
 - UAP will place additional development pressure on many areas which have already experienced high levels of development, gentrification and displacement. For example, in Community Board 9, we have already built 4,000 units of housing from 2010-2023. We also have over 2500 units permitted and under development in the district. CB9 has done its fair share of housing development!!
3. I am especially concerned about the 1&2 family homes on lots zoned R6 and R7 during the 1961 rezoning. These were mostly in areas targeted for people of color, like mine. As a result of this zoning, our 1 & 2 family blocks are now deemed to be underbuilt and are being targeted for UAP.

When reviewing DCP's PLUTO (Primary Land Use Tax Lot Output) data, I noted the following:

- Approximately 80% of 1 & 2 family homes zoned R6 are in Brooklyn.
 - Approximately 80% of these R6 1 & 2 family homes in Brooklyn are in historically black communities.
4. R6 zones will have an increase from **2.2 to 3.9 FAR** under UAP. That's a 77% zoning density increase to R6 lots on narrow streets.
 - In comparison the zoning increases in contextually zoned communities will be much lower. For example:

- R6A = 3.0 increased to 3.9 (30% increase)
- R6B = 2.0 increased to 2.4 (20% increase)

· **Does a 77% FAR increase sound like modest contextual development?**

Targeting these R6 lots for the planned UAP FAR increases will make these communities even more vulnerable to speculation and predatory development! This will destroy the character of these communities, further decimate black home ownership and remove many existing affordable units. [People keep saying that City of Yes is meant to correct historical racial inequities and is not meant to destroy the character of neighborhoods, but the details show the opposite!]

**I implore my Councilperson, Crystal Hudson, and the rest of the City Council to Vote NO for City of Yes and UAP!
More work is needed, there are too many potential unintended consequences!**

Regards,
Nichola Cox,
District 35 Resident

[EXTERNAL] City of Yes

Geraldine Grecco



Wed 10/23/2024 1:43 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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The proposed City of Yes zoning gives the public a false sense that they can easily use all that it says.

Statutes that are not being amended either outlaw provisions of C O Y or make them difficult to use.

For example, The NY State Multiple Dwelling Law, which DOB must enforce, does not recognize "accessory" dwelling units. A house having 3 or more units is a multiple dwelling and subject to the MDL. The MDL outlawed wood frame multiple dwellings in 1940. Frame MD's that legally existed before that date are "grandfathered" and may remain as is, but more units may not be added.

Section 193 allows a two family wood frame house to be converted now to three families as long as it is completely covered in brick veneer, and the third family must be added to the first floor, requiring that apartment to be subdivided into two apartments. A third apartment would be on the second floor and the attic could only be used for storage. (The Building Code requires brick veneer to be at least 4 inches thick and have at least one metal tie for every square foot of exterior wall area.)

Converted dwellings must have a second means of egress for each apartment, such as a fire escape, or the stairs and hallways must have sprinklers. If of fireproof (steel and concrete) construction fire escapes are not required, but two stairs must be available from the hallways.

Variances from the MDL must be requested from the Board of Standards and Appeals, except for commercial buildings being converted to apartments pursuant to Article 7B of the MDL. The variance could require up to \$25,000.00 in fees in order to have title searches performed for the surrounding area, and those owners be notified by certified mail, and also civic associations be notified. Ads must be placed in at least two legal newspapers. There must be a public hearing whose cost the homeowner must bear, also fees for an attorney and a licensed professional engineer or a registered architect.

Subdivided rooms for boarders, roomers, or lodgers must meet the minimum room sizes required by the Housing Maintenance Code. This code applies to houses of any number of families.

Basement or cellar apartments must have the window area required by the HMC. Ground level must be at least 2 feet below the window sill, which could require the rear yard to be excavated for a distance of at least 30 feet from the building wall.

Nicholas J. Grecco, PE

[EXTERNAL] Opposition to City of Yes for Housing Opportunity

Roisin & Nick Ford <>

Fri 10/25/2024 10:57 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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To whom it may concern,

I am **opposed** to the City of Yes for Housing Opportunity.

Sincerely,
Nicholas M. Ford

[EXTERNAL] Re: I support City of Yes Housing Opportunity

Nicholas Oo <[REDACTED]>

Wed 10/23/2024 3:44 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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I also support lifting parking requirements.

We should not have parking requirements.

Any place that needs parking will have that built organically without parking requirements while many NYC neighborhoods do not need parking spots but are forced by parking requirements to have them and end up raising rents.

On Tue, Oct 22, 2024 at 8:43 PM Nicholas Oo <[REDACTED]> wrote:

Dear City Council

I am a resident in Astoria. I am an immigrant. I came to America 15 years ago and moved to NYC 11 years ago. I vote in every primary and every election, and I make sure everyone I know does that too.

When I first moved to NYC, I had many family members who lived here, but 11 years later, many of them have left. Why? Because NYC is completely unaffordable. My relatives who wanted kids couldn't afford to rent a big enough apartment; my relatives who worked lower paid jobs simply could not afford to pay the rent. One of them became homeless despite holding a job.

This is all because NYC has not built enough. All the experts say we are 500,000 apartment units short of what we need just today...and it's only getting worse.

I support the City of Yes Housing Opportunity Plan. We need to build more housing & make it very easy to build more. We should pass the plan as is or expand it to make it even easier to build housing. We should not introduce more amendments to create more red tapes and rules that only slow things down.

We need 500,000 more units today. Please pass the Plan.

Thank you
Nicholas Oo

From: [Nick Balaban](#)
To: [Land Use Testimony](#)
Cc: [Joseph, Rita](#); [Piquant, Juvanie](#); [Speaker Adams](#)
Subject: [EXTERNAL] Testimony For Zoning For Housing Opportunity
Date: Friday, October 25, 2024 10:17:34 AM

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To whom I desperately hope it concerns:

My family and I oppose the City of Yes for Housing Opportunity text amendment. We live in Flatbush Prospect Lefferts Gardens where many blocks are not yet landmarked. Our block enjoys community and connections with its neighbors, some of whom have been residing here for over 40 years. There is a strong commitment to the community from long-time and recent home owners and apartment residents. There is great value in a neighborhood where people aren't forced to leave and can live where they appreciate their neighborhood.

We oppose the Zoning for Housing Opportunity amendments and request that your council members vote "No." These amendments are not ideal. As you are aware, there is not a need for further upzoning to create housing or affordable housing; in fact, there is a need for "right zoning" to preserve the stability of our residential community, historic architecture and small business and ensure that population density does not overwhelm infrastructure, including sewers, public schools, parking, sidewalks, subways and sanitation.

Please support community based planning to allow local community boards and council members to determine where and whether zoning or parking waivers are appropriate in exchange for affordable housing or other community benefits and mitigation of environmental effects. Adding density or reducing parking is appropriate in different places in different communities. Most of District 9 is covered by R6 and R7 zoning that would receive massive density increases, leading to the demolition of most of our neighborhood, with current tenants having to leave and wait years before competing with the rest of the city in a lottery for new apartments.

Support non zoning affordable housing strategies, especially affordable housing preservation. According to the city planning equitable development data explorer, 2/3 of Community District 9 dwelling units are in rent stabilized buildings. In addition, over 25,000 units of buildable housing remain possible under the current zoning.

Thank you for your attention.

Your constituents,

Nick and Maura Balaban

[REDACTED]

Brooklyn, NY 11225

[EXTERNAL] I support lifting parking mandates in City of Yes

Nicole Murray <

Wed 10/23/2024 12:51 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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We need fewer cars, not more.

- Nicole in 11205

[EXTERNAL] testimony in opposition to City of Yes for Housing Opportunity

Nina Young <[REDACTED]>

Fri 10/25/2024 4:51 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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To whom it may concern,

I am opposed to the City of Yes for Housing Opportunity because The Universal Affordability Preference would be an inadequate tool for creating truly affordable housing for those who need it. :

Census data shows that the median income for New York City is \$76,577.(ACS 2023).

60% of AMI, however, in the case of a one person household is \$65,220, in the case of a two-person household is \$74,580, 3-person, \$83,880, and 4- person, \$93,180.

New York City's low-wage workers would automatically be ineligible for these units.

This tool would exacerbate the already existing mismatch of housing supply (majority market-rate and mislabelled affordable housing) to need- those who make 60% or less of AMI.

Thank you for your time and consideration.

Sincerely,

Nina S. Young

--

Nina S. Young

Hunter College Master of Urban Planning

Planner | Photographer | Educator

[REDACTED]

[EXTERNAL] Lift Parking Requirements

Noah Verzani < >

Wed 10/23/2024 10:17 AM

Inbox

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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It is crazy that people still think the city should tailor itself to car owners. I don't own a car, almost no one I know does, we should support the actual New Yorkers who commute and travel by walking and transit, and improve both of those experiences, instead of supporting the suburban car owners who drive but don't even live here.

[EXTERNAL] Testimony For Zoning For Housing Opportunity

Norma Williams <[REDACTED]>

Sat 10/26/2024 7:55 AM

To: [REDACTED] Land Use Testimony
<landusetestimony@council.nyc.gov> [REDACTED]

Cc: [REDACTED]

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I am a resident and constituent of Council District 40 and I oppose the Zoning For Housing Opportunity amendments. I respectfully request that you stand with numerous other council members and vote "No". Most of these changes are so unreasonable you should not offer to negotiate. If City of Yes citywide text amendments are voted down, every district still has the right to pass those aspects of the zoning amendments they like in their own district, in the places where they think it is appropriate. The city council can still require housing targets for each district as per their Fair Housing Framework legislation, but allow every district to achieve this in the way they think is best(See below)

In particular, I ask that you oppose the R6 and R7 Universal Affordability Preference zoning density increases because homes and even apartment buildings where I live would be in danger of demolition - a 3 story brownstone could be replaced by a 9000 square foot luxury rental building up to 9 stories tall. A 4 story rent stabilized apartment building or mixed use building with a small business could be demolished and a 6 story apartment building could be emptied for significant additions. We do not want this destruction and displacement - we want to preserve our community and homes.

I also ask that you oppose all other zoning density increases without mandatory affordable housing requirements and without local consent, and oppose eliminating single family zoning.

Community District 9 has already built 4000 housing units from 2010-2024, and 2500 housing units are currently fully permitted, of which 800 are low income affordable. An additional 1100 low income and supportive housing units are pending at Kingsboro Psychiatric hospital. Council district 40 ranks 16th highest of all council districts in terms of affordable housing production, according to the New York Housing Conference.

In CD9, over 25,000 units of buildable housing remain possible under the current zoning.

Therefore there is not a need for further broad based upzoning to create housing or affordable housing - there is a need for "right zoning" to preserve the stability of our residential community, historic architecture and ensure that population density does not overwhelm infrastructure, including sewers, schools, parking, sidewalks, subways and garbage collection.

Instead we ask that you support community based planning to allow local community boards and council members to determine where and whether zoning or parking waivers are appropriate in exchange for affordable housing or other community benefits and mitigation of environmental effects. One size does not fit all - adding density or reducing parking is appropriate in different places in different communities. Most of District 9 is covered by R6 and R7 zoning that would receive massive density increases, leading to the demolition of most of our neighborhood, with current tenants having to leave and wait years before competing

with the rest of the city in a lottery for new apartments.

We also ask that you prioritize non zoning affordable housing strategies, especially affordable housing preservation. According to the city planning equitable development data explorer, 2/3 of Community District 9 dwelling units are in rent stabilized buildings.

Thank you

Your constituent,
Norma Williams
Rollin Williams

As the Council considers the critical need for affordable housing, I ask that you review the consequential legislation before you, and consider community input rather than rushing to approve it as is. The same politicians who applaud the boldness of this plan, would also rightly criticize the impact of Robert Moses, who also used the club of affordable housing when pushing for dramatic changes to the landscape of the City. I hope the Council will use the expertise of its members and land use staff to take the goals of City of Yes (COY) and match them up with policies that are more tailored to creating affordable units, while trying harder to protect neighborhoods from the developer-focused, one-size-fits-all approach of the current proposal.

1. A Plea for Victorian Flatbush

I am a DC37 union member and civil servant who has lived in Victorian Flatbush for the past 15 years. It is an integral part of greater Flatbush, and rather than being an exclusive enclave, it is the primary source of open space and urban escape for our neighbors.

The residents of our neighborhood understand and accept the balance of being a home dweller within an urban setting. When new apartment buildings, twice as tall as the modest size permitted by Transit Oriented Development (TOD), came up on Coney Island Avenue just a few blocks away, there were no protests or NIMBY complaints. In fact the only protest in the past 10 years was for a new building on Cortelyou Road, and that was not because it was a threat to Victorian homes but because it would have displaced an important affordable supermarket and laundromat.

One of the main issues is that the cumulative impact of COY provisions put a much higher burden on Victorian Flatbush than it does on the rest of the city where the main impact is simply a 25% increase in FAR. If this plan were implemented as is, most of Victorian Flatbush would see:

- a 66% increase in FAR without any precedent or explanation
- A "large lot" size definition that happens to align exactly with the size of most lots
- A TOD "half mile" measurement that applies if it reaches "any portion of the block"
- A TOD "short end of the block" definition that applies to much of the neighborhood

My concern is that based on the history of the neighborhood the cumulative effect of these policies would result in a "neighborhood extinction" that will permanently change the character of this distinct area. Most importantly, in the late 1950s the Trump Organization bought a total of about 30 adjoining lots in Victorian Flatbush to build 4 parcels of apartment buildings. As written, the TOD plan would allow the same playbook to take effect where home after home will choose to sell except for a few holdouts. While this is certainly each person's right, it is the opposite of the modest "little bit more" scenario that is expected elsewhere.

Two short term changes could relieve the most significant pressures on Victorian Flatbush to allow time to develop an alternative that would allow for growth without putting a much greater burden on this one neighborhood than the rest of the city

First, remove the 66% FAR increase from the areas north of Avenue I for which there is no precedent for this distinction. This will subject Victorian Flatbush to the same 25% increase applied to the rest of the City. Second, add one word to the definition of a "large lot" to make it "greater" than 5000 square feet. The difference of one square foot would require combined lots instead of making each and every lot along some of the most iconic Victorian streets in to be immediately eligible for TOD. The cumulative COY changes to Victorian Flatbush leave it ripe for picking and making these adjustments would strike a more even balance between growth and preservation of the existing neighborhood fabric.

2. Relying on As of Right will cause more harm than good

I understand the compelling attraction of as of right zoning. The difficulty of getting variances under current zoning is arduous, lengthy, unpredictable and those factors cumulatively drive up costs. At first pass it seems that relying on as of right would sidestep many of those issues. A basic DOB filing is all it would take to build something new. The problem with this logic is that guided development is not inherently negative. It is only bad when used as an excuse to prevent growth which creates a shortage - something that has clearly taken place nationally. For the Council to truly lead it should find a better way to balance local control with creating sufficient growth instead of giving up entirely and trusting that "incentives" alone will drive the unrestrained free market to improve housing affordability. The Council has a unique opportunity to offer not only a better way forward for the City, but to set an example that will work Nationally. Unfortunately "as of right" is a cure that is worse than the disease.

First, as of right will drive up the sales prices of real estate for everyone. Whereas the existing cumbersome system only increases building costs for a developer seeking a variance as of right will increase prices for all lots because sellers will price them based on their higher potential value as if every lot were destined to be sold to a developer. Raising housing prices citywide is not an intended goal of COY so relying on a method that will cause this is a major flaw in the plan.

Second, as of right is not centered on building affordable housing. Despite the housing affordability crisis the city has an unending selection of new luxury units to offer. By focusing on as of right the main outcome will be a growth in high end housing which will lead to greater displacement. Not just displacement from the older housing units but also by reducing affordability of day to day retail as new high end retailers cater to the

wealthy who can afford the new luxury units.

Finally, passing a bad COY will lead to a backlash. That backlash will tarnish the goals of COY and may lead to positive measures being repealed. A stronger COY will have more support and a greater chance of success than a plan that was sold to the people as creating affordable housing but that got branded as only creating profit opportunities for the real estate industry.

3. Fixing COY will help the housing crisis more than passing the existing proposal quickly

Many speakers in support of COY urged the council to pass it quickly with minimal changes because it would supposedly result in a little bit of modest, contextual housing everywhere and this would expand housing supply and lower prices. The truth is that producing millions of iPhones never made iPhones cheap.

While DCP did a good job of defining the problems and proposing a toolbox of ways to respond, they overstepped by defining their own blueprint for their ideal NYC neighborhood. I believe that each neighborhood is different and should be allowed to pull a different mix of options from the DCP toolbox to create housing. Instead of mandating how it is done, the only thing mandated should be the minimum amount of growth needed from each Community Board but to allow local flexibility in how and where that growth should occur.

From what I can tell COY was written in the dark, outside of the public eye. After it was presented to the Community Boards DCP had all summer to respond to feedback and adjust COY to gain more support by reflecting community voices. Instead, DCP missed that opportunity and forwarded it as-is to the Council as a rush order. This puts pressure on the Council any delay should be at the hands of DCP who had the opportunity to use their staff and expertise to make improvements and chose not to. It now falls to the Council to be the responsible party and who should use the expertise of their members and Land Use staff to do what DCP should have done in the first place. If that delays the passage of COY by a few months it will be worth it if we end up with a stronger core zoning plan for the next 60 years.

Thank you,

Olgierd Bilanow

[EXTERNAL] Vote No on COY

olive freud <[REDACTED]>

Fri 10/25/2024 4:55 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

Cc: [REDACTED]

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City of Yes, Mayor Adams' 1000+ page document is a proposal to change zoning in New York City – purportedly to bring needed affordable housing to the city. But nowhere in those thousand pages is there a provision or requirement to do so. If passed, the City of Yes will change the character of the city and the quality of our lives – and not in a good way. It will drastically weaken public review and input (ULURP) of proposed construction by developers, the non-elected city planning commission will have unprecedented power in determining the future of the city. City of Yes will create more density by allowing construction on currently mandated, precious open spaces. It proposes “infilling” campuses such as Park West and Lincoln Towers with buildings, even though the upper west side is already one of the densest communities in the country. City of Yes will allow air rights to be transferred distances so that developers can put up even taller towers. It will transfer floor space from low density mid blocks to high density Avenues, resulting in massive buildings – without mandating additional affordable housing. Our committee is open to more realistic plans for affordable housing. We say Yes to more parks, more benches and more open spaces – but No to more high price towers.

Olive Freud, President
Committee for Environmentally Sound Development.
[REDACTED]


From: [Olivia Otto](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity - Written Testimony of Support
Date: Wednesday, October 23, 2024 5:03:48 PM

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I'm a resident of Williamsburg and have had first-hand experience with the struggles of the housing crisis facing our city. Like many others, I moved to New York for the economic opportunity, the community, and the chance to live a more sustainable, healthy, and vibrant car-free life. When trying to rent an apartment, I found it extremely difficult to secure an available one, much less be able to afford it. That is why I support this proposal's goals of increasing the housing supply in general and affordable housing in particular. I love this city and want more people to get to love it as well.

Along with the noble goal of supporting more housing and housing affordability, I like that the proposal takes care to assuage concerns residents could have. I like that housing development is spread across the city instead of being forced into a few neighborhoods. I also like that it has provisions to ensure development is gradual and matches the existing character of the neighborhood. Overall, I love this project. It is a huge step in the right direction of making our city affordable and accessible to many more New Yorkers, and because of that, I offer it my full support and urge its ratification and swift implementation.

--

Olivia Otto
Software Engineer, Home Web
Etsy 

From: [Ollie Khakwani](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Friday, October 25, 2024 12:15:34 PM

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[Sending this again because I used the wrong subject line]

Hi,

My name is Ollie Khakwani, I've lived in Park Slope, Brooklyn for 9 years, and I wasn't able to submit my testimony on Zoom during the hearing, so I'm sending this email to express my strong support for the City Council passing City of Yes in its fullest form possible.

Like many New Yorkers, what I love about our city is its diversity—you meet and live side by side with people from all over the world and all walks of life. But policies that prevent us from building more housing are threatening what makes our city great by driving rents ever higher and pushing people out.

I know there are concerns about preserving neighborhood character, with worries about slightly taller buildings. But what truly defines our city's character isn't whether buildings are two or three stories tall—it's our people and our identity as a melting pot.

New York will still be New York if buildings grow a bit taller, but it will stop being New York if only wealthy people can afford to live here, which is what has been happening and will continue to happen if we're not able to build more housing. I urge the city council to vote in favor, take this important step towards solving our housing crisis, and keep New York New York.

Sincerely,

Ollie

[EXTERNAL] New Yorker in Support of Lifting Parking Requirements

Omar Kabbaj <

Tue 10/22/2024 10:47 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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My name is Omar and I was born and raised on the Upper West Side of Manhattan.

I am a life-long New Yorker who wants to express his support for lifting parking requirements and making our city more effective for pedestrians!

Best,
Omar

From: [Omer Main](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Parking & Bike situation
Date: Wednesday, October 23, 2024 8:02:42 AM

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Good Morning,

My name is Omer Latif, and I am a resident of Brooklyn, NY. My family has been a resident of NYC for more than four decades. I have never reached out to the NYC Council before, but I feel it is important to voice my concerns on behalf of myself and my fellow New Yorkers.

I would like to address the increasing need for parking spots in our neighborhoods and the issues arising from the proliferation of bicycle lanes. The presence of numerous bicycles has made our road infrastructure problematic. Many cyclists do not adhere to traffic patterns, which can lead to accidents. In instances where a motorist accidentally hits a cyclist, they may find themselves at fault, even when the cyclist has breached the rules.

I strongly urge you to consider the importance of maintaining our parking and vehicle lanes without sacrificing them to expand bicycle lanes. This is not merely my voice; it represents the sentiments of many residents throughout New York City.

Thank you for taking the time to read my email. I appreciate your attention to this matter and hope to see positive changes in our community.

Have a great day!

Best regards,
Omer Latif
Brooklyn, NY

From: [Orest Voloshchuk](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Eliminating Parking Mandates
Date: Wednesday, October 23, 2024 6:13:28 PM

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Hello,

My name is Orest and I have been a resident of Queens for over 20 years. I am writing this email to strongly encourage the council to go forward with the proposal and eliminate all minimum parking mandates in the city.

As a young person hoping to start a family and raise my children in the same neighborhood that I grew up in, there is nothing I find more important than housing affordability. In my little corner of Glendale I've seen home prices double over the past decade. I try to save money as aggressively as I can, but the goal of owning a home seems to only be further away.

I would be more than satisfied with a modest apartment and I would be beyond happy to have one without a parking spot, seeing that not needing a car is one of the reasons I love the city so much.

But the current regulations do not allow me to make that choice. All newly constructed apartment buildings here must be built with significant parking minimums. Considering that the cost to construct a new parking spot here costs an average of \$67,000 this adds a significant amount to the final cost of an apartment.

I do not begrudge anyone for wanting a private parking spot, what I cannot comprehend is why people such as myself are forced to pay for parking which we will never use.

End these senseless mandates and allow New Yorkers to make the decisions that make sense for them.

End mandatory parking minimums!

Thank you for your time.

I sincerely hope you will do the right thing.

Orest Voloshchuk

[EXTERNAL] Sharing my support for lifting parking minimums

Owen O'Leary <

Tue 10/22/2024 11:27 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hello!

I am a resident of Bed-Stuy, Brooklyn and a strong supporter of the City of Yes plan, I would like to see it passed including the lifting of parking minimums. This will allow more housing for my neighbors and friends to afford to all live in this great city and support our economy and community.

Best,
Owen O'Leary

From: [P. Rocchio](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes Housing
Date: Friday, October 25, 2024 9:17:35 AM

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No to the City Of Yes. Preserve City Island's Special District Zoning.

P. Rocchio
City Island resident

[EXTERNAL] City of Yes

Pam Schnauthiel < >

Fri 10/25/2024 4:22 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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To whom it may concern,

I Say NO to the City of Yes.

Thanks,
Pam

From: [Pamela Gill](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony For Zoning For Housing Opportunity
Date: Friday, October 25, 2024 11:45:04 AM

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My family and I oppose the City of Yes for Housing Opportunity text amendment. We live in Flatbush Prospect Lefferts Gardens where many blocks are not yet landmarked. Our block enjoys community and connections with its neighbors, some of whom have been residing here for over 40 years. There is a strong commitment to the community from long-time and recent home owners and apartment residents. There is great value in a neighborhood where people aren't forced to leave and can live where they appreciate their neighborhood. We oppose the Zoning for Housing Opportunity amendments and request that your council members vote "No." These amendments are not ideal. As you are aware, there is not a need for further upzoning to create housing or affordable housing; in fact, there is a need for "right zoning" to preserve the stability of our residential community, historic architecture and small business and ensure that population density does not overwhelm infrastructure, including sewers, public schools, parking, sidewalks, subways and sanitation. Please support community based planning to allow local community boards and council members to determine where and whether zoning or parking waivers are appropriate in exchange for affordable housing or other community benefits and mitigation of environmental effects. Adding density or reducing parking is appropriate in different places in different communities. Most of District 9 is covered by R6 and R7 zoning that would receive massive density increases, leading to the demolition of most of our neighborhood, with current tenants having to leave and wait years before competing with the rest of the city in a lottery for new apartments. Support non zoning affordable housing strategies, especially affordable housing preservation. According to the city planning equitable development data explorer, 2/3 of Community District 9 dwelling units are in rent stabilized buildings. In addition, over 25,000 units of buildable housing remain possible under the current zoning. Thank you for your attention. Your constituent,



Testimony of the Partnership for New York City

New York City Council Subcommittee on Zoning and Franchises

City of Yes for Housing Opportunity (LU 0181-2024)

October 24, 2024

Thank you, Chair Riley and members of the City Council Subcommittee on Zoning and Franchises, for the opportunity to testify in support of the City of Yes for Housing Opportunity proposal. The Partnership for New York City represents private sector employers of about a half million people in the city. We work together with government, labor, and the nonprofit sector to maintain the city's position as the preeminent global center of commerce, innovation, and economic opportunity.

The Partnership strongly supports the City of Yes for Housing Opportunity (COYHO) zoning proposals. Housing availability and affordability is a top concern of the New York City business community and strongly impacts the ability to attract and retain employees in the region. A 2023 survey, commissioned by the Partnership, found that 88% of residents are concerned about housing affordability and 42% said they may leave the city, primarily due to rising housing costs.

COYHO includes proposals to reduce the cost of new housing construction by updating zoning laws enacted more than 60 years ago. The proposals provide more flexibility in the design and size of new apartments, increases density allowances, and reduces the procedural and bureaucratic processes that discourage development of smaller projects that cannot support the cost of rezoning.

Accompanied by some new housing programs and financing tools, COYHO will enable community development corporations, churches, small builders, and BIPOC-owned firms to produce more housing at a scale that is appropriate to lower density neighborhoods. It will encourage homeownership housing development on infill sites and strengthen local commercial corridors by accommodating new residential units on upper floors.

We urge that the Council does not amend COYHO in ways that will defeat its primary purpose: making it easier, faster, and cheaper to build new housing in the city on smaller sites in every neighborhood. Adding income or wage requirements, for example, would destroy the ability to achieve the 100,000-unit production goal of the program. This should remain an initiative that eliminates barriers to the development of broadly affordable housing. Without public subsidies,

newly built housing is unaffordable to the vast majority of New Yorkers given the high costs of rezoning and requirements built into the outdated zoning code.

There may be some provisions in the bill, such as parking requirements, that could benefit from different rules in lower density neighborhoods with limited transit options. There would also be value in maintaining the current offsite development option for affordable units. But overall, anything that reduces the flexibility and streamlining of the development process will greatly reduce the benefits of the rezoning that the city desperately needs.

Today, New York is the most expensive city in the country and the third most expensive in the world. There is a desperate need to build more housing at a lower cost, and that is what City of Yes can help us accomplish. We urge the City Council Subcommittee on Zoning and Franchises to approve this legislation.

Thank you

Patricia Decker
[REDACTED]
State Island N.Y.
#10301 J

Mayor Eric Adams, City Council

I am against the City Proposal
in State Island because we don't
have the infrastructure to support it.

We have -2- highways Congested.
We don't have a subway system
Our bus system is poor. The
buses need maintenance and
short of drivers. We have -2- full
hospitals, and no City hospitals.

We don't have enough firehouses or
firemen to handle current fire.

"Firemen are sent from Brooklyn"

"Schools are overcrowded."

Our outdated sewer system cannot
handle more buildings.

Sincerely,
Patricia Decker
10/22/24

[EXTERNAL] City of Yes

Patricia Morgana <

Wed 10/23/2024 2:21 PM

Inbox

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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To Whom it May Concern:

The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

Patricia Morgana



Bronx, NY 10461

Sent from my iPhone

From: [Patrick Leung-McDonnell](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Eliminating Mandatory Parking Minimums
Date: Friday, October 25, 2024 12:20:35 PM

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Hello,

I'm a 30 year old Asian American man, and I currently live in Harlem with my wife. I've been living in the city for 10 years, and watched as rents skyrocketed in formerly affordable outer borough neighborhoods. I've had a car in the city and do not currently have one.

New York is an exceptional city that many people want to live in. I want my wife and I to be able to raise our children here, but I'm not sure if that will be possible with the ongoing housing crisis.

I strongly do not think developers should be required to take away housing in their projects to make room for parking. If it's in a neighborhood where they think they can make more money attracting parking, that can be their decision.

But a progressive government in New York City should not support mandating parking, regardless of location. If there's a transit desert that exists, there is time to improve bus service, lanes, and make it easier and safer to bike. Mandating parking caters to drivers for buildings that don't even exist yet. This is an opportunity to help ease the housing crisis and further reduce car dependency to address congested streets, dirty air, noise, and the climate crisis.

Please do not waste this opportunity to remove a requirement that's a relic of the Robert Moses era of land use, and would still allow developers to build parking in their projects if they choose.

Sincerely,

Patrick Bonnick-McDonnell

[EXTERNAL] I support lifting parking minimums

Patrick Brady




Wed 10/23/2024 1:48 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hi there,

I'm a driver, live on  in BK (11216) and I enthusiastically support lifting parking minimums.

Patrick Brady

Sent from my iPhone

From: [Patrick Christopher Toomey](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony re: Opposition to the City of Yes Zoning Proposals
Date: Wednesday, October 23, 2024 9:17:09 AM

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Dear City Planning Commission and City Council Members,

As a long-time resident of Prospect Park South in historic Victorian Flatbush, I am writing to express my strong opposition to the City of Yes zoning proposals, particularly the Transit-Oriented Development (TOD) provisions that would dramatically alter the character of our unique neighborhood.

Our community, with its Victorian homes, deep setbacks, and tree-lined streets, represents one of the nation's most significant collections of turn-of-the-century residential architecture. In 1979, Prospect Park South was designated as a Historic District precisely because of its exceptional architectural and historical significance. The proposed TOD upzoning threatens to undermine the very qualities that make our neighborhood special.

Specific concerns about TOD implementation in our area include:

1. Damaging One-Size-Fits-All Approach

- The proposed zoning changes do not account for stark differences across the city in terms of infrastructure capacity, the architectural heritage of New York City's many unique neighborhoods, gentrification, and quality of life impacts on residents.
- Housing expansion is vital but should be tailored to neighborhoods in ways that account for their existing character and needs, just as the city did in 2009 in Victorian Flatbush when it altered the zoning rules to allow for significant amounts of new housing to be built on the under-utilized Coney Island Avenue corridor while preserving other irreplaceable elements of the neighborhood.
- The one-size-fits-all TOD re-zoning would dramatically upend the deliberate balance reflected in the prior upzoning.

2. Infrastructure Crisis

- Our century-old infrastructure is already stressed beyond capacity
- Raw sewage regularly backs up into basements during heavy rains due to our overwhelmed combined sewer system
- Local schools are overcrowded, with some at 150% capacity
- Power grids aren't built for large multifamily units
- Subway platforms at Church Avenue and Beverley Road are dangerously overcrowded during rush hour
- The B/Q lines cannot handle additional ridership without significant upgrades

3. Architectural Heritage at Risk
 - The proposed zoning changes would enable development that could dwarf our historic homes
 - New construction would disrupt the intentional garden suburb planning principles that define our neighborhood
 - The distinctive architectural harmony of our streets would be permanently compromised
 - Our only protection is the Landmark Commission and we run the risk that a pro-development mayor like Mayor Adams could appoint an anti-historical commission
4. Quality of Life Impact and Property Value Concerns
 - Increased density would eliminate the unique suburban-in-the-city character
 - The proposed changes would reduce green space and tree coverage
 - Additional parking demands would overwhelm our residential streets
5.
 - Many residents have invested significantly in maintaining historic properties
 - Dramatic zoning changes could destabilize property values
 - The unique character that draws buyers to our area would be diminished
6. Gentrification and Displacement Effects
 - While our historic district has some protection, surrounding areas will face immense development pressure
 - Long-term residents in nearby Flatbush, East Flatbush, and Ditmas Park would face displacement
 - New luxury development would raise property taxes and rents throughout the area
 - Local small businesses serving existing communities would be priced out
 - The proposed changes would accelerate the displacement of immigrant communities
 - Despite promises of affordable housing, market-rate units would predominate
7. Governance and Oversight Problems
 - The administration is rushing through massive citywide zoning changes without adequate community input
 - The City of Yes process lacks transparency about which developers stand to benefit
 - There are serious questions about oversight and accountability in the planning process
 - The current administration faces multiple investigations that raise concerns about developer influence
 - The city has failed to provide clear data on infrastructure capacity
 - Community Board recommendations are being systematically ignored
 - Environmental review processes are being fast-tracked without proper study

I agree that our city faces serious infrastructure challenges that must be addressed before any significant upzoning. We need:

- A comprehensive infrastructure upgrade plan with dedicated funding
- Modernization of our sewage and water systems
- Significant improvements to subway capacity and reliability
- School capacity expansion
- Power grid upgrades

These infrastructure improvements should be completed before considering any density increases.

While I support the city's need to create additional housing, this should not come at the expense of destroying designated historic districts that contribute to New York City's architectural heritage or displacing existing communities. I urge you to:

- Exempt designated historic districts from TOD upzoning
- Maintain current zoning restrictions that protect our neighborhood's character
- Consider alternative locations for density increases that won't compromise historic resources, such as our rezoning plan in 2009 to up zone Coney Island Ave
- Work with preservation groups to identify appropriate areas for development
- Require meaningful percentages of deeply affordable housing in any new development
- Implement strong anti-displacement protections for existing residents
- Prioritize infrastructure improvements before any upzoning
- Institute stronger oversight and transparency measures for zoning changes
- Require detailed disclosure of developer relationships and influences
- Mandate independent infrastructure capacity studies before any upzoning

Our neighborhood demonstrates that preservation and livability are not at odds with urban vitality. Please protect Prospect Park South's unique character by exempting our historic district, and CB14 from the City of Yes TOD provisions.

Sincerely,

Patrick Toomey

A solid black rectangular box used to redact the signature of Patrick Toomey.

Brooklyn, NY 11218

[EXTERNAL] Vote NO!! City of Yes

PAUL CAPPIELLO <>

Wed 10/23/2024 10:59 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Dear Council Members:

I am writing on behalf of myself, my family and as a tax paying citizen in Queens, NY. We are all adamantly opposed to the City of Yes. If approved, this will destroy the fabric of all of our diverse, small communities. We have numerous concerns regarding the negative impact this Bill will have if it is approved.

Over Development: The proposal will lead to over development, straining infrastructure such as schools, public transportation, sanitation, parking, EMS, police and fire protection. These agencies are already over burdened and do not have adequate personnel to handle their current work load. Approval of this Bill will greatly exacerbate these shortcomings.

Community Character: The proposal will irreversibly and drastically alter the distinct characteristics of our neighborhoods.. It will undermine and change the unique cultural and historical aspects of our city's diverse communities. It will also adversely affect property values and have a negative tax impact.

Affordability Impact: There is no guarantee that the proposed new housing units will actually be affordable for current residents and new residents. This can also lead to the displacement of current lower-income residents forcing them out of the neighborhoods they live in and raised their families in.

The Need: In the past decade New York City has lost a substantial amount of its population. As a matter of fact, in the past five years, New York has seen the largest exodus of any state in the country.

Hence, the need for additional development is not necessary and certainly not justified.

Environmental Concerns: Increased construction will lead to environmental issues. These include a reduction in green spaces leading to an increased carbon footprint which effects global warming. Also, higher pollution levels which will negatively impact the health and quality of life of residents.

Based upon the above stated facts the City of Yes should be a DEFINITE NO!

Sincerely,
Paul Cappiello

Sent from my iPhone

From: [PC](#)
To: [Land Use Testimony](#); [Desouze, Joel](#); [Speaker Adams; Joseph, Rita](#)
Subject: [EXTERNAL] Testimony For Zoning For Housing Opportunity
Date: Friday, October 25, 2024 12:03:34 PM

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My family and I oppose the City of Yes for Housing Opportunity text amendment. We live in Flatbush Prospect Lefferts Gardens where many blocks are not yet landmarked. Our block enjoys community and connections with its neighbors, some of whom have been residing here for over 40 years. There is a strong commitment to the community from long-time and recent home owners and apartment residents. There is great value in a neighborhood where people aren't forced to leave and can live where they appreciate their neighborhood.

We oppose the Zoning for Housing Opportunity amendments and request that your council members vote "No." These amendments are not ideal. As you are aware, there is not a need for further upzoning to create housing or affordable housing; in fact, there is a need for "right zoning" to preserve the stability of our residential community, historic architecture and ensure that population density does not overwhelm infrastructure, including sewers, public schools, parking, sidewalks, subways and sanitation.

Please support community based planning to allow local community boards and council members to determine where and whether zoning or parking waivers are appropriate in exchange for affordable housing or other community benefits and mitigation of environmental effects. Adding density or reducing parking is appropriate in different places in different communities. Most of District 9 is covered by R6 and R7 zoning that would receive massive density increases, leading to the demolition of most of our neighborhood, with current tenants having to leave and wait years before competing with the rest of the city in a lottery for new apartments.

Support non zoning affordable housing strategies, especially affordable housing preservation. According to the city planning equitable development data explorer, 2/3 of Community District 9 dwelling units are in rent stabilized buildings. In addition, over 25,000 units of buildable housing remain possible under the current zoning.

Thank you for your attention.
Your constituent,

Paul Contursi

--

Take the Voter Pledge Not to Support Candidates Who Take Real Estate Money here: <http://www.humanscale.nyc/voter-pledge/>

--

[REDACTED]

To unsubscribe from this group and stop receiving emails from it, send an email to

[REDACTED]

From: [Paul De Andrade](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Wednesday, October 23, 2024 5:06:38 PM

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Neither I nor any of my friends, employees, or work colleagues in the city drives a car. Why are we surrounded by parking decks and cars for everyone else when New York is filled with public transit options?

Paul de Andrade
President, Studio Kestrel


w: www.studiokestrel.com

ig: [studiokestrel](#)

Paul DiBenedetto
Chair, Queens Community Board 11
October 22, 2024

Dear Esteemed Members of the City Council,

My name is Paul DiBenedetto. I am the Chair of Queens Community Board 11 in NE Queens. I have been a civic activist for the past 20 years, serving in various leadership roles on multiple local, 501c3 nonprofit boards. Twelve of 14 Queens CB's (including CB11) voted "NO" to City of Yes, Housing Opportunity (CHO) in its entirety, and I am asking you all to do the same. We need to come back to revisit the affordability crisis in a meaningful partnership with all local communities, councilmembers and City Planning officials, working *together* to achieve these goals.

Unfortunately, there is no fix for CHO because every part of it negatively affects our citywide neighborhoods in one way or another. It may be helpful in some, but is *extremely harmful and unpopular in others*. CHO is a huge, one-size-fits-all, omnibus style proposal. Indeed, the Economic Opportunity and CHO proposals span nearly 3000 pages between them. CHO doesn't consider the many diverse types of neighborhoods and housing that organically coexist across our big, beautiful city. As CB11 Chair, I would never accept a motion that would impose what may be good for my neighborhood upon another neighborhood, knowing full well that it's not good for *them*. By extension, as councilmembers you should respect your colleagues' districts and vote "NO" to this proposal.

CHO is a top-down, oppressive, Robert Moses-style approach to zoning, written by developers, for developers that will create yet more market-rate housing. It is anti-democratic, entirely ignores community input, takes away the all-important ULURP process, employs overly centralized controls that ultimately weaken the ability of voters to hold their city officials accountable and... takes away a *council-member's* ability to do what is best for the very districts *they know better than anyone else*.

During the Bloomberg Administration, Jon Young, the Queens Director of City Planning worked throughout the borough over a 15 year period with CM's and CB's to craft rezonings that had buy-in from all parties involved. It was a meaningful compromise and partnership that in the end, everyone benefited from. The City Council should reject CHO and re-engage the community on a local level, working *together* to achieve a more affordable and equitable city for all New Yorkers.

Since the rent-stabilization laws which kept apartments affordable in the city were changed, hundreds of thousands of units that were protected are now market rate. In addition, hundreds of thousands of units are kept vacant by landlords, having no profit motive to renovate/rent them. Why don't you tackle legislation for that instead? The units are already built and waiting to be rented! Hence, the 1.4% vacancy rate touted by CHO advocates is false.

NYC has just 15% single-family zoning, which by a great margin is the lowest percentage of single-family zoning of any large city in the United States. Indeed, a New York Times article from June 18, 2019 contained graphics (see below) illustrating this fact and New York's 15% was lauded as the goal for other cities to meet. According to City Planning's own data on their website, the 1961 Zoning Resolution was designed to accommodate a total buildout of 16-20M people. Yet (also according to the City Planning website), we have seen a loss of well over .5M people in the city since the year 2020 and as such, we may currently be under 8 million residents. Ask yourselves: do we really have to destroy our remaining, treasured, ethnically diverse, low-density neighborhoods in order to achieve the great yarn being spun by City Planning Commission Chair Dan Garodnick of just "a little more housing in every neighborhood?"

Speaking of Chair Garodnick (who lives in \$2.6M co-op in a Landmarks-protected historic district on Central Park West and as such, is safe from City of Yes zoning changes)... he has stated that we have to “work to tear down the ‘invisible walls’ of exclusionary zoning that still keep our neighborhoods *segregated*.” The Mayor has also made statements about our “*racist zoning*.” Well, for the past decade I have stood hand-in-hand at rallies with my multi-racial, civic colleagues in our neighborhoods in eastern Queens (and other boroughs across the city) and the diversity I have witnessed is as beautiful and broad as any other part of Queens, the most ethnically diverse place in the world. Southeast Queens is primarily African-American, single-family homeowners; Bellerose and Queens Village primarily South Asian homeowners from India and Pakistan; my own Bayside neighborhood primarily East Asian homeowners who came here from China, Taiwan and Korea. All of these people bought at significant cost and sacrifice, a house in the city with a green yard, trees, birds and bees, and a safe place to raise their families. They desperately do not want it to be torn asunder.

Please, don't impose what may work for one neighborhood in our city upon another, where its people are passionately and steadfastly opposed to it. It will without exaggeration urbanize and homogenize our entire city. Let's reject City of Yes, Housing Opportunity right here at the Zoning and Franchises Committee and come back as partners to truly work *together* on our housing affordability issues.

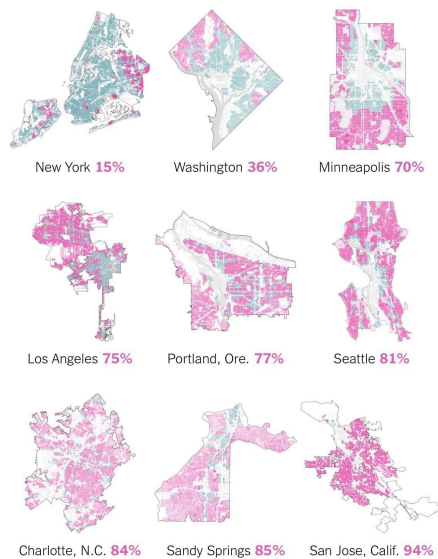
Respectfully submitted,

Paul DiBenedetto
Chair, Queens Community Board 11

<https://www.nytimes.com/interactive/2019/06/18/upshot/cities-across-america-question-single-family-zoning.html>

Residential land zoned for:

■ detached single-family homes ■ other housing



Cities not shown to scale.

NYT - 6/18/19

Source: Zoning data for individual cities from UrbanFootprint

New York City

15% of residential land is zoned for detached single-family homes

New York's famous 1916 citywide zoning code did not include single-family zoning. It was first added to places like this in 1938.



From: [Paul Greenberg](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes Zoning for Housing Opportunity
Date: Wednesday, October 23, 2024 4:34:40 PM

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To Council Members,

To begin my statement I will quote from the Passive House Network News and Notes of 10/23.

" ... it's clear we have to build more housing, but given our warming planet, it's vital to ensure that our buildings don't contribute to the climate crisis. The Building Sector accounts for more than 1/3 of all greenhouse gases, which come from fossil fuels which come from both existing and new buildings. Any new structure built to inefficient standards bakes in that inefficiency for the life of the building, which could be decades. When it comes to the climate crisis, that's time we don't have. We need efficient buildings and we need them now. That's why we advocate for Passive House standards."

The Passive House Standard is a results based Building system that can reduce Heating and Cooling demand by 80%. This standard has been adopted by many cities in Europe already. It is all well and good to switch buildings over to electric heating, but if the electricity is still generated by a coal fired power plant this is merely a transitional step until that plant is not burning carbon. The Passive House System reduces Demand.

The City of Yes does favor Mass Transit over cars which is good. It also mandates electrical conversion, and additional Solar Power. Also very good.

But I'm afraid these measures don't go far enough if we are indeed serious about this issue. Before any new buildings are built there should be a comprehensive study of warehoused apartments and conversion of existing structures to residential. Obviously, a no- build approach might not be great for the real estate industry but would be best for the environment.

The City of Yes should also explore innovative Methods and Means for the buildings that must be built.

In addition to my environmental concerns it seems to me that the City of Yes does not mandate any building of affordable housing anywhere. Building of this Housing would be voluntary with no body overseeing that such units be built.

In conclusion, for the above reasons :
I strongly urge the Council TO VOTE NO.

Sincerely,

Paul Greenberg

From: [Paul Henri](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Wednesday, October 23, 2024 6:08:23 PM

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I'm writing in support of the REMOVAL OF PARKING MANDATES, and I know I'm not alone. Civic minded New Yorkers everywhere know that forcing housing construction to include parking makes housing more expensive, perpetuates car centric culture, and does nothing to encourage the creation of better public transit. The far reaches of this massive city will never get the buses, trains, bike paths, AND SIDEWALKS that it deserves if cars are always given the lion's share of attention.

I urge all city council members not to fall victim to the backwards instinct to prioritize driving that plagues our fellow Americans in places like Texas, Ohio, and California. Transit and housing can and should be the rallying cry of every proud New Yorker, not parking mandates.

God bless you, and God keep our city.

- Paul Henri Doble

[EXTERNAL] City of Yes for Housing Opportunity

Paul Mangels <

Wed 10/23/2024 11:25 AM

Inbox

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hi City Council,

I am a longtime NYC resident, and I specifically want to write in about the parking mandate debate the is underway. The right choice here is clear - in order to meet the housing needs of our growing, vibrant city, City of Yes needs to totally remove minimum parking requirements. We are counting on you to act in the best interest of the people of New York City.

We are a CITY, the densest and greatest city in North America. The vast majority of NYC residents don't own a car or drive frequently. We should not be forcing business owners or anyone else to require parking be built, when the default mode of getting around in this city is and should continue to be public transit.

Plainly put - forcing people to build parking is prioritizing precious space and resources for the wealthy few, not the average New Yorker.

Also, people seem to think the proposal means a ban on new parking. It clearly does not mean that. Business and property owners can and will still build parking where it makes sense for them to do so. However, not REQUIRING them to do so is a necessary step for securing the future of our city.

New York is the best city in the world. City of Yes is a chance for us to secure a future New York that has room for all of us, that fulfills the promises and the ideals that we strive for. To fulfill the ambition of the city to grow, to get us back to a city that builds great, bold projects, we need the reform brought by City of Yes. And, we need to not hamstring it by requiring people to build parking, but rather set us up for future success by making room for and encouraging the construction of a city that is dense and powered by the great public transit system that defines who we are.

Make the right choice for us, don't commit to a half measure. Pass City of Yes with a full removal of minimum parking mandates. We are counting on you.

Thanks,
Paul

[EXTERNAL] I support lifting parking requirements

Paul Norton < >

Wed 10/23/2024 10:54 AM

Inbox

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hello,

I am a Harlem resident in a rent stabilized unit who also owns a car. We enjoy the density of our neighborhood and while parking our car can be a challenge sometimes, understand it is a trade off worth making for the benefits of dense living.

We also enjoy the green space in our neighborhood and robust transit access that would not be possible without deliberate planning. For all of these reasons, I support lifting parking requirements.

Thank you,

Paul Norton

 New York, NY 10030

From: [PAULA GRANDE & MIDDY STREETER](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Lift parking mandates to increase housing opportunities - part of City of Yes proposal
Date: Wednesday, October 23, 2024 4:37:13 PM

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■

Hello,

New York City isn't like any other American city. We have remarkable public transportation, which our residents use and depend upon. But we need more housing and we also pay high rents for the housing where we live. However, there is a possibility to remedy that situation by lifting the requirement that mandates parking in new housing developments. This mandate makes housing more expensive and leads to increasing car ownership.

I support lifting parking mandates to lower rents and build more housing along transit lines. This is one part of the City of Yes proposal with which I can wholeheartedly agree.

Thank you,
Paula Grande

■
New York, NY 10003

[EXTERNAL] Opposition to Transition Oriented Development

Pauline Zwaans 

Tue 10/22/2024 10:44 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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I am writing to express my strong opposition to the Transit Oriented Development (TOD) initiatives outlined in the City of Yes plan, particularly as they pertain to Brooklyn neighborhoods like Flatbush (including the historic neighborhoods referred to as Victorian Flatbush), Kensington, Prospect Lefferts Gardens, Park Slope, Fort Greene, Bed-Stuy, and Crown Heights. While I understand the need to increase housing availability (and especially affordable housing!), the strategies WILL have detrimental effects on our communities.

Gentrification and Displacement

Historically, TOD initiatives have been linked to gentrification, often displacing lower-income families and long-standing community members. The influx of new luxury buildings and higher-income residents can drive up rents, pushing out those who have called these neighborhoods home for generations. It is crucial to prioritize affordable housing solutions that ensure current residents are not forced out in favor of new developments and housing plans that ensure that a neighborhood's character and charm is maintained.

Developers vs. community interests

Housing development plans should benefit the residents of a community as a whole and NOT developers whose primary interest is to make money. By passing the TOD initiative the city is giving developers significant freedom to transform Neighbourhoods with very limited oversight. Developers will have NO concern for prioritizing the community and they will NOT focus on maintaining the character and charm of specific neighborhoods.

No protection for historic/landmarked Neighbourhoods

Even historic/landmarked neighborhoods which represent the history of our City risk being

destroyed. Homeowners who have carefully maintained the historic character of their homes and have complied with detailed Landmarks/Historic Preservation requirements (often at great costs to the residents), will see the character of their neighborhoods destroyed under the TOD initiative which does not seem to even protect historic/landmarks neighborhoods or require that developments remain in character with specific historic/landmark requirements. These neighborhoods draw local visitors and tourists, which has an important economic benefit for communities.

Infrastructure Strain

The rapid development associated with TOD can place undue pressure on existing infrastructure. Our neighborhoods already face challenges with traffic congestion and public transport capacity, especially at stations like Beverly Road. An increase in population density without corresponding upgrades to infrastructure can lead to further strain on roads, schools, and public services, ultimately reducing accessibility for all.

Lack of Community Engagement

There are also concerns regarding the level of community engagement in the planning process. Residents of neighborhoods must be actively involved in discussions about developments that will affect their lives. Decisions should not be made in isolation; instead, they should reflect the voices and needs of the community members who know their neighborhoods best. The process of City of Yes has been rushed and hushed. It's been primarily debated during the summer months when residents are often away for periods of time.

Mayor Adams' Indictment

Given the recent indictment of Mayor Eric Adams, there is heightened scrutiny around the decision-making processes of our city's leadership. This situation underscores the need for transparency and accountability in urban planning. With the recent developments, it's hard to say with confidence that developers haven't been prioritized behind closed doors and that the interests of a few with deep pockets are being pushed through over the well-being of the community at large. What will the action plan be to reverse policies that are put in place by bad actors? Wouldn't the logical thing to do is to wait until the next administration?

For the above reasons I STRONGLY OPPOSE the City of Yes plan and implore that a new housing plan be developed under the next Mayor and their administration with extensive inputs from individual communities affected.

[EXTERNAL] City of No

pepshags <>

Tue 10/22/2024 10:36 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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No to illegal immigrants
No to 15 minute cities
No to more cameras
No to kore fines, regulations and taxes
No. No.no. no. No.no. NO
Please just bring back freedom and the American way.
Please and thank you

Sent from my Galaxy



PCAC

PERMANENT CITIZENS
ADVISORY COMMITTEE TO THE MTA

2 Broadway, 16th Floor, New York, NY 10004
(212) 878-7087 mail@pcac.org

GERARD BRINGMANN CHAIR · MTA BOARD MEMBER · LIRRCC CHAIR
ANDREW ALBERT NYCTRC CHAIR · MTA BOARD MEMBER
RANDOLPH GLUCKSMAN MNRCC CHAIR · MTA BOARD MEMBER

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BRIAN FRITSCH ASSOCIATE DIRECTOR
KARA GURL PLANNING & ADVOCACY MANAGER
JACK CONNORS RESEARCH & COMM. ASSOCIATE
JESSICA SPEZIO ADMINISTRATIVE ASSISTANT

Testimony to the New York City Council on the City of Yes for Housing Proposal

October 22, 2024

Good morning, City Council!

I'm Benjy Ross, an intern with PCAC – the Permanent Citizens Advisory Committee to the MTA.

The City of Yes for Housing Opportunity is intrinsically about combatting our housing crisis by building more housing to meet our needs. Please vote yes today.

Our way forward is to build housing that makes use of our world class mass transit system.

New York City is not Houston. New York City is not Los Angeles.

It's a fact: the majority of New Yorkers travel by transit. It's what makes New York New York.

We need to allow more – and more affordable – housing to be built in New York City that offers its residents access to the incredible transit options that provide access to opportunity.

Allowing modest increases in housing near transit will make our city greener and more livable. We support removing parking minimums, which make housing more expensive to build and encourage people to drive.

Using data from the Department of City Planning, our research shows that within the next 15 years, the increase in housing development allowed by City of Yes for Housing Opportunity could bring in up to \$300,000,000 annually for the MTA's operating budget.

This revenue is key in allowing the MTA to run trains and buses more frequently. Meaning that riders can see better, more frequent service simply because more people use the system.

This policy is about a lot of things. But at its core, it's about building a more livable and *affordable* future for New York City.

City of Yes for Housing Opportunity is about transportation just as much as it's about housing.

Good housing policy is good transportation policy.

Let's continue to build New York City around the amazing transit system we already have.

Please vote in support for City of Yes for Housing Opportunity in its entirety. Thank you for your time.

From: [Peter G Macchia Jr](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Oppose city of yes
Date: Thursday, October 24, 2024 3:04:52 PM

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The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

Peter G Macchia Jr

[REDACTED]

Bronx NY 10465

From: [REDACTED]
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Oppose City of Yes
Date: Thursday, October 24, 2024 9:09:27 PM

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Petrina (Tina) Bellizzi
[REDACTED]
Bronx, New York 10465

Sent from my Verizon, Samsung Galaxy smartphone

[EXTERNAL] Urging Yes for City of Yes for Housing Opportunity

Phil Levin <



Wed 10/23/2024 3:39 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hello,

My name is Phil Levin, and I live on the Upper West Side with my wife and 2 year old son.

I urge you to vote yes for City of Yes for Housing Opportunity. This initiative is crucial for increasing affordable housing and supporting our communities.

I have seen friends be displaced because they cannot afford the ever increasing rents and without a change to the status quo I fear that more and more of them will not be able to live in the city.

Please support City of Yes for Housing Opportunity and help us prevent more displacement.

Thank you,
Phil Levin

[EXTERNAL] City of Yes housing opportunity

Philip Klein <



Fri 10/25/2024 7:22 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>; District45 <District45@council.nyc.gov>;

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Dear Council Members and Council Member Louis,

I am endorsing the comments made by fellow West Midwood residents. I share his opinions.

I join with my fellow West Midwood and greater Flatbush residents in OPPOSING in its present form the ill-thought-out so-called City of Yes for Housing Opportunity proposal. It will cause many negative impacts on my neighborhood and many other neighborhoods throughout the City and result in little if any new affordable housing units. Please call for a halt to the proposal until the Mayor and City Planning Department seriously consult with the City's varied neighborhoods and come up with a proposal that meaningfully addresses their legitimate concerns!

I acknowledge the need for change with respect to zoning, but urge you to wait for a proposal that that is more specific to neighborhoods such as Victorian Flatbush while still making a meaningful contribution to the need for more affordable housing. This is possible!

Thank you,
Philip Klein DDS
West Midwood

From: [Pinak Pandya](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Parking in NYC
Date: Wednesday, October 23, 2024 10:04:17 AM

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Hi,

As a long time NYC resident, voter and tax payer, I would like council to know that I need public parking spaces and please do not remove/reduce parking spaces. I work in hospital and around work I need parking. I also need parking to bring my elderly parents to different appointments.

Thank you,

Pinak Pandya

New York, NY 10039

From: [Portia George](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony For Zoning For Housing Opportunity
Date: Thursday, October 24, 2024 11:47:37 PM

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Good Day,

My family and I oppose the City of Yes for Housing Opportunity text amendment. We live in Flatbush Prospect Lefferts Gardens where many blocks are not yet landmarked. Our block enjoys community and connections with its neighbors, some of whom have been residing here for over 40 years. There is a strong commitment to the community from long-time and recent home owners and apartment residents. There is great value in a neighborhood where people aren't forced to leave and can live where they appreciate their neighborhood.

We oppose the Zoning for Housing Opportunity amendments and request that your council members vote "No." These amendments are not ideal. As you are aware, there is not a need for further upzoning to create housing or affordable housing; in fact, there is a need for "right zoning" to preserve the stability of our residential community, historic architecture and ensure that population density does not overwhelm infrastructure, including sewers, public schools, parking, sidewalks, subways and sanitation.

Please support community based planning to allow local community boards and council members to determine where and whether zoning or parking waivers are appropriate in exchange for affordable housing or other community benefits and mitigation of environmental effects. Adding density or reducing parking is appropriate in different places in different communities. Most of District 9 is covered by R6 and R7 zoning that would receive massive density increases, leading to the demolition of most of our neighborhood, with current tenants having to leave and wait years before competing with the rest of the city in a lottery for new apartments.

Support non zoning affordable housing strategies, especially affordable housing preservation. According to the city planning equitable development data explorer, 2/3 of Community District 9 dwelling units are in rent stabilized buildings. In addition, over 25,000 units of buildable housing remain possible under the current zoning.

Thank you for your attention.
Your constituent,

[EXTERNAL] City of Yes feedback

Prad Lee <>

Tue 10/22/2024 10:31 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hi,

I'm writing in support of eliminating parking mandates as part of the "City of Yes" initiative. New York City desperately needs this kind of change to allow more housing to be built, along with reducing unnecessary construction costs, encouraging public transit use, and working towards a cleaner, more sustainable city. It's a simple way to expand housing options and quality of life for all New Yorkers, and we have a unique opportunity to make New York City a model for sustainable urban development in the States.

Thank you for considering my feedback.

[EXTERNAL] Approve the "City of Yes for Housing Opportunity"

Preston Johnson <

Wed 10/23/2024 10:10 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Over the last generation, New York City has seen housing prices escalate to points that it has become nearly impossible for young people and working people to afford to purchase an apartment without outside assistance and rent has escalated to crippling levels.

In comparison, other cities across the country that permit more housing construction per capita have managed to maintain stability in housing costs.

Let's emulate the successful strategies of Houston, Austin, and Atlanta and allow New York City to grow. This will have the dual impact of making the lives of city residents easier while bolstering the financial stability of the City of New York.

Please pass the elimination of parking mandates and the creation of town center zoning and permit transit-oriented development so that NYC can realize its potential and remain a city for working people.

Preston Johnson



Brooklyn, NY 11218

From: [Patel, Priya](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Supporting City of Yes
Date: Wednesday, October 23, 2024 8:54:44 AM

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Hello!

My name is Priya Patel and I've lived in New York City for 7 years now. Living in this city, with its dense walkable neighborhoods, transit access, and density of businesses and recreational institutions has been amazing. Were it not for my luck in securing affordable housing in 2017, I would not have been able to live here and build a life for myself on a non-profit employee's salary. As I've progressed in my career, I've also noticed the price of housing skyrocket, and I myself am struggling to afford rent in my neighborhood. I'm also forced to ask myself -- are there affordable homes that still exist for the non-profit employees, the retail and service industry employees, and the public servants that are the lifeblood of this city?

I don't want New York City to become a place where only the ultra-wealthy can live, while those who make median or mean incomes have to commute long distances from outside the city, often using cars and other inefficient means. **Therefore I am strongly in support of City of Yes for Housing Opportunity.** Transit oriented development would allow more dense housing to be built in desirable areas, making it easier for people to choose to live outside the city and commute in efficient and environmentally effective ways. Lifting parking minima would allow more housing to be built to support the community's REAL parking needs, not outdated and inefficient THEORETICAL parking needs. The universal affordability preference would ensure that we prioritize building new housing that isn't just for the extremely wealthy, allowing the people that keep this city running the opportunity to live where they want.

All this to say, I envision a future where our neighborhoods are truly diverse, where we can continue to live in real communities all while fighting climate change. The City of Yes proposal is a way for us to move in that direction, and I thank you for taking the time to read this email.

-Priya Patel
Resident of the Upper West Side of Manhattan

Protect Bronx Neighborhoods from Overdevelopment
Bronx Council for Environmental Quality

To: All New York City Council Members
From: Protect Bronx Neighborhoods from Overdevelopment
Re: Introduction and Summary - 3 pages including this cover
Date: October 24, 2024

Attached please find our comments to you. Below find an introduction and summary for your interest.

Consider that environmental injustice occurs when certain communities are disproportionately affected by pollution, unhealthy land uses, climate change flooding, and lack of connections to decision makers.

According to the Census Bureau who does the Housing Vacancy Survey for HPD: “This was the largest housing stock for New York City in the fifty-eight-years since the NYCHVS was first conducted in 1965 and continued the trend of growth shown over the past few cycles of the NYCHVS.” (2023 p. 2). The problem is affordability of housing.

The City is more than 72% impervious, which means land is limited. If you build luxury buildings, the remaining areas will be polluted brownfields near trains and highways, and in risky floodplains, exacerbating severe health outcomes.

The 1989 City Charter was revised to replace the Board of Estimate because it did not represent us equally. In its place, the public was given the opportunity to participate through Community Boards and City Council Members in a Land Use process known as ULURP, which is being diminished here. Removing the ability of the public to participate after more than 30 years is an environmental injustice. Environmental justice works to ensure that **everyone has meaningful** participation in transparent decision-making.

Housing in-Affordability, Climate in-Justice, and limiting Public Participation are just some of the most severe environmental injustice issues that specifically affect the Bronx but are not addressed in this initiative. Vote no on the ZHO. We need greener not concrete landscape.

- ❖ Ask for a Fiscal Cost Analysis for the potential housing subsidies available to developers.
- ❖ Ask the city to apply for a Bronx County AMI.
- ❖ Tell the Mayor and City Planning to come back when the plan meets the Bronx’s needs.

What’s good for the Bronx is good for the city, too. Thank you for this opportunity to comment.

Protect Bronx Neighborhoods from Overdevelopment founders:

Karen Argenti

Karen Argenti, [REDACTED]
Bronx Council for Environmental Quality

Laura Spalter

Laura Spalter, [REDACTED]
Broadway Community Alliance

For more info, see <https://bceq.org/2024/10/18/next-stop-the-new-york-city-council/>

*Protect Bronx Neighborhoods from Overdevelopment is a coalition of 30 civic groups
& other interested persons with that goal from the Bronx*

To New York City Council Members

City of Yes Issues that Specifically Affect the Bronx

AFFORDABLE HOUSING AND ENVIRONMENTAL JUSTICE (EJ)

The City of Yes was crafted by the mayor's Building & Land Use Approval Streamlining Taskforce or (BLAST), comprised largely of deep-pocketed lobbyists and special interest groups in the real estate and housing industries. **These proposals are a gift to them.** According to the 2024 Displacement Chart by the Association for Neighborhood & Housing Development, "[How is Affordable Housing Threatened in your Neighborhood?](#)", every Bronx Community Board is more than 50% rent burdened. However, City of Yes proposals promote luxury and market rate housing, where developers may voluntarily elect to build a small number of affordable units in exchange for a 20% FAR bonus. Those so-called "affordable" units will be rented for many times more than the 25% of annual wages of most Bronxites. That means that the 40% of AMI for a household of 4 should be no more than \$850/mo. Lack of any real affordable housing plan is unfair and clearly an EJ issue.

ENVIRONMENT AND ENVIRONMENTAL JUSTICE

The City of Yes' addition of more development without infrastructure or mitigation is an EJ issue exacerbating our climate change. The Bronx has the highest number of unmitigated Combined Sewer Overflows, causing serious water **pollution and flooding** of low-lying areas affecting every Bronx Community Board. Our antiquated infrastructure is a ticking time bomb that cannot accommodate more density. We need a commitment to enforce the existing Uniform Stormwater Rule which is already being challenged by developers.

City of Yes ignores accepted 2030 Climate Change projections, outcomes, and federal mandates. The cost to the city will be catastrophic. The Bronx is already experiencing more severe rain events due to Climate Change. Increasing density, construction, and building envelopes while reducing open space, will dramatically **increase impervious surfaces** reducing the ability of stormwater to infiltrate into the ground. Many neighborhoods are located in low lying floodplains where flooding and erosion will increase exponentially. Adding more concrete buildings will increase our borough's temperature, CO², and the **Heat Island Effect making life intolerable** for all Bronxites.

PUBLIC PARTICIPATION AND ENVIRONMENTAL JUSTICE

The City of Yes has removed ULURP by substituting *As-of-Right* development, thereby reducing the impact of the public, community boards, and elected Council Members to intervene on important land use actions. (See chart p 2). Current zoning allows public participation and transparency through the 50-year-old Uniform Land Use Review Procedure (ULURP). The public's right to participate in their neighborhood's future is a critical right; removing said right is **a serious affront to procedural Environmental Justice concerns.**

These one-size-fits-all proposals are so broad and sweeping that the present ULURP before the City Council now, have placed many communities in the position of voting on something that has no impact on their neighborhood, which may hurt **another community that disagreed and is now voiceless.**

HEALTH AND ENVIRONMENTAL JUSTICE

The Bronx has the highest rate for asthma in the city. The Bronx is also the transportation hub for the metropolitan area with the largest number of federal highways. People live next to these **polluting highways, train and subway yards.** We must prioritize open space, trees, and parkland. The City of Yes will do the opposite. We need to protect the health of future generations.

continued on page 2

To Bronx Council Members

City of Yes Issues that Specifically Affect the Bronx

Continued from page 1

PARKING

City of Yes removes parking requirements for new construction, which might be fair for Manhattan, but Bronxites suffer from inadequate low-cost mass transportation options. This proposal discriminates against those for whom a car is a necessity for work, grocery shopping, etc. (We can't all ride bikes everywhere). This proposal will increase pollution as residents spend hours driving around looking for a spot in what is already a parking desert. It also adversely impacts small businesses as customers will go to Westchester for shopping.

UNION JOBS

Bronx residents need permanent union jobs & training. The Bronx has the highest unemployment rate and lowest annual income. Developers for the City of Yes should be required to employ only union workers.

CONCLUSION

The one-size-fits-all of City of Yes proposals do not resolve any of these issues. Vote NO!!!!

Clearly, we have an **affordable** housing crisis in NYC. However, it is a false narrative that City of Yes for Housing Opportunity contains any real proposal to solve this crisis, despite the oft-repeated platitudes of city officials. The City Planning Commission website states that the proposal will incentivize developers to produce between 58,000 and 109,000 new homes over 15 years. Of that only 20 thousand units are projected to be affordable. **Meanwhile, city agencies under current zoning have financed the creation or most importantly preservation of nearly 29,000 income-restricted units in FY 2024 alone.** This number is nothing short of miraculous, given the measly affordable housing projection of the proposal before you.

- ❖ Tell the Mayor and City Planning to come back with a plan that will meet the Bronx's needs.
- ❖ Ask for a Fiscal Cost Analysis for the potential housing subsidies available for this proposal.
- ❖ Consider that environmental injustice occurs when certain communities are disproportionately affected by pollution, unhealthy land uses, and lack of connections to decision-makers. Environmental justice works to ensure that everyone has fair treatment and meaningful involvement in transparent decision-making.

These one-size-fits-all Elements of City of Yes are not Affordable, and do not meet Bronx needs.

1. Town Center Zoning – *make all new housing affordable in commercial areas*
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City of Yes for Housing Opportunities Decision Chart according to the CPC EIS					
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Prepared by [Karen Argenti](#) and [Laura Spalter](#)

**TESTIMONY OF THE QUEENS & BRONX BUILDING ASSOCIATION ON
CITY OF YES HOUSING OPPORTUNITY
OCTOBER 22, 2024**

Good Day. I am Robert S. Altman, consultant to the Queens & Bronx Building Association. And I submit this testimony regarding the City of Yes Affordable Housing Initiative

Simply put, QBBA says yes to the City of Yes Affordable Housing Initiative.

We say yes to the Universal Affordability Preference as allowing for more affordable housing in affordable housing projects in high costs neighborhoods creates more affordable housing. A 20% increase in space improves the economics of a project and makes more affordable housing projects economically viable.

QBBA says yes to the conversion of office space into residential housing. In the post-pandemic work world, we cannot wait to let the commercial office market deteriorate before passing this initiative. For the financial health of the City and many neighborhoods, the City should allow this.

We say yes to town center zoning. Why should a common form of development which already exists in this City have ever been discontinued and not be allowed. Small rise residential development above a commercial strip is good for neighborhoods and good for the City.

QBBA says yes to elimination of parking mandates. Parking will still be constructed as the market will require it in many locations, especially in areas with no subway access. But eliminating the mandate will increase flexibility and affordability and lead to more units of housing in many areas.

We say yes to Accessory Dwelling units. It is interesting to see that many low-density areas oppose this measure. But as populations age in place, we surmise that many of the same people who now oppose this will be happy that they can provide their old home to their children and build an accessory unit where both can have their privacy while having family immediately adjacent. Moreover, parents may want to provide for their children without having their privacy invaded and an accessory dwelling unit makes sense. And finally, those who bought a home decades ago may now have income issues as they get closer to retirement and this will allow them to stay in place while getting extra income. Mind you, this provision does not really impact our members, but it will help with the City's housing shortage and QBBA supports measures which increase the housing supply.

**TESTIMONY OF THE QUEENS & BRONX BUILDING ASSOCIATION ON
CITY OF YES HOUSING OPPORTUNITY
OCTOBER 22, 2024**

QBBA says yes to campuses. So many spaces in this City can be better utilized and made into thriving communities. And this would allow many faith-based institutions an easier and cheaper way to support their missions and congregations.

Finally, QBBA says yes to transit-oriented housing districts. Frankly, the concept first was pushed during the Bloomberg years, but the approach was not comprehensive and this led to areas that should have been rezoned not being so or not even being started in their rezoning. A more comprehensive approach is a better way to make sure that things are done fairly and evenly across the city and not just in poor neighborhoods.

We say yes to the City of Yes Affordable Housing. More must be done beyond it, but it is an important first step in reversing decades of zoning mismanagement which has actually increased the costs of living in New York City. We urge the Council to vote yes.

Testimony to the City Council Land Use Subcommittee on Zoning and Franchises:

“NYC Supports Smart Growth & Affordability, Not Unchecked *City of Yes* Over-Development”

Tuesday, October 22, 2024

By Corey Bearak, Esq., Michael Mallia, A.I.A., and Bryan Block*

Queens Community Board 13 (QCB13) and the overwhelming majority of community boards across the five boroughs represent the true majority view of New Yorkers who give a very firm thumbs-down to the misnamed “City of Yes for Housing Opportunity”. It would permit greater scales of development—increased density—on blocks and in neighborhoods with NO community input, and **without any guarantee of affordability**, especially for working families and the middle class. It’s a giveaway to those who seek to develop luxury housing, thus remaking neighborhoods as unaffordable for their current residents. It would eviscerate City Charter community review that Council Members currently and smartly use to ensure smart growth and affordability where changes to zoning occur.

The “as-of-right” features of City of Yes REMOVES from (Charter-mandated) community review [ULURP (Uniform Land Use Review Procedure)], development and density greater than permitted in just about every neighborhood. This means increased population before necessary infrastructure gets built. It risks overcrowded classrooms, sewer backups, increased traffic, insufficient parking, and inadequate public transit options, without any guarantees of housing affordability.

Community review empowers communities, community boards, borough presidents, borough boards and — you — our elected Council members to protect neighborhoods and ensure community affordability in any new zoning or project.

City of Yes guarantees opportunities for private developers to rake in cash without any oversight on how a project serves the public good.

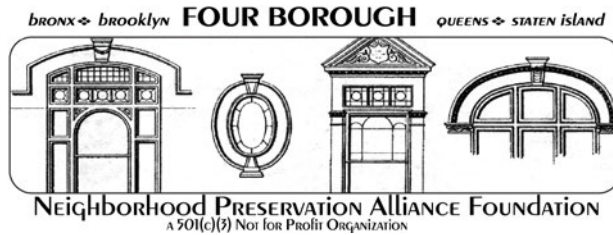
On Long Island, community-government-private (and nonprofit) collaborations successfully developed needed new housing, including affordable and senior housing and transit oriented development (Vision Long Island recognizes many of the best of these projects at its annual Smart Growth Summit each December and [Smart Growth Awards](#) each June.).

The Council should re-jigger City of Yes into a menu of tools to create smart growth where it makes sense rather than measures that impose unwanted, sometimes unnecessary and inappropriate infusions of density on blocks with no guarantee of housing affordability.

(Additional materials and prior testimonies are included and follow beginning on the next page.)

Thank you.

**Corey B. Bearak, Esq. chairs the Queens Community Board 13 Land Use Subcommittee on City of Yes chair; Michael Mallia, AIA, chairs the Queens Community Board 13 Land Use Committee and Bryan Block chairs Queens Community Board 13.*



Bellerose Manor, NY 11426-1115

October 22, 2024
Council's Subcommittee on Zoning and Franchises
Public Hearing on City of Yes Housing Proposal

My name is James Trent, I am president of the Four Borough Neighborhood Preservation Alliance founded in 2005 for the specific purpose of advocating for the preservation of low density neighborhoods. The City of Yes Housing proposals take direct aim at all that is dear to us in the lifestyle afforded in these kinds of neighborhoods.

But before we rush to trash these communities, we need to look further into how we arrived at the decision that we need more housing and the methods we want to use to achieve that goal. There are currently tens of thousands of unoccupied apartments being warehoused by landlords, there are thousands more of apartments shockingly unoccupied in buildings managed by the New York City Housing Authority, and millions of square feet of empty office space in high-rise buildings that can fairly easily be converted to housing. In addition, hundreds of thousands of residents of our City have left in the last three years. Our population is shrinking, not growing. If Donald Trump becomes president, many thousands of illegal aliens will be deported opening up many apartment units.

Besides our opposition to increasing density in lower density zoned neighborhoods, we also think it bad policy to eliminate requirements for off-street parking. Not everyone is near a subway, and bus routes don't work for many people either.

So, before we destroy the beauty, serenity, and greenery of low density neighborhoods, we need to capitalize on the opportunities for extra housing units that are staring us in the face and we need to see how population shifts may negate the need for these radical changes.

Many who have studied these City Planning Commission proposals see developers benefitting way more than those seeking affordable apartments. We join with the Queens Civic Congress in requesting a federal investigation into what outside influences may have been brought to bear in the decision to promulgate this plan.

We urge the City Council to vote NO on City of Yes.

Protect Bronx Neighborhoods from Overdevelopment
Bronx Council for Environmental Quality

To: All New York City Council Members
From: Protect Bronx Neighborhoods from Overdevelopment
Re: Introduction and Summary - 3 pages including this cover
Date: October 24, 2024

Attached please find our comments to you. Below find an introduction and summary for your interest.

Consider that environmental injustice occurs when certain communities are disproportionately affected by pollution, unhealthy land uses, climate change flooding, and lack of connections to decision makers.

According to the Census Bureau who does the Housing Vacancy Survey for HPD: “This was the largest housing stock for New York City in the fifty-eight-years since the NYCHVS was first conducted in 1965 and continued the trend of growth shown over the past few cycles of the NYCHVS.” (2023 p. 2). The problem is affordability of housing.

The City is more than 72% impervious, which means land is limited. If you build luxury buildings, the remaining areas will be polluted brownfields near trains and highways, and in risky floodplains, exacerbating severe health outcomes.

The 1989 City Charter was revised to replace the Board of Estimate because it did not represent us equally. In its place, the public was given the opportunity to participate through Community Boards and City Council Members in a Land Use process known as ULURP, which is being diminished here. Removing the ability of the public to participate after more than 30 years is an environmental injustice. Environmental justice works to ensure that **everyone has meaningful** participation in transparent decision-making.

Housing in-Affordability, Climate in-Justice, and limiting Public Participation are just some of the most severe environmental injustice issues that specifically affect the Bronx but are not addressed in this initiative. Vote no on the ZHO. We need greener not concrete landscape.

- ❖ Ask for a Fiscal Cost Analysis for the potential housing subsidies available to developers.
- ❖ Ask the city to apply for a Bronx County AMI.
- ❖ Tell the Mayor and City Planning to come back when the plan meets the Bronx’s needs.

What’s good for the Bronx is good for the city, too. Thank you for this opportunity to comment.

Protect Bronx Neighborhoods from Overdevelopment founders:

Karen Argenti

Karen Argenti, [REDACTED]
Bronx Council for Environmental Quality

Laura Spalter

Laura Spalter, [REDACTED]
Broadway Community Alliance

For more info, see <https://bceq.org/2024/10/18/next-stop-the-new-york-city-council/>

*Protect Bronx Neighborhoods from Overdevelopment is a coalition of 30 civic groups
& other interested persons with that goal from the Bronx*

To New York City Council Members

City of Yes Issues that Specifically Affect the Bronx

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continued on page 2

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Prepared by [Karen Argenti](#) and [Laura Spalter](#)

October 25, 2024

To the City Council of the City of New York

I respectfully urge you to reject the zoning changes in the City of Yes for Housing Opportunity as proposed by the Department of City Planning. The City Council is presented with a zoning text that has a false promise of solving the affordability housing crisis. It cannot. Consider the following:

1. As described in the Draft Generic Impact Statement for CEQR NO. No. 24DCP033Y, the City of Yes for Housing Opportunity does not name housing affordability as the need it will meet. It names more housing—and the opportunity for more housing. If the City Council wants City of Yes to solve our housing affordability needs, it will not because it is not designed to do so.
2. The City of Yes for Housing Opportunity will do just that: provide more housing construction opportunity. In the text amendments, affordability is an incentivized voluntary option, not a goal. If the City Council wants to address the housing affordability crisis, it should contact the Department of Housing Preservation and Development about enhancing market subsidies. It should contact the Department of Buildings about embargoed rent stabilized/controlled apartments held off the market. Zoning does not solve affordability needs. That is not what zoning is for. If the City Council wants to address the housing affordability crisis, it is looking in the wrong place.
3. The DGEIS City of Yes for Housing Opportunity does not adequately articulate housing needs per income level. The proposal that “more housing” will bring down prices is an academic thesis derived from “supply-side” theory that rewards the very industry that has created the problem. If the City Council is interested in addressing our city’s affordability crisis, it should demand explanation for and documentation of overbuilding in the luxury/high income sector. It should demand calculation of new housing construction in the last 10 years per income strata. It will find that there is a housing affordability crisis in this city because the real estate industry is not constructing enough affordable housing.
4. As a board member of the Bronx Council for Environmental Quality, I wait for the commitment of the City of New York to climate change adaptation. Nothing, however, stops, changes, challenges, or confronts the real estate industry in this city. The small changes to NYC DEP Uniform Stormwater Rules and DCP coastal floodzone protections represent the only serious interest in the building codes of the City of New York for

climate adaptation. If the City Council wants to see the building of our city include climate adaptation, it cannot possibly endorse a zoning proposal that ignores it. Hurricane Ida of 2021 and Superstorm 2023 are grim reminders of our city's increasing vulnerability to non-coastal flooding.

The City Council of the City of New York is the representative body of our government. It is the instrument of public policy most impacted by the public. The City Council must confront the failure of our government to create housing policies that support adequate affordable. The crisis is on the City of New York, in other words. And so is the solution.

If the City Council of the City of New York votes in favor of City of Yes for Housing Opportunity, it will fail to confront its responsibility for addressing this problem through governmental channels and public policy. It will reward the private industry that has created an imbalanced market tilted toward the highest profit margins. It will be sending a message to the public: we are giving the problem of housing affordability to the "magic of the market." We have relied on this magic for decades. No one should expect anything but more of the same from City of Yes for Housing Affordability.

If you reject the City of Yes for Housing Opportunity, you will have the opportunity revisit many of the common-sense zoning proposals that can open new space in existing neighborhoods, such as the "missing middle" second story residential additions to commercial space taxpayers. But a text amendment of this scale demands a complete academic, ideological, tactical, logistical commitment to a private marketplace solution. It substitutes market development for neighborhood planning, promising a chaotic and slipshod pathway for private development that can only have unintended consequences. If you defeat the City of Yes, you will have sent a message: yes, government matters, and yes, government has avenues to address what we all agree is a housing affordability crisis. In defeating this proposal, the City Council is saying that we will get to work on this.

With faith in the City Council and its stewardship of our government

Robert Fanuzzi, Ph. D.

From: Valerie Mason [REDACTED]
Date: Fri, Oct 25, 2024 at 5:13 PM
Subject: City of Yes - Housing Opportunity - Submission of Manhattan Community Board 8
To: <landusetestimony@council.nyc.gov>
Cc: Valerie Mason <[REDACTED]>

To: Chairman of Subcommittee on Zoning and Franchises, Council Member Riley

I testified on behalf of Manhattan Community Board 8 at the Public Hearing of the New York City Council's Subcommittee on Zoning and Franchises with respect to the City of Yes Housing Opportunity proposal. My testimony occurred at approximately 8:04 pm on October 22, 2024.

Below is my written testimony on behalf of CB8 as well as the Resolution we passed on July 24, 2024 with respect to COYHO

I am Valerie S. Mason, Chairperson of Manhattan Community Board 8. Community Board 8 Manhattan struggled with COYHO. We spent months in our Zoning and Development Committee considering the proposals, with DCP in attendance and spent several multiple hour Full Board and Land Use meetings debating the proposals. We could not come to consensus on voting on the plan as a whole and finally, after three attempts over three multiple hour meetings, we voted on COYHO, proposal by proposal.

COYHO's DEIS housing market study showed that Community District 8 is unfortunately *first* among all Community Districts in housing units *lost* during the period 2010-2024. We have at least 9 luxury developments currently underway with even more in the pipeline. The building of luxury housing abounds in Community District 8; just last week, within a two block radius of Second Avenue and 72nd Street we have heard reports that 7 more walkup buildings will be demolished with more luxury housing to take its place. This means a loss of mom and pop businesses and reasonably priced restaurants as well as affordable housing. The combination of construction of such massive buildings with almost no additional housing, the conversion of small tenements to single family homes, and the combination of units in condos and coops, has left our district with little affordable housing and some of the largest most expensive housing units in the world.

In December of 2023 we conditionally approved granting a rezoning to facilitate the construction of a rental building, 231 East 94th Street, which even at its reduced agreed to height, is grossly over-height for a midblock building (the developer ask was for a building of 484 feet (the midblock limit is 75 feet) and our Councilmember negotiated a reduction in height to 414 feet), which will result in destruction of some affordable units, the loss of light and air for many existing residents and the loss of a parking garage with 400 spaces (more than 10% of the available garage space in the surrounding neighborhood). Why? Because we are desperate to have new affordable housing in the district. If the building ever gets built (that will depend on tax breaks and financing), we will get about 146 "affordable" units (the Councilmember was able to increase the number of units up from 113, bringing the total to 30% of the building), mostly studios, and all at 80% of AMI (we were hoping for 60%).

This is the kind of compromise that has to happen to get any affordable housing in our neighborhood. Buildings that are too tall, loss of quality of life for existing residents and rents that still may be too high to be affordable for most New Yorkers.

Our resolutions, addressing each plank of COYHO are attached for your consideration but we wanted to highlight several of our positions in this testimony.

Community Board 8 voted in favor of UAP because we are desperate for affordable housing, however, we fear that because UAP is voluntary it will lead to, at best, just a spattering of affordable housing in our district, and whatever is built will never come close to replacing all of the affordable units lost in just the last 5 years. There was also a sense of concern on the part of our community, that even if UAP it would encourage the developers to make up for lost profits by increasing the rents chargeable with respect to the other units in the building thus not really making housing on the Upper East Side more affordable at the end of the day.

Community Board 8 voted against the lifting of the parking mandate. While some of those testifying today in favor of the lifting of parking mandates point to other cities as demonstrating a favorable correlation between the lifting of minimum parking requirements and an increase in affordable housing they have conveniently overlooked their own backyard -- the minimum parking requirement for new construction was eliminated in Manhattan below 96th street more than 40 years ago. Does anyone know of any affordable housing having been built in Manhattan as a result? The answer is an obvious "no."

We don't want the City to make the same mistake twice. Manhattan exemplifies the failure of lifting minimum parking requirements. The lack of in-building available parking spaces and no municipal parking garages in Manhattan has steadily increased pressure on street parking which has been exacerbated by an increase in car ownership post-COVID and the creation of bike and bus lanes as well as roadway dining installations. Public street parking in Manhattan is under further strain as street parking is now being requested at very low rates (lower than private citizens obtain in garages) by rental car companies due to the lack of garages. In addition, when there is a cry to open up the streets to more modes of transportation, one of the obvious ways to make our streets wider and safer for all modes of transportation is if we move as much car parking as we can, in-building. Rather than eliminating parking mandates, why not encourage them and subsidize them in new construction (after all, the reality is that affordable housing being built by developers is being built primarily when tax breaks and other incentives are available) and have the City commit to building municipal parking garages. The rich will always be able to afford parking (and in Manhattan that is where all the non-mandated parking is being built, in luxury high rises). We need to think about the disabled and middle class having affordable parking to keep this City diverse, this should not be viewed as an "either or" choice. Please review the MTA capital plan for 2020-2024 and the one for 2025-2029, there is NO public transportation infrastructure as part of those capital plans or in the pipeline that would make public transportation intra or inter-borough faster and more robust (exclusive of the mostly federally funded extension of the Q line). Even the adoption of COYHO proposal #2 "transit oriented development", would not mean that if you live near a subway or a bus stop, you won't need a car; there

are many people who must drive outside of the City for a variety of reasons or drive within the City for very valid reasons. Please do a survey in Manhattan and you will find that there are years-long waiting lists for parking spaces in buildings that were built in the 70s and 80s, including Stuyvesant Town and Peter Cooper Village. At Borough Board meetings we hear from Manhattan Community Boards 9, 10, and 11 that they are desperate for parking in their communities. In Manhattan, we have been living with the negative consequences of lifting the mandate; the parking mandate should not be lifted elsewhere in the City.

In closing, we are wary of further erosion of community input and other changes to the Zoning resolution that may result from these proposals. Let's be clear, the Upper East Side wants our fair share of affordable housing but it seems like no one wants to help us get it, and we are skeptical that COYHO, as proposed, without a mandatory affordability program will do anything but continue the status quo in our District.

Respectfully Submitted,

Valerie S. Mason

Chair

Manhattan Community Board 8

[REDACTED]

Lucy Koteen
Fort Greene, Brooklyn

October 22, 2024

I am a member of Citizens for Responsible Neighborhood Planning and Preserve Our Brooklyn Neighborhoods.

How real is the vacancy number of 1.4%. Is it the big lie that keeps getting repeated? There are over 5000 NYCHA units unavailable. A priority for repairs needs to be made to make them available. There are around 80,000 rent controlled units warehoused. Those landlords should be given whatever help they need to bring those units online. And it should be mandatory that they release those units for rent when they are in compliance. The city must work to keep people in their homes where landlords are pushing them out. The city must stop evictions which take place due to landlord greed.

It is said that around 6-800,000 people have left the city in recent years. How is there a shortage of units?

Anyone with eyes sees new highrises going up and recently built ones with thousands of units. New buildings sit half empty. Why not fill them with low income people by using city subsidies, rather than continue to pay exploitive rents for homeless shelters with subhuman conditions? Fill the current vacant units, rather than pushing for all this new construction. The developers get tax write offs. Make them pay back by housing people who could not otherwise afford the apartment.

Massive buildings are under construction, employing thousands of workers, in Brooklyn, Queens and The Bronx. For instance, there are thousands of new units built in the Gowanus area, in Long Island City, Flushing. So many cranes dot the skies.

What is the count of empty units sitting in all the buildings that have gone up in the last few years? What will the number be in a few years when the current construction is completed? Clearly it is a lie that there is a need for more market rate and luxury housing. (Despite what the real estate driven Open New York group claims). It is low income housing that is needed and **only low income housing** needed.

Further, there is no mention of environmental enhancements for new construction that must be included and no requirements of infrastructure upgrades.

Who is going to monitor the "build a little everywhere" model? It is not even mandatory to have affordable or low rent housing. It is naive to think that if given a choice, that developers will build low income housing even with incentives. What is greatly needed is below 40% AMI housing. We see so-called affordable housing with studios of over \$3000. That does not help those in need of low income housing. The city must find a way to build and maintain low and very low cost housing for singles, seniors and families.

If you want cars off the streets, you need to have parking mandates. Do you think that everyone who lives in a transit rich area has the same need? People in the same household can have different transportation needs. People can choose to live by subways and also have a job that demands a car or have a disability that needs a car or want to travel out of the city for holidays or visit friends and family. They might have a job that demands carrying heavy materials or an off-hour job. They might **also** want to live in an area near a subway. **Both are possible.** But small minds apparently can't comprehend that.

Start the process over starting with the public this time and not this top-down process. **Reject City of Yes.**

Douglaston Civic Association Testimony in Opposition to the Mayor's City of Yes Proposal

By Sean M. Walsh, Esq.

At NYC Land Use Subcommittee on Zoning and Franchises Council Land Use Hearing

On October 21 & 22, 2024

Thank you for this opportunity to testify in opposition to the Mayor's City of Yes (Say Yes) proposal. I am testifying today on behalf of the Douglaston Civic Association and in support of the Queens Civic Congress' statement in opposition. Over the past fifty years, I have served as president of two major civic associations in Queens, served as an officer on Community Boards 3 and 11, have drafted a 197A plan, submitted brief on behalf of the city to the N.Y. Court of Appeals regarding contextual zoning amendments.

There is no question of the need to make residential housing accessible at an affordable price. I agree. Say Yes, however, does not address the underlying factors in the high cost of residential housing. Land is a scarce commodity that singularity contributes to the high price of housing in N.Y. city. Say Yes does not provide a remedy for addressing the singular driving factor in the cost of housing. What Say Yes does is to provide the real estate and construction industries an open license to take the hard-earned property rights of all New Yorkers provided under the Zoning Resolution (ZR) and build with little or no restraint above market rate housing. Say Yes provides increased FAR in exchange for a few residential units but with little restraint to pricing of housing. The first priority in any solution is to preserve the current housing stock that has banked its capital value. The second is to identify plots of land via the ULURP process that can be used to target through ZR text amendments or public/private financing to create specific affordable housing. There is no evidence that the Say Yes proposal would actually reduce rents or building construction costs to create affordable housing. In addition, the City Planning Commission (CPC) use of a sampler approach in drafting its EIS rather than the legally required community-based approach is illegal and will be challenged in the courts. The irony is this will only delay creating affordable housing. If the CPC used ULURP to search and find and target suitable housing solutions, e.g., commercial space conversions, isolated vacant plots for small increases in FAR, compatible community up zoning. The United States west was settled by government giving land to settlers for free to jump start settlements. The city needs to be more creative in financing living space for its citizens.

A serious question needs to be asked as to why the city is pushing Say Yes, such a draconian expansive plan, for so little a guarantee in return of affordable housing units. There is no evidence that the city has considered any alternative solutions of a more limited impact. The 1961 ZR took some twenty years to write, why then a rush a plan that has an inadequate EIS and lacks supporting evidence for its drastic changes. The financial impact of Say Yes on the rich diverse population of Queens would be devastating especially on the racial/ethnic communities. Therefore, we have no confidence in the underlying premise CPC presents or the integrity of the process; we ask that the U.S. Department investigate this matter.

SMW

Testimony in Opposition
City of Yes Housing Opportunity

By: Richard C. Hellenbrecht
October 24, 2024

My name is Richard Hellenbrecht, I am an officer in the Bellerose Commonwealth Civic Association of eastern Queens, a proud suburban community straddling the Queens-Nassau border. I believe that the City of Yes for Housing Opportunity is a significant overreaction to a temporary condition, which, if implemented, would have forever negative consequences particularly on the lovely lower density areas of New York City. Our city should have space for every housing type people seek. The low-rise areas of Queens, Brooklyn, the Bronx and Staten Island are home to middle income families that would quickly leave to Nassau, Suffolk, upstate or out-of-state. Other options must be explored to increase availability while retaining diverse housing types in demand within the city.

According to the World Population Review, by the end of 2024 New York City will be under eight million people for the first time since 2000 and has been declining in population since 2020 by a rate of -1.95% per year. This population will then be equivalent to 1950, meanwhile, New York City has approximately 800,000 more dwellings than existed at that time. According to New York City planning data maps, the housing units in 1950 totaled 2,433,465 (source U.S. Census Bureau) vs 3,644,000 in 2021 (2021 NYCHVS). “This was the largest housing stock for New York City in the fifty-six-years since the NYCHVS was first conducted in 1965...”

And the housing stock, including affordable homes, continues to expand. In 2023, New York City produced 14,227 new affordable housing units– the highest annual production (2024 NYC Housing Tracker Report) level achieved in recent decades. A total of 150,000 new units were approved in the first six months of 2024, alone.

CityLimits newsletter in October 2024 reported that over 230,000 units were “vacant but unavailable.” Many of these are due to legal or personal necessity, however, 55,000 units are off the market either “awaiting or undergoing renovation” or “held as vacant,” and an additional 58,000 are empty, held for occasional use. These three categories alone equal the number of units City of Yes intends to create over 15 years. It is noted that 26,300 of these vacant units are rent stabilized. Legislation to move these units more quickly to market through subsidies, code changes and a more efficient permitting process would ensure these and future vacancies would be available quicker and cheaper.

With only 15% of New York City area zoned as one-family districts, we have much less low-density area than other major cities (another 9% is two-family). In addition, at well under 4,000 square feet average our lot sizes are generally much smaller than those cities (7,000 s.f. +) with much less space to accommodate “granny flats” than other cities. Our infrastructure is older, more stressed and more expensive to repair and expand than most. With a declining population and already expanding housing supply, the City of Yes for Housing Opportunity will permanently remove local review and allow unchecked overdevelopment into the future with devastating effects on the remaining suburban-like areas in the outer boroughs.

Testimony on City of Yes for Housing Opportunity
by East Village resident Allie Ryan
October 22, 2024

Thank you for the opportunity to testify about the City of Yes for Housing Opportunity Plan.

I am a long-time East Village resident raising my family. I am active in my community; I ran for City Council twice, I am a parent leader in my daughters' school, I am member of at least seven grassroots groups that have filed lawsuits to stop bad rezoning and policies. And I am a board member of an affordable homeownership condo association that was created during the Guilani administration. 75% of my building's unit owners are original owners. Two thirds are senior citizens aging in place. Many housing families of three generations. Today I am speaking as myself.

Seems like every mayor and City Council create their own version of a plan to address housing. My institutional knowledge is based on the deBlasio administration and the Corey Johnson-led City Council. Mayor Adam's City of Yes plan is the newest plan. Speaker Adrienne Adams has said that the Council may come up with their own plan. I would like to offer ideas to Speaker Adrienne Adams and her colleagues.

1. Recent Rezoning History

The deBlasio administration tried to rezone 15 neighborhoods from 2015 to 2021. City Council passed at least seven rezoning including the SoHo NoHo rezoning, Flushing, Inward and Gowanus that utilized Minority Inclusionary Housing (MIH).

A) I encourage the City Council to commission a report that analyzes how much affordable housing was actually created.

2. Affordable home ownership and Mitchell-Lama type Housing programs

In the early 2000s, a 2-bedroom apartment on Ave C was \$2000 a month. Now the average monthly rent in my neighborhood is \$3800. Monthly mortgage payments are less than this. Affordable home ownership and Mitchell-Lama type housing is needed. Residents want to stay here for the long term. Let's not build more rental units that foster transient residents.

A) Corey Bearak published potential ways to subsidize housing in 2004 during the Bloomberg administration that may be viable options today: Partnering

with NY State housing programs, Redirect Community Development Block Grants, Apply a portion of the city's mortgage recording tax to affordable housing.

3. Make Community Gardens Permanent

Council members and the Mayor and his Senior policy makers must stop pitting green space against new housing construction. The City is preparing to destroy Elizabeth Street Garden, a popular park, and replace it with housing. **City Council members should introduce legislation to turn community gardens into permanent parks or community land trusts.** The green space that surround the NYCHA developments should become protected green space as opposed to being viewed as new empty plots of land waiting for a new residential building.

A) One positive way to tackle the mental health crisis and homelessness and addiction facing residents, is to create gardening opportunities. Community gardens are outdoor community centers where residents come together to work with the earth. Research shows that gardening reduces depression and improves mental health. In *Lost Connections: Uncovering the Real Causes of Depression - and the Unexpected Solutions* Johann Hart wrote about how patients with mental illness were prescribed “therapeutic horticulture” (group gardening) as a successful cure.

4. Say No to Accessory Dwelling Units

In regard to accessory dwelling units, aka basement apartments: I live in a flood zone, and all of my ground floor neighbors lost their homes due to 36” flood waters during Hurricane Sandy in 2012. In 2021 Hurricane Ida brought inland flooding, which meant extreme rainfall. When rain dumps, my neighbors have to use a plunger to prevent the rising water from the sewer drain from entering their apartments. Several friends who do not live in a flood zone, experienced flooding in their basement apartments, which were newly renovated.

5. Keep Parking Mandates for New Construction

In the East Village and Alphabet City hundreds of street parking spots have been removed and replaced with bike lanes. The majority of the buildings in these neighborhoods are over 100 years old, and so parking garages are rare. As more bike lane infrastructure is laid out, the removal of street parking increases, which necessitates the need for parking mandates in new construction. (I support bike lanes, and I support parking mandates in new construction.)

A) City Council should commission a report analyzing the areas where

parking mandates were removed for new construction such as in Manhattan below 96th Street.

In conclusion, **I urge the NYC council members to vote NAY on the City of Yes.** And 1) set up a task force to review past housing initiatives and evaluate how much affordable housing was created; 2) work to answer the question how to recreate Mitchell-Lama type housing, which has created 140,000 units and 3) Introduce and pass legislation to make community gardens permanent parks or community land trusts.

Sincerely,

Allie Ryan
East Village Resident and Council District 2 constituent

**Testimony on City of Yes for Housing Opportunity
October 22, 2024**

Dart Westphal

[REDACTED]
Bronx 10463

Dear City Council:

The City of Yes Proposal should not be passed. While this “omnibus” initiative probably contains some positive things, it contains some awful things and represents a sea change to a top-down approach that ignores the discrete needs of individual neighborhoods.

In addition:

The proposal starts with some flawed premises. First that zoning is the problem, as if a New York City zoning envelope that would allow for 16 million people is the problem. Loosening zoning is a prime goal of the real estate industry. Properties regularly sell for a price that assumes the value after a zoning change or variance. The City is now granting this a priori and wholesale.

The assumption that an incremental few thousand units of housing per year are worth the disruptions this project will cause is erroneous. Nibbling away at “a little housing in every neighborhood” will not help much. Large developments of affordable housing on publicly owned land is necessary to provide the kind of housing we need.

There are sites for entire new communities of thousands of units: Fort Totten, the Bronx VA hospital campus, decking the rail yards for the D and #4 trains – which was proposed as a site for Bronx Community College in the 70’s. The Brooklyn Navy Yard, Fort Hamilton, I could go on. We need Roosevelt Island not 14 tiny apartments where a two-family home once stood.

This change is about increasing the value for current property owners and making a small increase in supply.

For example, while adding an ADU to a property will increase the income for the existing homeowner, it will not help a potential homebuyer. This is because the income produced will raise the value of the property and make it more expensive to buy, and in some ways less affordable – down payment requirements going up for example. We have seen this happen where homeowners have bought houses thinking they could rent parking spaces in their driveways and make a few thousand dollars a year. Only to have neighbors complain and try to force them to stop selling parking, making it harder for them to pay their mortgage.

The proposal also rockets us into a past we left behind for good reasons. What you are calling ADU’s are what in the 19th century were Back Houses – some of which still exist in Red Hook. They were notorious slums and why we created tenement laws with increasingly progressive regulations. Now you are going back to them, pretending they will be home for Granny when they will as likely be overcrowded last resort housing. So will the SROs you are bringing back and the 150 square foot minimum size units that are now allowed. New York City made all those

things illegal for a reason – not that the Buildings Department has the capacity to police those things regularly anyway. But at least the most egregious offenders can be called to account, eventually.

Mixed use is a good thing. It allows for less driving and some wonderful conveniences. It also allows for 24 hour corner stores with outside beer parties ‘til all hours and fish processing that reeks. I have experienced both things within 100 feet of the single-family home we lived in for decades in the Bronx. City Planning said the fish processing was “like a brew pub” with retail customers. It wasn’t. It was a wholesale fish fermenting processing operation that had no walk-in customers. We smelled it for years. You shouldn’t wonder why people are up in arms about this proposal. Some communities will be willing to sacrifice the convenience of a corner store for the value of the quiet enjoyment of their homes. Such decisions should not be made by City Hall in the service of cramming more people into the city.

If we are to have ten million New Yorkers, we need much better transit – you can’t be lily livered over the bus lanes in places like Fordham Road – more and better funded Parks, better schools and a higher level of social services in general. New York City runs on an economy of scale with fewer playgrounds, libraries, Little Leagues, newspapers etc, per population than less dense places. All the lunch places are take-out now. If we are to be jammed into SRO’s and 150 sf apartments we need more places to go outside.

And parking. So many rezonings and text changes meet opposition around parking. In the East Bronx, Eastern Queens, Flatlands in Brooklyn, all of Staten Island and elsewhere, people will have cars. It will very seldom be families of six with six cars as in much of the rest of America, but still one car for every other family is at least the situation. As the density increases more people will drive around looking for spots, get tickets and block other people’s driveways. You can’t stop it. The City isn’t doing enough to reduce driving anyway. (No congestion pricing, no real bus lane on Fordham Road, no enforcement of people standing in bus stops, transit projects that take forever and cost too much, 20 years and counting to finish the Bronx River greenway and that just scratches the surface). Even if eliminating parking requirements does reduce the potential number of cars, there will still be more cars. And it won’t drive rents down because they are set by either affordability mandates or the market. The reduced costs might increase supply but any savings will go in the developers’ pockets.

And that’s the bottom line. **This whole thing seems to be designed around making more money for landlords and developers.** It is too often assumed that the biggest civic problems exist because the rich people aren’t making enough money. Stop it.

Dart Westphal

{Testimony on Climate & Environmental Impacts}

From: Sura Jeselsohn [REDACTED]
Date: October 23, 2024 at 12:57:54 PM EDT
To: landusetestimony@council.nyc.gov
Subject: Testimony About "City of Yes"

Dear Council Members:

As a long-term NYC resident, I am opposed to the current plan for "City of Yes". As I wrote previously during a CCP hearing on a very hot summer day, there are quality of life issues that are not being factored into the current plans. The one I already communicated to you is about reflected heat from buildings and paved areas on very hot days. The loss of grassy/tree areas where they are paved over will exacerbate what is already an intolerable problem by adding additional tall buildings. Also note that intense reflected light off many of the new buildings makes even walking down the street very unpleasant.

Further, I am attaching a letter that I wrote to the Office of Long Term Planning and Sustainability already in 2013 about the dangers of wind created by tall buildings particularly in areas that are near rivers. Wind should be thought of as a liquid and where flow is impeded, it simply diverts and joins other air streams to create problems at ground level. Since you may not open attachments, please find the letter below:

SURA JESELSON

[REDACTED]
Bronx, NY 10463
[REDACTED]
[REDACTED]

SURA JESELSON

January 29, 2013

Office of Long Term Planning and Sustainability

[REDACTED]

[REDACTED] r

New York, NY 10007

Dear Sir / Madam:

I have been living in Riverdale-Spuytten Duyvil, Bronx, NY since 1968. The salient points as pertains to this letter are that we are bordered on the west by the Hudson River. The Henry Hudson Parkway bisected the area from north to south and there were many high-rise apartment buildings. Since then apartment house density has increased enormously and there is almost no vacant land except for various parks and playgrounds.

Winter is the normal season for windy conditions. While it is true that I am becoming more "mature" it seems that the winds are in fact becoming noticeably stronger which I believe is due to climate change. When possible, people are avoiding certain streets because of the strength of the winds.

On January 4, 2013 David W. Dunlap of the New York Times wrote about dangerous winds as they pertained to the Whitestone Bridge

(<http://cityroom.blogs.nytimes.com/2013/01/04/less-bronx-whitestone-bridge-yielded-more-stability-during-hurricane-sandy/?ref=dauidwdunlap>).

I am including that article with this letter. For those not acquainted with the power of winds I am including the link for footage on YouTube of the collapse of the Tacoma Narrows Bridge in 1940. (<http://www.youtube.com/watch?v=j-zczJXSxw>).

From serious networking on the subject of winds and wind engineering I have learned some interesting facts:

- A) Many cities such as Boston, Chicago, and San Francisco are aware of the problems that heavy winds can cause,
- B) These cities have serious regulations in place so that new land development does not cause wind- induced safety issues for pedestrians,
- C) That there is a whole branch of civil engineering devoted to wind – defining and measuring it, and refining development plans to prevent dangerous ground conditions,
- D) That NYC in its CEQR documents - 7-12, 10-1, 10-2, 10-3 – acknowledges that wind can be a concern and can impact many areas unfavorably and that developments sometimes need to be tweaked to prevent unfortunate consequences.

I have done some casual ground-level wind studies and what I found is that unsurprisingly the winds are coming off the river through narrow streets that were laid out perpendicular to the river. The winds surge through these streets and when they find an open area they swirl around and can move from south to north as well as north to south. Some areas that warrant interest based on a mild polling effort are:

1. Independence Avenue between W. 232nd and W. 235th St
1. The corner of Henry Hudson Parkway W. and W. 237th St
2. W. 235th St and Douglas Avenue

A basic text that I consulted was "Urban Aerodynamics" put out by the American Society of Civil Engineers

([http://www.asce.org/Books-and-Journals/Books---Personify/Committee-Reports-\(PCR\)/Urban-Aerodynamics/](http://www.asce.org/Books-and-Journals/Books---Personify/Committee-Reports-(PCR)/Urban-Aerodynamics/)) .

I do realize that we cannot do anything about the river nor about the existing high rise buildings. However, Spuyten Duyvil is a fairly small area for a New York City neighborhood. Given that there are existing tools with which to re-engineer areas with specific problems, I would like to request first an investigation into the extent of the problem. Once that is completed the City's civil engineers could examine the known existing solutions already developed in other U.S. cities for dealing with serious wind issues with the goal of implementing them for the safety and comfort of the local residents .

Sincerely,

Sura Jeselsohn

Encl.

cc: Oliver Koppel
Jeffrey Dinowitz

Testimony on City of Yes
October 22, 2024
Urban Planner Paul Graziano

I'm Paul Graziano and I'm an urban planner working with over 200 organizations representing the interests of close to a million residents of every ethnicity and income level ALL OVER the city who SAY NO to the City of Yes.

Most speakers in favor are lobbyists or paid representatives of organizations that have "skin in the game", those who will financially or otherwise benefit from the City of Yes should it be adopted. Most speakers in opposition are residents of the city, homeowners, tenants and civic associations, who are merely fighting for their homes and the survival of their neighborhoods.

A few statistics:

Right now, we have the same population as we did in 1960 and 800,000 more units than we did then. We have 150,000 units approved to be built in the next 4 years, a record number. In fact according to experts, we have more housing in New York City than we've had during the past century.

Our current zoning capacity can accommodate another 5 to 6 million units for another 8 to 12 million people as of right. This is if the zoning never changed again. This is all WITHOUT the City of Yes.

Yesterday, Chair Garodnick went out of his way to dismiss the concerns of many of the Council members during Q & A. He stated that neighborhoods that were contextually rezoned had put up walls to keep people out and were racist and segregationist. I would remind the Council members that Garodnick voted in favor of these rezonings when he was a Council member and currently lives in a \$2.4 million coop on Central Park West in a historic district.

He also showed a slide of an area in eastern Queens where he said the Town Center zoning proposal would allow for multifamily development where it cannot happen today. The slide he showed is my neighborhood and the property is ALREADY ZONED FOR MULTIFAMILY DEVELOPMENT.

The theoretical neighborhood models that DCP created are completely bogus, and purposefully so. I've done deep analysis of over two dozen REAL NEIGHBORHOODS. The outcomes are simply staggering, with 300% to 500% minimum increases in potential development if the City of Yes becomes law. Replacing a single-family house with a 10- or 20-unit apartment building will devastate a block and neighborhood immediately. This is indeed an extinction event for lower and mid-density communities across the city.

IF you care about the future of our city, Say NO to the City of Yes.

TESTIMONY October 22, 2024
THE CITY OF YES – ZONING FOR ECONOMIC OPPORTUNITY
NEW YORK CITY COUNCIL SUBCOMMITTEE ON ZONING AND FRANCHISES

by Michele Birnbaum, President, HISTORIC PARK AVENUE®

Good afternoon Chair Riley and Councilmembers. My name is Michele Birnbaum, and I am a founder and President of HISTORIC PARK AVENUE[®], the organization that filed the RFE to create an historic district on Park Avenue between 79th and 86th Street, which we achieved in 2014.

Zoning law and regulation is the method by which our city avoids chaos. Because our Zoning Resolution dates back to 1961, does not mean that all of the principles which guided its creation are no longer valid. We live our lives governed by many old documents, i.e. religious law and the constitution. However, I concede some changes to our zoning laws could be warranted. I'm not sure that these should all be made with text amendments, the least stringent method of change.

I understand that the changes are guided by the need for affordable housing in our city, however, I do not agree that the changes proposed will support your goal without challenging the health, security and well-being of our residents.

Removing height limits for new residential construction will defeat the sustainability aims of your program, as it has been shown that the taller the building above 250 feet, the higher the carbon footprint. Not to mention the negative impact on light and air. Also, the height bonuses that are being offered to developers who build affordable housing are moot, because if there are no height limits, a bonus does not kick in. Thus, developers build as high as they like and usually build low-density luxury buildings

Such a drastic overhaul of existing zoning is arrogant and out of scale to what's needed that could actually be considered improvements. I've watched many presentations of the City of Yes and am always struck by the lack of detail, the sunny picture that the city paints and the sunny adjectives they use to describe a plan that will lower the standard of living, put residents at risk and diminish the quality of life of most.

Apartments with bathrooms in the hall and neighbors that have nail salons, barber shops, and agriculture (mainly weed) in the apartment next to yours, do not represent an "improvement," in the name of creating affordable housing, nor does this new approach and egregious breach of zoning increase business opportunities.

An area zoned for one-family homes is not improved by permitting additional adjacent structures on the land, infringing on your neighbor's privacy and safety. You can expect Air BNBs to pop up all over the place putting transients and unaccountable populations in the middle of stable neighborhoods.

Businesses in residential buildings means that strangers will be in the hallways, and bars on rooftops will increase noise for residents at all hours. The examples cited for home businesses include barber shops and nail salons. The current requirements for these business in a ground floor commercial location include, among others, venting to handle the product fumes, but this is not possible in an apartment, and to eliminate that requirement is to lower standards for health and well-being. Permitting commercial use in residential buildings does not increase the amount of affordable housing.

In addition, there is no way to enforce whatever regulations you will put in place to mitigate any of the problems that this mixed-use concept will cause. Agriculture in apartments needs water and moisture which will cause dust, mold and leakage – needing more repair to property and causing allergy and health issues for those in proximity. I value the existing Zoning Resolution, because it would never permit this kind of ill-thought-out foolishness.

In venues that currently permit music, is it really important to the success of a business in a residential neighborhood to host dance parties? Because of the needed space for a dance floor, a restaurant might decrease the size of its kitchen and lessen the number of chairs and tables, thus changing its ratio of food to drink and encouraging more of a party atmosphere than a dining space. This circumstance would increase the likelihood of patrons spilling out into the streets, thus disrupting residential neighbors. Why is this change helpful to the community as a whole?

With respect to parking, which will have no mandate for inclusion, you claim can be built because you're removing obstacles to building it, yet you say that is too expensive to build because it costs an average of \$67,000 per spot; then why would you think that any developer would voluntarily include it in a project? Making it a proportional requirement makes sense, because we need parking, and, because of cost, it will not be built without a mandate.

It is not a benign change to say that a permitted store front business, i.e. the retail bakery that all love to point to, can expand from baking and selling baked goods within a square foot requirement to increasing that square footage and making that business a full-blown commercial/factory enterprise. The typewriter repair shop that is now obsolete can become the computer or cell phone repair shop and maintain the same existing zoning regulations. Just because the product has become obsolete doesn't mean the business to accommodate another product should be permitted to expand its square footage and locate in residential neighborhoods.

De-regulating is fine when it doesn't hurt others, but much of the City of Yes deregulation proposals do negatively affect the quality of life of others, i.e. last-mile delivery distribution centers on street that have primarily shops and retail, thus causing trucks to crowd those streets and remove a lane of traffic, removal of "member deference" which further distances the community from the City Planning Commission so that they have no representation. As of

this moment, Manhattan Borough President Levine, has not appointed a Manhattan representative for the CPC, and so Manhattan remains unrepresented.

There are a few major proposals that should be removed from this plan: Remove any ability for a small business to be conducted in a residential building; remove the provision that permits commercial to be positioned over residential in a building; remove the ability to build ADUs; encourage communities to request height limit zoning so as to control density in neighborhoods and encourage developers to build higher if they add affordable housing.

Permitting air rights to be transferred from buildings in historic districts, as of right, is a disaster in the making and in no way ensures that the receiving building will provide affordable housing. It does, however, ensure that more low-density luxury apartments will be built. Anytime you remove community input and over-sight, you leave decisions open to others who do not necessarily have the community interests at heart.

The City of Yes relies on many presumptions that it portrays as facts, but I have not seen any studies or resulting data that support the assumptions in this proposal, nor have I seen any evaluation of the unintended consequences, should these proposals become law.

Also, there is mention of “environmental review.” That can mean many things. I would suggest that Environmental Impact Statements would be the only thorough way to vet these proposals. The “one size fits all” nature of the City of Yes defies logic and makes clear that individual neighborhoods and their special character have not been taken into consideration.

The community input you champion via Community Boards is a proforma exercise and doesn’t scratch the surface of the scrutiny that is needed when such a profound overhaul of the Zoning Resolution is under consideration.

Many details of this plan are destructive, and there are too many details to go into here, or my comments would equal the length of your proposal, but suffice it to say that the City of Yes and its 3 part proposals do not insure economic development nor an increase in affordable housing, but in fact, it destroys the quiet logic of the current zoning.

Please take the concerns of community groups seriously, and vote NO on the City of Yes Housing initiative.

Thank you!

Michele Birnbaum, President

[REDACTED]
[REDACTED]
[REDACTED]



BRONX COMMUNITY BOARD 8



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SPECIAL COMMITTEE, CITY OF YES FOR HOUSING OPPORTUNITY-2024

REPORT AND RECOMMENDATIONS

On or about April 29, 2024, City Planning released the third tranche of its “City of Yes” proposals, this one assertedly focused on the creation of asserted increased Housing Opportunities through the use of Zoning.¹ Though the project had been underway since at least 2023, Community Planning Boards (the descriptive initial title and intended function of Community Boards— the entities designated by the City Charter and sound Planning proponents as the fulcrum for independent Community and public input) were given only 60 days (until June 28, 2024) for the Board’s volunteer- members to read, digest and provide careful and reasoned Community input on the hundreds of pages of developer advocacy offered by City Planning as an integral part of the process.²

The Chair of Bronx Community Board 8, Ms. Julie Reyes, appointed a Special Committee of current board members to review, facilitate a community discussion, report on and offer its recommendations respecting the “City of Yes for Housing Opportunity-2024” proposal (the “Proposal”) advanced by the City Planning Commission and its administrative arm, the Department of City Planning (“City Planning”).

¹ The City Council wisely eliminated or materially revised important aspects of the City of Yes—Economic proposal. Yet the City Planning submission received by this and other Community Boards does not reflect those changes but rests on the former provisos. The failure of City Planning to prepare and distribute to the Community Board’s a simple corrective addendum (to insure informed action by Community Board’s) is troublesome. Notably, the City Council action nonetheless mandates substantive revisions of the Proposal, which, together with the critical flaws herein noted, require rejection of the Proposal as currently framed.

² At the May 23, 2024 initial Department of City Planning presentation to Community Board 8’s Special Committee the DCP representative was asked whether the 60-day period was subject to extension and commentary would be accepted, considered and fully factored in following expiration of that time constraint. A tentative affirmative response was offered which was met by a request from the Committee for written confirmation well in advance of the Special Committee’s June 10 meeting. None has been forthcoming.

Following three public meetings-hearings, at which the attending public, representatives of City Planning and invited Planners spoke, as did members of the Committee and of the Community Board spoke, the Special Committee members exchanged views; and following due consideration, herewith the Special Committee's Report and Recommendations, including, at its conclusion, the Resolution *unanimously* adopted by the Special Committee (with one excused absence).

Executive Summary

New Yorkers are desperate for *truly Affordable* Housing. Those who have fallen on hard times, with disabilities or exiled from their home, like many others who are in crisis, cannot wait for New York City to take action to provide true Affordability.

Yet, though the Proposal is advanced as an Affordable Housing Program or Component, it demonstrably is neither. At best, it is a select developers' blueprint, one that the avaricious, unconcerned with the future of New York City and preoccupied with so-called "market rate" and luxury housing for those in upper income strata, while ignoring or minimizing access to those in moderate or lower income strata that are the most needy of decent housing in much of the City, especially its outer Boroughs, including The Bronx.

As for the Community Board 8 district or area, as we demonstrate in detail below, while the Proposal employs marketing language designed to entice the hasty reader and the uninitiated, it is badly (we believe fatally) flawed in a host of respects, a few of which we detail below and in the Appendices. Simply to illustrate, when scrutinized the Proposal would authorize devastation of sensitive environmental areas (e.g., the Special Natural Area District and resultantly adjacent areas and in the process exacerbate dangers of Hudson River flooding); authorize the destruction of designated-Historical and Landmarked Districts (i.e., Fieldston and the Riverdale Historic District); condemn tenants and occupants of existing multiple dwellings to suffer the ravages of building re-construction-enlargement without their assent or benefit and submit the needy tenants of NYCHA developments to the elimination of green space and other open areas (e.g., sitting areas and even refuse collection areas) to facilitate "infill" construction of towers which not only impede light and air but may impose rental costs that are unattainable by the needy NYCHA tenants or other low and moderate income residents, and this as a but a first step to planned privatization.

The ravages posed by the Proposal also extend the "infill" ravages to other open areas of the community which likewise would assume increased and foreboding density ; omits to provide known and appropriate financial incentives targeted for and limited to the construction and development of housing for low and moderate-income tenants; eviscerates

one and two-family home ownership and authorizes a range of increased density facilities (e.g., another building jammed in the backyard of cheek by jowl small property houses that insure neighborhood destruction); reaches back to the 60's and updates its City of *Yesterday* to encourage the return of the scourge of SRO's and their historical health, fire and safety risks without any concomitant public benefit (other than for the lobbyists who have long pushed for those marginal facilities); removes meaningful Community input into planning and development and extends opportunities for corruption in such areas; undermines environmental protections by promising abolition of Natural Area and Special Districts (e.g., SNAD); further diminishes parking by a one size fits all approach that fails to distinguish between residential areas that mark the outer-Borough's with Manhattan's Central Business District congestion (which the Proposal's developer incentives would worsen; and, to top off the select developer's overly "bountiful gift," creates new and massive Zoning loopholes under which high-rise construction is encouraged to an unprecedented degree such as to induce even greater taxpaying exodus from the City.

The foregoing mélange of horrors is not hyperbole, as we show below. Disappointingly, serious and fundamental flaws in the Proposal abound and are exacerbated by its presentation and marketing. The Proposal requires material *independent and objective* review and wholesale restructuring (preferably guided by academic experts and not indebted appointed politicians if the Proposal is to make sense and be fair and equitable.

The Proposal's numerous flaws—only illustrations of which are here set forth-- present the City Council with a "Poison Chalice." One unassailable solution is for the Council to again demonstrate the integrity and independence to reject the Proposal in its entirety, while retaining *independent and expert* academic institutions to consider the relevant issues and to report to the Council and the public on a targeted and expedited basis with a draft and explanation as to what proper Zoning and other changes will really meet the true Affordable Housing needs in each borough and segment or neighborhood thereof. That is what the City Council and successive Administrations did in generating the current (1961-1965) Zoning Resolution, one that has, with updating amendments, served us well for some 60 years and been widely copied and applauded across the Nation.³

³ The instant Proposal is, as we show herein, flawed in such numerous and material respects as to raise question as to its genesis and its independent and expert forethought. The instant Proposal is wholly unlike the current Zoning Resolution and attendant Housing Maintenance and Building Codes, which were drafted by recognized, independent and expert academics (i.e., Cooper Union and Columbia University) and then presented (free of tainting influences) to the City Council and relevant City Commissioners for review, consultation and amended adoption and implementation. That careful process provided the Council with thoughtful ordinances that, with anticipated updates, have stood the test of some 60 years and been widely acclaimed and copied across the nation. It also produced ordinances that the public had cause to trust. Housing Development and construction are

The Fatally flawed Proposal Illustrated

Below are illustrations and details respecting some of the noted fundamental flaws in the Proposal that the City Council is asked to adopt (and assume responsibility for) together with their adverse implications for the day to day lives of Bronx and other New York City Residents.

- **No Measurable Commitment to Affordable, Permanent Housing in Number or by Household income:** The Proposal's stated purpose rests on two terms or precepts that are, in context, unquestionably misleadingly vague and deceptive, "Affordable housing" and "Area Median Income" ("AMI"). What is Affordable to Manhattan's elite is not "Affordable" to residents of the South Bronx, Kingsbridge, Jamaica or Brownsville. Indeed, what is "Affordable" to some in Riverdale is not "Affordable" to others in adjacent zip codes, e.g., Kingsbridge Heights. Yet the pervasive comment respecting the desired housing sought to be achieved and upon which the Proposal rests is a (baseless) claim of Affordability. However, in fact, *no assurance exists* as to whether, let alone how much, if any, *truly affordable* housing must be or will in fact be *permanently* provided under the proposal or even that the *developers who receive any of the benefits of more generous zoning will commit to use it to provide permanent, truly "Affordable housing,"* an undefined term as now flexibly applied, but one which this Board insists must finally be defined.

To be clear, as we later amplify, the Proposal studiously omits to provide or commit that all or even the predominant percentage of the development or construction that is in any material way benefitted by any of the expanded or new zoning provisos *must go solely* to those concededly in need—namely, *low and truly moderate income earners*.⁴ Instead, the Proposal studiously continues the current regimen under which the term "Affordable Housing" deliberately remains misleadingly vague and flexible and the operative AMI is significantly *inflated* by the inclusion in the underlying data of relevant income figures from affluent Westchester and Nassau County communities like Scarsdale and Roslyn, to name a few.

One direct consequence of such data inflation is to artificially *increase* the supposed Area Median Income data utilized to determine eligibility or, stated otherwise, inflated income determinants or benchmarks are thus used to gauge the qualification or eligibility of applicants for specific Affordable Housing. That, in turn, can and currently

extremely complex fields where the successful are sophisticated and demanding (since most developers put their own fortunes and efforts on the line and thus are demanding). It is also an area in which abuse and corruption are known to be rife. Disregard of the foregoing basics can, as here, generate troublesome and ill-considered product .

⁴ Cf., Appendix I --to be re-defined in a revised and *exclusively* New York City-based Area Median Income ("AMI") data base (see, *infra*).

does unfairly and inappropriately disqualify applicants who, supposedly, are the ones sought to be benefitted. Unassailable support for that conclusion is detailed in the April 2024 Report of the seminal authority on New York City Housing, the Community Service Society, which aptly makes and proves the point. *See, Appendix 2*. Similarly the inapt data unfairly aids higher income applicants to gain access to and pre-empt so-called “Affordable” housing developments by inflating the eligibility benchmarks. Thus families earning as much \$178,000 per annum and more –hardly the actual average median income of most low and moderate income New Yorkers --are formally deemed qualified for housing denominated as “Affordable housing “ by the City. Concisely put, the data supporting affordability upon which the Proposal rests is demonstrably misleading and flawed.

Time and again this Board and its Land Use Committee have informally called attention to the same fundamental flaws. Indeed, this Board’s Land Use Committee *unanimously* called upon the several City Council Members representing any portion of this Community Board District , as well as all Members of the City Council, to remedy these deceptions by legislation that will operate and be applied solely as to the City of New York *alongside and not in derogation of any Federal or other relevant regulations or statutes*.⁵ Yet such constructive criticism continues to fall on deaf ears, fatally undermining the credibility and objective claimed to be advanced by the Proposals. The Proposals blindly ignore this predicate fundamental flaw, thereby negating the stated purpose of the Proposals.

- **The Proposal is an Ill-Considered “One Size Fits All” approach.** As is so often the case with simplistic solutions to complex problems, the Proposal, advances one-size-fits-all-answers that in fact fit few, if any. To illustrate, as later appears under the heading Transportation-Oriented Development, the Proposal advances a formula in and by which developers can secure added Floor Area Ratio (FAR) to build bigger, more dense and bulkier buildings tied primarily to proximity to Transportation facilities,(e.g., subway and train tracks or stations). But there are vast areas of the outer Boroughs that are nowhere near such “springboards” and conversely areas where they sandwich in neighborhoods and communities not suitable for such heavy-handed, wholesale destructive impact. In Riverdale, for example there exist two New York City declared Historic and Landmarked Districts—Fieldston and the Riverdale Historic District. Because both are largely within ½ mile of railroad or subway tracks, both may be ticketed for extinction, though after careful and lengthy hearings and processes both were granted protected status that ill-considered excesses would seek to usurp. *See, e.g., Appendix 3*. So much for neighborhood, community and Historical or Landmark preservation. Indeed, since the Proposal suggests that its aim is to eliminate Special Districts (specifically addressing

⁵ Indeed, The Department of Housing Preservation and Development, under Commissioner Adolfo Carrion, has recognized this indisputable flaw and has prepared, largely for internal use, some Borough wide data, We applaud that effort. However we believe more focused data should be used (e.g., by zip codes), be made public and applied insofar as the City’s interpretations may be applied to insure a greater measure of local accuracy.

the environmentally sensitive Special Natural Area District (SNAD), that seems likely to have been the perverse, albeit covert, intention from the first.⁶

- **Lack of Financial Incentives for Developers to Invest in True Affordable Housing:** Zoning is a critical component of the determination of private investors and developers as to whether, when, where, how and what to build. *However, it is only one factor.* Other critical, if not dispositive ones, include financing (especially the meaningful availability of private or public financing at practical cost), regulatory concerns (especially unnecessarily burdensome regulations and their enforcement and hindrances), restrictive requirements attendant to the labor pool, construction costs and attendant burdens. Additionally, the lack of coordinated planning by and among various governmental entities with respect the utilization of existing or potential site resources weighs heavily on particular site determinations.⁷ Dispositively, the Proposal not only fails to meaningfully address any of those touchstone issues, it fails to acknowledge that unless those problems *first* are addressed the entire exercise is one in futility. If Developers are not provided the means to plan and build – financial and otherwise – they simply cannot afford to do so. Unless the myriad superfluous obstacles erected by the City are addressed developers simply cannot proceed and unless construction impediments, material and other costs and applicable taxes are re-evaluated true Affordability will remain at best sparse.

When, on a comparable scale, thoughtful action to advance construction and maintenance of housing was last explored (in 1961-1966⁸) independent, non-political and expert academic institutions (e.g., Cooper Union and Columbia University) were retained to guide the effort. Mayors Robert Wagner, John V. Lindsay and Edward I Koch, together with successive Buildings Commissioners, including Harold Birns and Judah Gribetz, and the City Council, turned to such non-political expertise to ensure a sound and honest process that has stood the test of over a half century. By striking contrast the instant Proposal has been in the hands of unelected political appointees, readily accessible to lobbyists for special interests and unconcerned with such essential issues as project

⁶ We have little doubt, for reasons that will later become apparent, the ultimate authors of the Proposals may belatedly cobble up some excuse or explanation, but thoughtful, careful and sensitive Planning would have avoided that concern

⁷ Available sites, especially those controlled by public entities or financial institutions were plentiful until recent years as a result of the massive destruction, foreclosures, condemnations and property abandonments of early to mid 1960's.

However, they have in recent years been largely utilized. There remain, nonetheless, other opportunities, particularly those resulting from the discontinuance or underutilization of public and other sites. Sadly, no cohesive effort has in the last several been made to collect, update and publish that information.

⁸ The current Zoning Resolution, Building Code and Housing Maintenance Code—the coordinated pillars of any successful effort – were thus explored, drafted, legislated and subjected to post enactment scrutiny .

financing or approving and actively supporting updated construction materials and techniques or innovative tax relief and other regulatory reform measures.

- **Occupants and Tenants bear added burdens without benefit.** The Proposals are on their face seriously injurious to Tenants, making no meaningful effort to ameliorate that grievous harm. Thus they explicitly contemplate that owners of certain *extant* residential structures, whether rental , cooperative, condominium, or owner-occupied buildings, may under certain circumstances add to their *existing* structure to the extent of additional FAR. No permit or formal approval requiring Community or *even occupying tenant assent* is mandated. Indeed, the rights of those occupants or tenants are ignored. The predicament of the residential occupant of a to-be reconfigured existing structure is certain to be substantial. They will now be tortured for months, if not years, by construction in and around their home, financially benefiting the owning entity while passing on only the noisy, dusty attendant burdens to the occupants (without any offsetting benefit). Decent, well maintained, safe and comfortable housing is a fundamental right of all New Yorkers and this flaw would impair that right. Yet the Proposal, to its shame, studiously avoids giving that gross tenant burden the attention it merits.⁹

By contrast, the foregoing fundamental problem and other relate concerns was wisely addressed by the City of Jerusalem, which had an even more serious housing shortage than is purported to exist in New York City (albeit for different reasons—massive absentee ownership/occupancies). It enacted mutually beneficial corrective programs including the Tama 38 Program. It successfully sought to improve the housing stock by comparable “innovations” (e.g., allowing a developer to add 2 or sometimes more floors and/or expanded floor space to an existing low rise building in return for significantly improved structural benefits for existing occupants (e.g., elevators) and acted only with occupant approvals). Tama 38 and other companion programs took into account the needs and rights of occupants of existing structures, as well as community by requiring predicate governmental permitting, preceded by review and approval both at the occupant and community level, before any such expansion could proceed.¹⁰

The Proposals here advanced pay no heed at all to the rights of existing residents (let alone to community) to, for example, the right of quiet enjoyment. The Proposal

⁹ Presumably, City Planning expects the problem to be dealt with elsewhere, e.g., the courts. However, that imposes the burden of litigation and proof unfairly on the burdened tenant not the benefitted owner-developer. Conditioning receipt of the any benefit on a satisfactory owner-developer showing that the legitimate occupant concerns and those of Community have first been met and agreed to appears essential.

¹⁰ See, e.g. Archnet.Org/sites; *Offer Petersburg, Urna Renewal Capital: This is a Massive Program approved in Jerusalem (Jerusalem Post, Feb. 21, 2024)*

simply fails to *expressly* condition its developer largesse on Occupant rights. That conscious “oversight” is patently unacceptable and reprehensible and provides yet another fatal flaw, one that uncaringly operates as a license to avaricious and unsound development.¹¹

- **The Proposal Eviscerates Homeownership in the Bronx and Elsewhere in the City and Advances the Transferring of Assets to Landlords and Financial Institutions already absorbing individual and community assets across the country.** Just as the Proposal ignores the rights of existing occupants of residential structures to be forced to endure the burdensome construction of enlarged buildings or to have their limited private green space devoured by additional development, so too will neighbors and community be inappropriately disadvantaged. Permitting “backyard cottages, garage conversions and basement apartments,” ostensibly to provide owners “extra cash,” may initially sound harmless but consider the potential plight of residents of North Riverdale or areas of the Webb – Claflin Avenue sections of Kingsbridge Heights. A few years ago, the moderate income homeowners and apartment residents in the Claflin-Webb Avenue section of Kingsbridge Heights found that similar development activities were being undertaken that jeopardized the nature of those communities. Significantly, the area then was one increasingly occupied by people of color who finally had achieved the stable incomes to afford their own homes and attendant privacy and tranquility. Slowly but surely, as their neighborhoods were ravished for profit, prospective and current homeowners despaired because, though the Community Board advanced their cause, City Planning and City government declined to assist them, a pattern repeated in the current Proposals.

The authors of the current Proposal may view single and two-family homes and their owners with disdain, but those occupants form a significant segment and an essential part of the fabric of this City.

The Bronx already has the lowest homeownership rate across NYC. Together with homeowners in the other Boroughs, they provide a stable and considerable segment of the tax base, as well as the business base. The Proposal will erode this key component to asset-development and further strip leverage from residents against the whims of landlords, especially the ever-increasing

¹¹ We are hard put to understand how a assertedly caring government could fail to expressly condition any such owner-largesse on occupant rights.

group of institutional property owners, far removed from tenant concerns or sensitivity for community or neighborhood. Balance is essential, but it is here ignored. This Proposal will eviscerate single- and even two-family homes. In fact, the proposal willingly offers that this plan is for renters, relinquishing assets to the few who retain their homes or transfer ownership to landlords and banks. Across the country, homeowners are transferring assets to financial institutions forgoing long-term community asset development and investment. The Proposal advances that concern in New York.

- **“Infill” and Privatization of Public Housing.** The plight of residents and community illustrated above is amplified by yet another illustration. The New York City Housing Authority, with the enthusiastic support of the DiBlasio Administration and some in this Administration (including City Planning), has embarked on a program termed “infill” and, under various guises, “privatization” of essential accommodations of the NYCHA needy. Extending the rationale of the above-noted incursions on livability, NYCHA has sought out available unoccupied green or other space (e.g., parking, benches, even garbage storage areas) in NYCHA developments and proposes to build additional housing there, including, potentially, market rate housing. NYCHA and its governmental colleagues seemingly believe that light and air, green space and vacant space are proper targets for expansion and that those who live in NYCHA housing have forfeited their rights to light and air. NYCHA developments were never intended to be to be “sardine cans” or institutional facilities for the needy.

Attached as Appendix 2 are a series of depictions of Washington Houses, a NYCHA development located on the several blocks north of Third Avenue and 97th Street.¹² They show what the “infil” there proposed will do to eviscerate livability by substituting cement for grass, buildings in place of light and air and density in place of livability. That is what NYCHA residents must look forward to. That is also what New Yorkers can look forward to if the City Council permits it by adopting this Proposal.

Compounding that vice, NYCHA has concluded that for-profit developers or property “managers” are an appropriate substitute for governmental support or competent governmental management. Ignored is the fact that for-profit management is not necessarily sound management (especially where selection is not preceded by a specific, targeted Request for Proposals, as contrasted with application of some sort of blanket or sweeping RFP). Furthermore for-profit management comes at a price that

¹² The Special Committee expresses its appreciation to Planner George Janes for that depiction and his efforts to provide enlightenment and expertise.

almost certainly will eventually be thrust in one form or another upon the occupants of NYCHA housing.

Public housing was created to permit government to discharge its fundamental responsibility to insure that decent and affordable housing is available for the needy. Seemingly, there are those in government—clearly not among the needy—whose sensitivities do not extend to their less fortunate neighbors. Neither does the fact that successive prior NYCHA administrations may have been less than laudable excuse this departure, one that finds support in the premises of the instant proposals.

The Proposals repeatedly stress City Planning's support of pernicious "infill" as a sound universal Planning concept, thereby assuming that wall-to-wall cement is the hallmark of sound planning, and advancing density and decay. We respectfully but strongly disagree. New York City is already dense, shadow-ridden and, in many areas, foreboding, except where light and air are permitted to "intrude." The Proposal seeks to expand that foreboding by densely "infilling" without regard to location, neighborhood, need for green space or the like. Unless the Members of the City Council share that myopic view or share City Planning's denigrating view of the rights of NYCHA tenants, they should spurn that effort. and reject the Proposal.

We do not disagree that encouragement of development and construction is an important quest. Tax relief would certainly be beneficial. Expanding the scope of the NYC Housing & Development Corporation's wisely used authorizations and resources would provide one important and effective way to finance significantly more development—sound development; indeed, perhaps more tangible and suitable Affordable housing than the instant Proposal. Repurposing unused or underused properties held by the City and other public entities (e.g., discontinued institutional sites, little used or abandoned garaging facilities), facilities used on a less than efficient basis (e.g., discontinued institutional sites, little used or abandoned garaging facilities), would, if made available for truly Affordable housing on a financially attractive basis (e.g., long term land leasing specifically tied to sharply reduced Affordable apartment rentals), also provide added housing opportunities—without unduly increasing density with haphazard and inappropriate "infill."

Yet another route involves enlisting the efforts and resources of Labor in much the fashion that was employed by the enlightened and responsible United Federation of Teachers financed construction of truly Affordable housing in the Melrose section of the Bronx for both community residents and to attract desperately needed teachers who agreed to assignment to schools in that area for a fixed term in return for some of those brand new apartments. These and numerous other tools for increased Affordable

housing are available if there is a municipal will to be imaginative and innovative, not destructive and simplistic.

- The **Civil Rights Concerns Presented by the Proposal.** Just as the Proposal ignores the rights of existing occupants of residential structures to be forced to endure the burdensome construction of enlarged buildings or to have their limited private green space devoured by additional development, so too will neighbors and community be inappropriately disadvantaged. Allowing “backyard cottages, garage conversions and basement apartments” ostensibly to provide owners “extra cash” may initially sound harmless but consider the potential plight of residents of North Riverdale or areas of the Webb – Claflin Avenue sections of Kingsbridge Heights. A few years ago the moderate income homeowners and apartment residents in the Claflin-Webb Avenue section of the Northwest Bronx found that similar development activities were being undertaken that jeopardized the nature of those communities. Significantly, the Kingsbridge Heights area then was one increasingly occupied by people of color who finally had achieved the stable incomes to afford their own homes and attendant privacy and tranquility. Slowly but surely, as their neighborhoods were ravished for profit, prospective and current homeowners despaired because, though the Community Board advanced their cause, City Planning and City government declined to assist them, a pattern repeated in the current Proposals. Not only does such abandonment smack of Civil Rights Law violations but, on balance, it is indefensible.

While the Manhattan-centric high rise proponents of the current Proposals may view single and two-family homes with disdain, those occupants form a significant segment and an essential part of the fabric of this City. They provide a most considerable segment of the tax base, as well as the business base.

Covid signaled the beginning of an exodus of important elements from the City. As that exodus progressed it diminished small business with retail closures from Madison Avenue to Mosholu Avenue and with it employment opportunities. The instant Proposals, if adopted by the City Council, almost certainly will accelerate that exodus, especially among core taxpaying constituencies

- **SROs Do Not Build Stable Housing or Community Fabric** Just as the Proposal demeans the basic rights of needy tenants to decent NYCHA shelter, so too the authors of the Proposal prevaricate in seeking to promote yet another example of density and its destructive propensities: the return of the SRO's that New York long ago learned –the hard way – present serious health and safety hazards, which a chastised government made significant strides to eliminate. City Planning's advocacy of their return is based on the following fiction.

At page 16 of its “*Zoning Text Amendment Project Description*,” City Planning first correctly states that in the 1960's “... City policy [including City Planning Commission policy] not only blocked new SRO's but actively sought to shut down SRO's that already existed.” However, it then goes to a blatantly inaccurate attempt at historical revisionism designed to whitewash SRO's. and claims that the efforts to eliminate those virulent havens was because “SRO's were seen as attracting an undesirable population of un- or underemployed single men ...” “NONSENSE!!!”

Thus, the NYC Commissioner of Buildings, who in 1966 and 1967 carried forward, with some success, the effort to eliminate existing SRO's, responded to the Special Committee on the subject of SRO's and the above City Planning assertions. He noted that the City's carefully considered public safety project, conducted under his leadership, focused solely upon health and public safety issues. The employment or non-employment of inhabitants was never a consideration. That notion is devoid of merit. Instead, data showed that SRO's were magnets for narcotics sale and use, tourist lurings and assaults, prostitution and other vices, as well as firetraps and catalysts for disease and other hazards and they were located not just in tourist areas but in places like the Upper West side and near schools. The effort to remove those “tinderbox” uses was founded on substantial evidence of serious health, fire and safety hazards. It was largely the product of an initial “heads up” from legendary Manhattan District Attorney Frank S. Hogan, based on extensive law enforcement experience. It followed consultation with the Fire Commissioner and other City officials. It included advice from the Bronx District Attorney's office and leading Congressional and Local Legislators from, among other constituencies, Manhattan's West and East Sides and law enforcement generally, followed by on-site inspections and careful data review, some of which efforts were contemporaneously reported in the media. While the highly profitable scourge of SRO's then was sharply reduced, their lobbyists seemingly have since been assiduously at work, trumpeting SRO's, notwithstanding their continuing hazardous potential to both occupants and nearby residents.

Sad experience, not the false lure of lobbyist enticements, make clear that the return of SRO's is not in the *public* interest. If studio or single rooms with sanitary and “fast food” preparation facilities are desired, they abound (including in Riverdale) and are regularly supplemented in applications heard and approved by Board 8. But those

applications do not include the unsanitary, hazardous and unsafe concerns that marked SRO's. That City Planning has seemingly reached back in history to resuscitate SRO's increases the concerns we have respecting the genesis of the Proposal and its credibility.

- The Proposal **Removes Responsible Oversight and Leaves Key Public Good Open to Corruption:** Firstly, the Proposal is extreme in its removal of local review, input and approval. Secondly, the Proposal that will upend our housing and zoning processes as we know them has only been open for six weeks for public comment, hardly an adequate opportunity for volunteers unaided by well-paid staffs and ample well-briefed "experts.". Thirdly, the Proposal is a one-sided gift to those developers indifferent to the City's future and the overwhelming need of low and moderate income New Yorkers for *truly affordable housing*. It advances sweeping "*as of right*" zoning privileges and authorizations that will materially increase the height and crushing density of New York City and does so immune from Community or other meaningful review, while supporting measures designed to ravage the environment, as well as historic, sound and integrated neighborhoods.

For example, homeowners in North Riverdale or Spuyten Duyvil in Bronx CB 8 (or Kew Gardens-Forest Hills or Staten Island) enticed by "extra cash"¹³ would contribute to environmental degradation and area density that would upend those neighborhoods. The aggregate "extra cash" collected, and housing accommodations created could contribute to home flipping with individuals maximizing their profit and "cashing out", while the community loses its ability to weigh in on housing changes.

Indeed, that the proposal seeks in the process to assault the environment is readily demonstrated, To illustrate, *the Proposal affirmatively advocates the elimination of the environmentally sensitive Special Natural Area Districts ("SNAD") in the Bronx and Staten Island and, compounding the deliberate damage, those environmentally sensitive areas that are proximate to transportation facilities are then laid open to multi-family luxury enclaves or where developers can assemble 1.5 acre tranches a whole "Town Center" can be shoe-horned into a neighborhood. (e.g., much of the Bronx Natural Area District finds its footing in Metro North facilities)*¹⁴

¹³ City Planning, "City of Yes for Housing Opportunity" at Initial (unnumbered) page.

¹⁴ Unsurprisingly, given City Planning's long standing antipathy toward the environmentally sensitive Special Natural Area Districts ("SNAD"), it quite deliberately omitted to provide as an integral part of its Proposal a truly responsive Environmental Impact Statement dealing with issues such as its promised elimination of SNAD and its environmental protections or the devastation that that will create, especially when the sweeping Transportation or "Town Center" bonuses are added. That and other environmental deficits add to the legal deficits of the Proposal.

Another example, of abuses made possible by the Proposals are its embrace of basements as residences. Basements have long been the subject of incursions violative of the State Multiple Dwelling Law (but which various municipal regimes directed be tolerated). Ignored were the manifested hazards of deadly flooding that during Hurricane Sandy and other like tragedies drowned basement inhabitants: electric and other fires and carbon monoxide poisoning that have taken their toll, to name just a few. Sadly, it is far too simplistic to say, “Let’s legalize basement, garage or like occupancies.” To meet minimal safety standards significant expenditures must be made to secure electrical, gas and other fixtures against fire or explosion; to provide sanitary facilities and fresh water and waste lines and the myriad other things we take for granted but are essential for health and safety. The cost of those installations, if properly made, is quite significant -- more than the few dollars that City Planning promises the owner-investor. And that is why barely a handful of such legalizations -- though currently permitted in many areas -- are ever consummated. Is the public interest really served by either enticing property owners down a dead end path or turning the blind eye to such known incursions on public safety or providing a fertile field for corruption. We think not. There is no historical basis for belief that the same impediments will not continue -- indeed be expanded -- under the Proposals. The minimal number of truly livable and safe housing units thus generated or the extra cash for owners thus permitted or the payoffs to inspectional personnel who offer a blind eye for hire simply do not warrant that betrayal of the public interest.

Moreover, an essential element of the Proposal’s *laissez faire* premises must of necessity presuppose code enforcement, whether of the new Zoning provisions, the Building Code or the Housing Maintenance Code. Thus enforcement of additional construction rights, (e.g., that the added cottage in the rear yard of one’s home really devolves upon a relative or is safely habitable; or that the claimed Affordable housing is truly that and is permanently rented to those thus eligible and other like illustrations requires regulatory enforcement. Self-regulatory enforcement would too often be sham and non-regulation, as in once busy San Francisco, would spell municipal catastrophe. Yet, this Administration has made clear that it has no intention of providing or lacks the means to provide the significant funds for additional inspectors, plan examiners or the like; instead they have been the targets of proposed cuts or non-competitive salaries. Corruption in the inspectional services has historically directly resulted from such short-sighted attitudes. The point is not advocacy of enhanced budgets but a need to drive home

that the Proposals have not been carefully considered in all of their ramifications and contexts.

One final comment on the point bear's repetition. If we substitute for single family homes – however closely to one another they may legally be situated – either an array of appendages (e.g., backyard cottages jammed into minimal space) or multiple story structures or other municipal planning incongruities, we can be certain that New York City will in short order be viewed as one dense transient shelter from which young families and those with means will flee. If there is one lesson the recent pandemic has taught and is teaching: it is that New Yorkers and other urban dwellers have tired of the claustrophobic, especially for 5 or more days a week, and will grasp at any straw for a bit more light, air and release. The massive density the Proposal espouses will test that even further, especially as the shift to suburbia continues, suburban transit expands, and remote office facilities or annex offices increase (a phenomenon already in serious motion). That more long range demographic decision is one that the City Council must also consider and in doing so it should note that approval at this time of these Proposals effectively and adversely resolves the issue.

- **The Proposal Fails to Adequately Assess the Environmental Burden when Existing Impact of Climate Change on Infrastructure Continues Unaddressed:** Yet another fundamental flaw in the Proposal is, as we show below, that it, in material part, it regresses zoning to the framing of the 1916 Zoning Resolution, despite the academically- and independently- crafted and frequently amended 1965 Zoning Resolution. The best case scenario of moderately increased density presupposed by the Proposal is certain to stress infrastructure such as sanitation, water, sewage, and other municipal services, factors not considered in the Proposal and dismissed as immaterial to evade an Environmental Impact study.

Moreover, the stresses in municipal services will be compounded at a time when the Administration has threatened to reduce the existing resources of the relevant essential services. The significant cost that residents will bear in terms of fire and other safety requirements, air pollution, clean streets, transportation, access to classrooms and education, landlord and home-owner loopholes, and other lack of enforcement concerns will destroy the quality of life for affected and surrounding residents.

- **The Proposal Fails to Incentivize Green Space as a Critical Quality of Life Metric While Increasing Density:** The Mayor's Office of Climate and Environmental Justice

focuses on increasing access to parks and open spaces, concentrating on areas of the city that are under-resourced and where residents are living farther than a walk to a park. In no way does this proposal recognize this priority and the health and well-being factors critical to the Proposal.

According to a 2017 study, *The Importance of Greenspace for Mental Health*, “global urbanization has reduced access to and engagement with greenspace, but there is good evidence of a positive relationship between levels of neighborhood greenspace and mental health and well-being. Individuals have less mental distress, less anxiety and depression, greater wellbeing and healthier cortisol profiles when living in urban areas with more greenspace compared with less greenspace. Large differences in disease prevalence are reported when comparing residents of very green and less green settings, even after controlling for socioeconomic status (Maas et al, 2009).”

Zoning should protect apartment buildings from excessive build up, mitigate wedging in buildings in small open spaces that will restrict sunlight, create dynamic spaces for commercial success, opportunities for a community benefits, quality of life, and improving safety, and bring greater equity. The Proposal does not meet those challenges, it exacerbates them.

● **The Proposal’s further Diminution of Parking is as lacking in Reality and Logic as it is in Sanity.** The previously noted Manhattan-centric approach of the Proposals is further illustrated by its attempt to justify the elimination of parking requirements, supposedly for cost saving and space saving purposes.¹⁵

Many parts of the outer boroughs have poor to no adequate mass transit facilities (even assuming, arguendo, the adequacy and safety of extant facilities). Vast areas of the East Bronx, of Queens, Staten Island and Brooklyn simply have no mass transit

¹⁵ One need only drive or walk along Madison avenue north of 42nd Street and understand that even 6-8 lane roadways are quickly reduced to a single lane where two lanes are devoted to buses that rarely use more than one, another lane is devoted to an occasional scattering of bicycles, triple parked trucks and cars consume three and cars. Taxi’s and moving trucks crawl along the remainder spewing fumes. And the mockery of a transportation initiative is heightened when one notes that in recent times where privileged trucks are given tickets for double and triple parking, they receive privileged treatment--an enormous discount from their face amount. Little wonder that the owners don’t give a damn.

The current approach to driving in New York City seems remarkably akin to that proposed in 1965 by the publisher of the conservative *National Review*, William F. Buckley, in his Mayoralty campaign. He had the candor to propose what today is the covert municipal objective: make all streets in the City one-way, out of town. Of course the cars following that path would soon be followed by moving vans.

facilities other than frequently undependable buses. Even in those areas served by buses, the routes frequently do not match the needs. And the parking predicament is compounded by the roadway encumbrances of sheds devouring parking simply to accommodate part time and partial utilization for food service that could just as readily be provided by less sprawling facilities on existing or slightly expanded sidewalks or in the restaurant.¹⁶ There still are those who are baselessly persuaded that there is no limit to the burdens and inconveniences that motorists will tolerate while providing parking tax and meter fees, license fees, camera charges and other Budget sustaining revenue. Adoption of the Proposal may well, however, be the final straw presaging yet another exodus of taxpaying citizens as well as the long-overdue reform of the planning and administrative processes that erode public and community participation and confidence.

- **Transportation-Oriented Zoning**. Transportation – oriented development is by no means a new development. It has long been successfully encouraged in appropriate areas by the Metropolitan Transportation Authority along the Long Island Railroad, Metro North and New Haven lines. Additionally, the current Zoning has for several years made like provision in Transit Zones, which Community Board 8 has encouraged.¹⁷ The current proposal, though bearing a confusingly similar name has little constructive relationship thereto. It is, instead, a device to facilitate the *as-of-right* construction of multiple dwellings-apartment houses up to ½ mile in any direction from a transportation facility that seem intended to engulf and eliminate single and two family homes.

To illustrate, as charts prepared by noted Planner, Paul Graziano, and submitted herewith, illustrate (and those familiar with the Fieldston community in Riverdale will note) the proposed *as-of-right* construction (without any governmental permissions other than a building permit) will allow much of the Fieldston community to become fair prey for multi-story developers.¹⁸ Much of the area between the Hudson River and a block or two west of the Henry Hudson Parkway would also fall prey to developers, as

¹⁶ Add to those illustrations of the confusion and foolishness that the City imperiously terms “transportation policy” by the City, the miserable condition of the City’s streets shockingly brings home where the fault at least partially lies for congestion, While paint is plentiful for lines designed to further narrow and impede passage, asphalt and personnel continue to be withheld for the maintenance and repair of roadways replete with craters, inept repairs following excavations and highways and streets that resemble third world back-alleys.

¹⁷The Land Use Committee of Community Board 8 at its last meeting unanimously expressed support for aa 226 Affordable Unit housing development at 5602-5604 Broadway (directly proximate to the subway’s surface extension) under the existing applicable law ZQA Zoning provisions. That recent illustration of the sound usage of existing Transportation-Zoning law provisions enacted in the recent past underscores the highly questionable necessity of the bloated, and grossly inappropriate new Transportation-Oriented Proposal.

¹⁸ It may well be appropriate for communities and owners desirous of protecting their homes, neighborhoods and investments to consider Restrictive Covenants blanketing areas sought to be ravaged. Their counsel should be consulted.

would Gaelic Park . Much of the area West and East of Broadway below 250th Street and southward to the Marble Hill NYCHA buildings would likewise be impacted, etc, etc *ad nauseum*. See, Appendix 3 ¹⁹ In each cited example, either Metro North Transportation facilities or those of the MTA exist within one-half mile and provide the open-sesame for destructive excess under the Proposal advanced by City Planning. And despite all of the misleading marketing, as we noted in some detail at the outset none of this is limited to Housing for the truly needy.

And if the foregoing excesses were not sufficient this proposal will also eliminate Dwelling Unit Factors from the Zoning Resolution” “...thereby *removing* from the Zoning Resolution controls on the maximum number of dwelling units” or on the size of those units. City Planning, *City of Yes for Housing Opportunity-Project Description*, p. 10. (Emphasis supplied). It takes little imagination to recognize what mischief this makes possible. Thus, as previously noted, in a residential community along Broadway in North Riverdale, a City Agency has already embarked on a project to jam 6 homeless men in a room throughout a single multi-story building as part of that same “sardine can” approach to livability or, worse yet, City Planning’s effort to resurrect SRO’s and their attendant hazards.

Indeed, the Proposal even proclaims that City Planning envisions similar devastation for tree-lined areas by providing “additional flexibility for street tree regulations, curb cuts and other streetscape regulations” that are the hallmark of this and other remaining livable communities in New York City (because those regulations supposedly have “interfered with” (i.e., deterred) avaricious (flavor-of -the-month) “infill developments”).See, *id* at p. 22 and, *supra*, at 12. In fact, the Proposal adds that it would “replace’ open space constraints in various area because, supposedly, “unnecessarily complicated,” as if to question the skills of Buildings Examiners and City Planning staff, as well as licensed architects.

Transit Oriented Development, which the MTA has used to good and high-minded purpose can be and is being used by MTA in the public interest. This attempt to “free ride” on the name of that acclaimed planning tool involves, however, something far different and *not* in the public interest by reason of the enormity of its disparities—destruction of existing neighborhoods, the homes and communities of numerous New Yorkers . Indeed, no clear or proper end has been shown for this Proposal (i.e., truly Affordable and permanent housing for moderate and low income residents). That is

¹⁹ The Special Committee extends its deepest gratitude and that of Residents of this Community to Paul Graziano, a respected Planner for his significant contribution to our efforts, including the time-consuming *pro bono* compilation or the accompany data. See Appendix C documenting the compelling showing made to the Special Committee by Mr. Graziano.

poisoned chalice that City Planning offers the City Council, a point evident from the careful studies of Paul Graziano. See, Appendix 3. Again, this is not imagined hyperbole the predicate data is from the voluminous City Planning submission

- **The “Town Center” scheme for added Development rights.** As if the excesses noted above were not sufficient, the Proposal offers yet another way in and by which dense development can enshroud and devastate neighborhoods and the community.

Noting that for decades Zoning has permitted the combination of ground floor retail coupled with housing, the Proposal couches its “still more” scheme in the following terms: “The proposal would make low density mixed-use buildings more feasible with additional FAR and height.”²⁰ ((Emphasis supplied). Ground floor convenience stores, restaurants and the like, with low-rise residences above them, have for decades been and are an accepted and desirable element ... in most parts of Community Board 8, as has been the positioning of low rise residential accommodations above those commercial facilities. Added FAR is always welcome, but at some point is its extra density appropriate and necessary? Why more is required *throughout the City* when ample already exists in various portions (like through Board 8) is unclear, other than City Planning’s penchant for excess and refusal to do a selective and thoughtful job.²¹

What in reality is here proposed is an expansive and invasive scheme. Coupled, for example, with access to the Transportation bonus or, stated otherwise, “within the Greater Transit Zone [one-half mile in any direction from any subway or train facility] a commercial ground floor with...” multiple upper floors above “would be allowed.” City Planning, *Housing Opportunity/Low-Density Proposals/ Town Center Zoning*, p. 9. That unabashed City Planning example of excess is Citywide and without stated limitation. No provision is stated for community or other review. Neighborhood considerations are of no moment. All that matters is “more, more and more.”

- **Unique Neighborhood and Protection of Environmental Sensitivity Demise.** The Proposal makes clear that the sweeping actions advanced give little more than lip service to community, neighborhood or local concerns or interests and give promise that

²⁰ City Planning, *Housing Opportunity/Low-Density Proposals/ Town Center Zoning*, p. 9.

²¹ City Planning failure or refusal to do the thoughtful job required again present the the issue of re-structuring that agency to more accurately reflect the outer Boroughs and Communities within each Borough. For example separate Borough Planning Commissions selected from designees from each Community Board in each Borough acting. At least initially on each application in that Borough and the Borough President serving as Chair of the Borough Commission and in person or by proxy as one of nine citywide Commissioners designated, the other 4 to be designated 2 by the Mayor and one each by the Comptroller and Majority Leader of the City Council.

even less will ensue should the Proposal be adopted by the City Council. Moreover, the Proposals are predicated on a “one size fits all philosophy” that is not reflective of sound or deliberate planning in the public interest. The shotgun approach advanced is unsupported by any detailed, independent data and is wholly unacceptable. What works on Manhattan’s affluent Eastside is often foreign to the Westside or in Harlem which, quite properly have their own needs and approaches that merit application.

To illustrate, at significant cost, funded by a charitable foundation and community contributions, as well as with considerable volunteer effort, in 1997 this Board and supportive elected representatives began work on and in 2000 submitted and later secured the adoption of a 197-A Plan, detailing on a carefully defined basis, neighborhood-by-neighborhood zoning throughout Community Board 8 in the public interest and for the benefit of not just the community but for the Borough and City as a whole. It was hailed and adopted by DCP and CPC. Thus, City Planning, then ably led by Amanda Burden, “applauded,” in its October 22, 2003 197-a Plan adoption “...the comprehensive and lengthy planning process [and]...the thoroughly analyzed [197-a] plan” the Community Board produced in conjunction with the Community. Significantly the Commission took pains to note its efforts to “strengthen” the environmentally sensitive SNAD regulations that the Community Board had generated, notably, the same Special Natural Area District and Regulations City Planning’s current staff has in recent years and in this Proposal sought to eviscerate. The then Bronx Borough President, Fernando Ferrer, and the City Council enthusiastically joined in those approvals. Nonetheless, though the environmentally sensitive reasoning and community and public benefits that warranted the SNAD have not changed, other than to become more pressing with climate change and the acknowledged dangers of Hudson River flooding (which wreaked havoc for Metro North in Spuyten Duyvil, Riverdale and beyond during Hurricane Sandy and other storms), those concerns with climate change manifestations, Hudson River Flooding and other environmental impacts are substantively ignored in the current Proposals. Similarly, the limited protections currently in force (e.g., SNAD) that should be expanded, not eviscerated, are seemingly ticketed for elimination (presumably to accommodate development for profit). Indeed, City Planning promises it will strive to eliminate all Special Districts. Another triumph for special interests. This backdoor attempt to eviscerate the 197-A Plan and the environmentally conscious constraints of SNAD, previously endorsed and adopted by every relevant branch of City government, including City Planning and the City Council, has even greater merit today with manifested climate change impacts and this covert attempt to sabotage it of itself warrants rejection of the Proposals.

• **Finally, It Bears Repetition that Even Casual Review of the Proposal Discloses that there Is No Measurable Commitment Thereunder to Affordable, Permanent Housing in terms of Numbers or by Household income. The contrary “Hype” offered to the Public and Reiterated to the City Council is Marketing Rhetoric Devoid of Merit:** Despite the assertions made in the marketing presentations, in the

Proposal and in the presentations made by City Planning to The City Council, there is in fact, no assurance provided as to whether, let alone how much, if any, *truly affordable* housing must or will in fact be *permanently* provided under the Proposal or even that the expanded facilities will be thus limited.

Indeed, as noted at the outset of this Report, the Proposal omits to provide or commit that all or even the predominant percentage of the development or construction *that is in any material way benefitted by any of the expanded or new zoning provisos must go solely* to those concededly in need—namely, low and truly moderate income earners.²² Instead, as later appears, the Proposal studiously continues the current regimen under which the term “Affordable Housing” deliberately remains misleadingly vague and flexible and the operative AMI remains significantly *inflated* by the inclusion in the underlying data of relevant income figures from Westchester and Nassau County communities like Scarsdale and Roslyn, to name a few.²³

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Conclusions and Recommendations

The foregoing illustrations of the Proposal’s many basic flaws are just that, illustrations. The limited time allotted for volunteers to read, understand and respond to hundreds of pages of technical jargon, employed not to illuminate but to overwhelm, has precluded more than here is noted. While there may conceivably be limited aspects of the Proposal that merit further examination, in their present context the Proposals noted and the Proposal in its entirety constitute a fatally flawed series of inappropriate excesses that cannot stand. Indeed, the serious concerns here illustrated hopelessly taint the Proposal.

The Proposal is so plainly one-sided in its desire to advance certain private interests as to raise serious questions warranting inquiry as to their initiation and development. From the standpoint of Bronx Community Board 8 and the Community as a whole the Proposal is fatally flawed and would, if adopted by the City Council, at best, jeopardize the continued vitality of this and other communities through unbridled and overwhelmingly increased density, unsafe and hazardous conditions and circumstances that are fundamentally inconsistent with a sound and livable Community and City. To boot, the Proposals would expose New York City’s Tenant population to uncontrolled ravages, not the least of which is the erosion of the right of quiet

²² Cf., *Appendix 1*, a recent schedule stating the parameters of the AMI (the “Area Median Income”) and Affordable Housing, but which this Board has repeatedly asked to be restated to limit the data upon which it is based to New York City income and omit that of affluent suburbs.

enjoyment and livability that every resident is entitled to. As for Bronx County, which thanks to its Borough elected officials, has made beneficial strides in housing, commerce, employment and livability generally, the retrogression that would likely ensue if the City Council were to adopt the Proposal in whole or any material part would be substantive and significant.

RESOLUTION

For each and all of the foregoing reasons,

The Special Committee, by **unanimous vote** (with one excused absence), respectfully urges Community Board 8 to adopt in substance the following Resolution with respect to the Proposal :

WHEREAS the Special Committee on City of YES—Housing Opportunity has carefully examined the several parts comprising the submission of City of Yes for Housing Opportunity—2024 (the “Proposal”) , consulted with architects, planners and other experts, including City and State public officials, past and present, and conducted three noticed public meetings-hearings on the Proposal and carefully listened to those participating in person or remotely, including representatives of City Planning; and

WHEREAS the Committee has received, reviewed and commented upon drafts of and a final proposed Committee Report, a copy of which is attached hereto and made part hereof, together with annexed appendices; and

WHEREAS after due consideration it is hereby

RESOLVED that the Special Committee on City of YES—Housing

1. Rejects the City of Yes for Housing Opportunity Proposal and finds it lacking in supportive merit and fatally flawed;
2. Urges Bronx Community Board No. 8 to likewise accept and promulgate to the appropriate persons and entities the attached Report and its Appendices;
3. Calls upon the Members of the New York City Council representing any segment of the population within the Bronx Community Board 8 District to categorically reject the Proposal;
4. Urges the New York City Council to reject the Proposal in its entirety as contrary to the public interest.

June 17, 2024

Respectfully submitted

Special Committee on City of Yes—Housing Opportunity 2024.

SEQ Resident David Pecoraro Testimony on City of Yes for Housing Opportunity

October 22, 2024

Good Evening. My name is David Pecoraro. While I serve as a member of Community Board 13Q and as the elected Secretary of the Rosedale Civic Association, I speak tonight as a 64 year old lifelong New Yorker and a 58 year resident of Rosedale, Queens in opposition to the City of Yes proposal.

I want to first thank the Council members and staff present today for their time and attention.

Second, to address many of the previous proponents of the City of Yes:

To paraphrase Minnesota Governor Tim Walz, I urge who seek to impose the existential burdens of the City of Yes on Community Boards like mine who have UNANIMOUSLY rejected this disaster of a proposal contained in the City of Yes to mind your own darned business.

Third, I hope that you have listened to your Civic Associations, the homeowners who have voted for you and who pay your salaries with their hard earned tax dollars, as our Councilmember Selvena Brooks-Powers has done in Rosedale. I hope you also listen to UNPAID members of the Community Boards like me who who joined with our UNANIMOUS Board 13 in Queens to reject this ill-advised proposal, as opposed to the paid representatives of the real estate industry and their allies who will benefit from the destruction of the middle class in our city.

The fairest way to deal with the City of Yes would be to listen to the community volunteers appointed by the Boro Presidents to the Community Boards of this city. Simply target the plan to those Board areas to those communities who have approved this plan.

Those Boards who have thus far voted down this plan that we see as an existential threat to the lives we pay very high taxes and mortgages for can then observe the implementation of the plan in the target areas.


If, as the paid real estate representatives claim, the plan works well then we as a Board should be trusted to do what is right for our neighbors in Eastern Queens. If it is the disaster that we foresee, then our neighborhood of Rosedale, made up primarily of hard working African-American & Afro-Caribbean homeowners, will not be harmed irreparably for no good reason except to enrich wealthy, greedy developers.

Our Council member divided the plan into 9 components in her recent presentation to the Rosedale Civic Association, where I have been elected to serve as Secretary. Here is my response as a 58 year resident of Rosedale, Queens to each.

1. Accessory Dwelling Units (ADUs): We have significant concerns about infrastructure support. Our current infrastructure, including mass transit, is wholly inadequate for the CURRENT population. The LIRR currently only runs two trains per hour to Manhattan/Brooklyn per hour through the Rosedale LIRR for most of the day. Our busses are already at standing room. There is no way the current Infrastructure can support a greatly increased population. These larger proposed structures would be endangered by our high water table and location in a flood plain.

2. Elimination of Parking Mandates: Residents raised concerns about potential traffic issues. Mass transit is NOT a viable option for our community on the border of Nassau County. We require private autos to shop and simply get around - it is NOT a luxury. As a 64 year old I believe it is unreasonable to expect us to bike to Costco. Parking in these proposed structures would likely cost renters funds they don't have, causing them to try to compete for the already limited space currently available. This will possibly lead to dangerous confrontations.
3. Residential Conversions of Vacant Office Space: Considered inapplicable to Rosedale. However, this could be a stand alone piece of legislation to help increase housing in areas like Manhattan.
4. Town-Centered Zoning: Proposes adding 2 to 4 floors of apartments above commercial buildings. Concerns about infrastructure support, reduced physical space for parking and traffic congestion. We already have dangerous double and triple parking that constricts our commercial strips like 243rd Street in Rosedale.
5. Campus Residential Areas: Adding apartment-style buildings on large sites (e.g., churches or schools with oversized parking lots) raised concerns on local parking and changes to neighborhood dynamics. Congregants would be forced to compete for already limited on-street spaces.
6. Transit-Oriented Development: Proposes 3 to 5 stories high apartment buildings, within half a mile of mass transit (notably LIRR Rosedale), which could affect half of Rosedale. Strong disapproval due to potential parking, traffic impacts and potential displacement of existing small businesses. Combined with the Universal Affordability component this can result in 6 story buildings within a 10 block radius of the station. A limit of a one block radius could increase housing stock and maintain neighborhoods. The pilings needed to construct large buildings like this on the former swamp land that Rosedale is built upon would be large and would likely cause significant damage to the existing century old homes, with no hope of receiving compensation from the greedy developers. In addition, the added height will cast the small back yards that our neighbors pay high taxes to enjoy after a hard day at work. These proposed six story homes would be in the path of planes landing at JFK Airport, which is less than a mile away.
7. Small/Shared Housing: There were mixed feelings about dormitory-style housing in current homes, but as long as the current homes are modified internally this could be another reasonable legislative fix.
8. District Fixes: Homeowners can alter their homes. This proposal is superfluous as this process is currently part of the Community Board ULURP process. Proposals that are deemed by the Board to be reasonable are routinely approved without objection.
9. Universal Affordability: Builders can add 20% more housing if affordable units (60% of AMI) are included. Concerns raised about current infrastructure support. As I previously stated, universal affordability could increase building heights from 5 stories to 6 stories. I am also concerned that there is no guarantee that these units will actually be inhabited, as owners today routinely fail to fill existing units designated for affordability. Instead they make a sham of prior agreements by warehousing existing stock. The Council should first force the existing stock to be filled with people who actually need this, and then MANDATE it in order to be permitted to build in our City.

Ultimately, the City Council will have the final say on this rushed plan from our indicted and hopelessly corrupt mayor as a gift to the real estate industry that bought him off. For many of you this will be a choice between your constituents, who previously elected you but can just as easily turn you out of your current office next year and vote against you if you seek higher office, and real estate interests from outside your district. I hope that you choose wisely.

David S Pecoraro
Member
Community Board 13Q
Secretary
Rosedale Civic Association


[EXTERNAL] Support for City of Yes

Quinn Heldrich-Formel <



Wed 10/23/2024 10:21 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

To the NYC City Council,

My name is Quinn Formel, I live in Crown Heights, Brooklyn. I'm writing to express my support for all actions the city can take to make New York denser and more affordable. We are in desperate need of more housing, and the longer we go without it, the more we will see New Yorkers displaced and leaving the city.

Every borough could provide much more housing, and we need to see an end to things like restrictions on mixed use apartment buildings and required parking minimums, and need to create incentives like allowing taller building heights that include permanent affordable units.

The current system only supports the wealthy. We are losing the character of this city every day the housing crisis continues, and we have to try and fix it. The proposals in the City of Yes are a way to do that.

Thanks for your time.

From: [REDACTED]
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Lift parking mandates
Date: Friday, November 8, 2024 8:48:42 AM

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. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

Please consider lifting parking mandated. Most NYers don't have cars, and we don't need more traffic. It's unpleasant, dangerous for pedestrians and cyclists, bad for our air and planet, and impedes busses from running reliably.

Our city needs to focus on non-private care transit, and building more affordable housing instead of homes for more cars.

Rachael Kaighin-Shields

Sent from my iPhone

[EXTERNAL] I support the City of Yes for Housing Opportunity

Rachel Brown <

Fri 10/25/2024 4:19 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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To Whom It May Concern:

I'm writing to support the City of Yes for Housing Opportunity. I have lived in Brooklyn since I moved here in 2008, and have had to move to four different apartments since then. Despite the fact that I began my professional life in New York as a temp, and through years of hard work have attained a senior managing position in higher education, the overwhelming cost of housing has been a constant during my years here. It baffles me that with my annual income and experience, the prospect of owning a home feels as distant to me now as when I first moved here fresh out of college. Everyone I know in my demographic is in the same predicament. We want to be able to live in New York, contribute to local businesses and cultural institutions, and have a positive impact on our communities. If housing remains as expensive as it is (or becomes even more so), I don't know how long any of us will be able to remain here. For the sake of current and future city dwellers who don't come from generational wealth, who simply want to have a life here, I strongly urge you to approve the City of Yes for Housing Opportunity.

Best regards,
Rachel Brown

--

Rachel Brown
New York City



From: [Rachel Miller](#)
To: [Land Use Testimony](#)
Cc: [Joseph, Rita](#); [Piquant, Juvanie](#); [Speaker Adams](#)
Subject: [EXTERNAL] Testimony For Zoning For Housing Opportunity
Date: Tuesday, October 29, 2024 4:43:00 PM

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My family and I oppose the City of Yes for Housing Opportunity text amendment. We live in Flatbush Prospect Lefferts Gardens where many blocks are not yet landmarked. Our block enjoys community and connections with its neighbors, some of whom have been residing here for over 40 years. There is a strong commitment to the community from long-time and recent home owners and apartment residents. There is great value in a neighborhood where people aren't forced to leave and can live where they appreciate their neighborhood.

We oppose the Zoning for Housing Opportunity amendments and request that your council members vote "No." These amendments are not ideal. As you are aware, there is not a need for further upzoning to create housing or affordable housing; in fact, there is a need for "right zoning" to preserve the stability of our residential community, historic architecture and small business and ensure that population density does not overwhelm infrastructure, including sewers, public schools, parking, sidewalks, subways and sanitation.

Please support community based planning to allow local community boards and council members to determine where and whether zoning or parking waivers are appropriate in exchange for affordable housing or other community benefits and mitigation of environmental effects. Adding density or reducing parking is appropriate in different places in different communities. Most of District 9 is covered by R6 and R7 zoning that would receive massive density increases, leading to the demolition of most of our neighborhood, with current tenants having to leave and wait years before competing with the rest of the city in a lottery for new apartments.

Support non zoning affordable housing strategies, especially affordable housing preservation. According to the city planning equitable development data explorer, 2/3 of Community District 9 dwelling units are in rent stabilized buildings. In addition, over 25,000 units of buildable housing remain possible under the current zoning.

Thank you for your attention.
Your constituent,
Rachel Miller

Sent from my iPhone

[EXTERNAL] I support lifting Parking Mandates and City of Yes: Housing Opportunity

Ramin Karbasi <

Wed 10/23/2024 9:40 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hello,

I support lifting Parking Mandates and City of Yes: Housing Opportunity.

Thank you,
Ramin Karbasi

From: [rayciaf](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I support lifting parking requirements
Date: Thursday, October 24, 2024 2:23:25 PM

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I support lifting parking requirements
Sent from my iPhone

From: [Rebecca Smith](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes
Date: Friday, October 25, 2024 11:55:13 AM

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Please vote NO on City of Yes. We need to expand housing, but NOT at the destruction of communities in Queens, such as Bayside, where I live.
Thank you.
Rebecca Smith

From: [Rivka Steinmetz-Prescott](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 50 story building should not happen in Kew Garden Hills/Hillcrest
Date: Tuesday, October 22, 2024 10:22:11 PM

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It is outrageous to think that a 50 story building should be built in a community of middle class homes and smaller apartment buildings. Especially without parking accommodations. This neighborhood is known to be a neighborhood of homes with grass and trees. Even if the block of the proposed building is more urban, the surrounding area doesn't support a building of such a height. It would change the character of the neighborhood. There is already a shortage of parking spaces - with this building's occupants vying for spaces it will be impossible to park.

I live within walking distance of this proposed building site. It is not in the character of this neighborhood. Please, deny the permit!!!!!!!

Rebecca Steinmetz

From: [Rebecca Sze](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of yes
Date: Thursday, October 24, 2024 3:09:14 PM

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Pls be informed that I have been living Fresh Meadows for 50 years. The one family zone has been keeping the neighborhood peaceful and quiet. I am voting "NO" to the City of yes. There are inadequate infrastructure to support multi family zone. School will be crowded for over thirty students in one class, excessive traffic which creates tremendous noise and pollution. Thx
Sent from my iPhone

From: [Michael Perlman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity proposal testimony
Date: Friday, October 25, 2024 3:00:23 AM

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"No" in solidarity to the short-sighted City of Yes proposal!

To City Council among City of Yes affiliates:

I am writing on behalf of Rego-Forest Preservation Council, and as a 5th generation Forest Hills, NY resident, who understands and values what grants our neighborhoods, among others citywide, a distinctive sense of place that we proudly call home. A healthy neighborhood offers small businesses, such as those found along the distinctive and historic Austin Street, 63rd Drive, and Metropolitan Avenue, and freestanding or attached low-rise homes, such as those in Stafford Gardens, the Van-Court section, Cord Meyer section, Rodman-English section, and the Rego Park Crescents. We are strongly opposed to the City of Yes, which will endanger our identity.

The City of Yes would radically alter citywide communities, intensifying the quantity and rate of demolition for overdevelopment, enabling wealthy developers and landlords to profit increasingly so. What is deemed affordable is typically not affordable for most residents. The facades of numerous traditional and historic low-rise buildings offer beautiful architectural features that elevate our senses and tell a story, as we take a leisurely stroll. However, with the City of Yes implemented, such personalized craftsmanship, contextual height requirements, tranquility, front and backyard greenery, and small businesses would increasingly be stripped from our community.

For several years, generations of New Yorkers and urban planners, and even CB 6 collaborated on zoning plans, including downzoning, which made our streets welcoming and pleased residents. Now is not the time to turn our backs and toss it nearly all away, just to give rise to the "City of Yes lawlessness proposal." Mayor Adams, City Council, and City Planning need to walk our streets with the everyday residents by their side, and witness our perspective first-hand. Our opinion matters most, if this is a democracy.

Much greater preservation measures need to be implemented, and our historic facades and green spaces need to be restored for everyone's benefit. Empty buildings, including office structures, should be adaptively reused as residential units, which would respect our history, curb appeal, and be greener than demolition. One cannot claim to value "going green" while demolishing existing buildings and infrastructure, as well as contributing to increased traffic, which the City of Yes would influence.

As a longtime Forest Hills Times columnist, I had the honor of getting to know and compiling the opinions of civic and organization leaders, residents, and business owners, where I featured various

accounts in my news series:

<https://foresthillstimes.com/2024/06/03/community-leaders-oppose-the-mayors-city-of-yes-proposal/>

Community Leaders Oppose The Mayor's "City of Yes" Proposal
Neighborhoods Could Be Forever Marred
The Voice of New Yorkers Must Not Be Ignored

By Michael Perlman

Queens residents among New Yorkers at large are increasingly concerned and in opposition of the controversial City of Yes proposal, conceived by Mayor Eric Adams and the City Planning Commission. This could significantly alter the residential and commercial environments of New York City's neighborhoods by amending and stripping numerous zoning regulations, and therefore nullify the distinctive and contextual characteristics that residents, Community Boards, elected officials, shop owners, and urban planners have advocated for throughout several decades. It could pose disastrous consequences for owners of one and two-family homes and small businesses, and community leaders are becoming vocal.

In late April, the Queens Civic Congress launched a petition directed towards Mayor Adams, City Council Speaker Adrienne Adams, and City Council: www.change.org/p/save-our-nyc-neighborhoods-oppose-the-city-of-yes. Based on 2,330 signatures to date, 60 percent of signers encompass zip codes 11375, 11357, and 11361.

In response to the City of Yes proposal, which consists of thousands of pages, President Claudia Valentino of the Forest Hills Community and Civic Association said, "A most important task of civic leaders is to make homeowners and shop owners aware, and ask them to educate themselves about the plan's components, so they can express their own viewpoints. Now that they have, their feedback is a resounding 'No' to the City of Yes."

On May 6, Valentino coordinated the Emergency Town Hall Meeting at Our Lady of Mercy Parish Hall in Forest Hills, which featured an informative session attended by over 200 residents. An overview of the City of Yes was presented by Valentino and urban planner Paul Graziano. Additionally, nearly 600 residents signed a letter to Councilmember Lynn Schulman, encouraging her to vote "No" on the economic aspects of City of Yes. Furthermore, Valentino attended zoom meetings with Queenswide residents and attended a May 31 rally in City Hall Park with over 200 passionate civic leaders, largely from Brooklyn, Staten Island, the Bronx, and Queens. On June 4, the Land Use Committee of Community Board 6 scheduled a public hearing on the housing component of the City of Yes, which was followed by a committee vote.

Valentino is one of numerous residents and civic leaders who feel that the City of Yes would cause destructive overdevelopment within neighborhoods of one and two-family homes and small and historic commercial corridors, such as Metropolitan Avenue and Austin Street. She explained, “While our area and surrounding neighborhoods would be harmed, it is important to realize that the City of Yes plan applies to all neighborhoods, especially those in Queens, Brooklyn, Staten Island, and the Bronx. Specifically, the plan calls for additional floors to small buildings, such as those on Metropolitan Avenue. Most businesses on Metropolitan rent the retail space they occupy, despite belief to the contrary, and landlords could be induced to sell buildings to real estate speculators, and the resulting add-ons to buildings would displace both retail and residential tenants. It would also be disruptive to the buildings they abut, not to mention infrastructure such as sewer, water, and utilities.”

These small commercial strips, which offer historic details, are an anchor of such neighborhoods, and recently symbolized stories of community, diligence, and originality to stay afloat during the pandemic’s economic downturns. “There is no excuse for the disruption that the City of Yes would bring to these small commercial streets and their mom-and-pop, single owner businesses, and not to mention rent increases. The entire plan is a hidden attempt at destructive gentrification,” said Valentino.

Regarding one and two-family homes, the proposal would permit Accessory Dwelling Units (ADUs) in homes as rental units. These include apartments in basements (many have been deemed illegal and unsafe), attics, and garages, as well as additional rental structures in backyards to stand 10 feet from the back door of a main home, and five feet from property lines. Valentino explained, “This takes a one-family or two-family home to three, four, five-family residences. Again, real estate speculation, with people purchasing homes with the express purpose of turning them over completely to rentals, or to Airbnbs, which occurred in Sedona, Arizona with these plans, is in the cards for us.”

Such plans originated from urban planners in other cities, such as those in California and Oregon. One and two-family homes typically sit on larger lots out west. Valentino pinpointed how zoning would be greatly compromised. “Even on Long Island, where ADUs are appearing, lot sizes are required to be significantly larger than what New York City has. Where I live, lots are typically 25 feet by 100 feet, and houses are only 16 feet wide, but yet the City of Yes plan seeks to apply to all lots and all houses across the boroughs.”

Near Metropolitan Avenue in Forest Hills are 16-foot-wide frame houses, symbolic of those in the credits to “All in the Family.” They were commonly erected in the 1920s as “worker”

houses for Forest Hills Gardens. “Our homes are set close to sidewalks with a small front garden for flood control, and deep backyards. The rationale was that lower income residents did not have the option of summering in the Hamptons, and would need outdoor space for family enjoyment and relief from the heat. Houses in Forest Hills Gardens, by contrast, are set way back on the property, to have a dramatic approach to the front door, but typically have a very small backyard. With this understanding, proposed ADUs would destroy the very intention of our yards, which enable recreation, gardening, and privacy.”

Regarding ‘transit zones’ under the City of Yes, three and four-story apartment buildings can be erected among the one and two-family homes, increasing density and noise, while decreasing privacy. “One and two-family neighborhoods are places that people move to by quite explicit choice. Apartment buildings and density are precisely what we have sacrificed to move away from,” she said.

One component of the City of Yes that may be greener and preservation-friendly is adaptively reusing former office buildings as residences. Since the pandemic, people are not reoccupying office buildings in significant numbers. Valentino feels it is time to renovate commercial space for residential use, in addition to the excess of empty warehoused apartments. “These spaces are the equivalent of hiding money under one’s mattress, but for what? When real estate prices rebound? It’s time to address the terrible affordable housing problem and the problem of decently housing our homeless.”

A serious misrepresentation about zoning is being circulated by the powers who desire the City of Yes to be approved, claiming that one group wants to keep others out. “We’re not Oregon, for example, where between 75% and 85% of the population of one-family neighborhoods is white, and where they are using ‘Yes’ type rezoning plans to integrate the state. This is New York City, and Queens is the poster-children for diversity,” said Valentino, who finds this accusation divisive. She hopes that the city will realize that residents helped downzone their neighborhoods, comparable to how the Forest Hills Community and Civic Association was successful two decades ago, to prevent density and real estate speculation, and commercial activity out of residential areas, and to safeguard fragile infrastructure, to prevent flooding and keep at bay the risk of fire that comes with overpopulation and business activity among homes.

Valentino also hopes that officials will walk in the footsteps of residents to realize how their homes are close together with only a common driveway. “There is no room for additional development! We simply matched our zoning to what exists, and there has been no attempt of any kind to prevent our fellow New Yorkers, who come from every corner of the globe, from

moving here. Ring doorbells and you will see how diverse we are. We are New Yorkers who must always stick together, and we do not need cast-off plans from other municipalities that in no way compare with us.”

Countless residents, including Valentino are devoted towards neighborly, historic, and idyllic low-rise sections, such as Metropolitan Avenue shops and the commercial strip of 69th Avenue. “They are our anchor and allow us to have a small-scale, walkable community, doing business with people we have relationships with. I also love the quiet of my backyard. We all know when to enjoy a chat and how to offer privacy and peace to our neighbors, even as we hear the sounds of birthday celebrations, gardening, and outdoor recreation. Most of all, our community is what fancy people call artisanal.” Walking around, she can pinpoint the loving care that each owner dedicates to their homes, including their flower and vegetable gardens.

Leslie Brown, President of the Forest Hills Chamber of Commerce, has many small business owners who are members, spanning Austin Street and nearby. “The City of Yes proposal is complex, and there needs to impact studies on how this will affect Forest Hills. Quite a few business owners and residents I have asked do not seem to be aware of all the implications,” she said.

She expressed concerns about the proposed end to parking mandates for new housing. “We struggle with not enough parking, so proposals to take away parking and have more residential buildings without required mandates, will have an impact that can cause serious issues.”

Brown is also concerned as to how the City of Yes would permit ADUs. “This could give homeowners extra cash or provide more space for multi-generational families, but absolutely alter our community’s character.”

Twenty-year Forest Hills resident Chad Callahan proudly serves the community as president of the Forest Hills Van-Court Association, and takes into consideration all concerns from homeowners. The Forest Hills Van-Court section offers approximately 300 homes that are safeguarded by Architectural Covenants to preserve the beauty, character, and distinction of properties erected over a century ago. “We work every day to ensure that our area is preserved for the enjoyment of future generations,” he said.

Callahan is proud of how Queens has been called the “borough of families.” He explained, “Our children go to school here, many of us operate our businesses here, and this area is known for its diversity in living options, such as a luxury high rise apartment, a modest apartment with access to public transportation, a multi-family townhouse, or a single-family

residence.” However, that diversity is now threatened. “The City of Yes would end single-family neighborhoods like Forest Hills Van-Court. Every block in the low-density areas of Forest Hills could then have multi-family houses on each short-end of the street,” he continued.

If it passes, irreversible damage will be in the forecast, since an assemblage of private homes is the community’s pride. “In Van Court, we certainly go above and beyond to ensure that materials, architecture, and colors are adhered to, in order to preserve the intent of which the community was originally built.” He also shared concerns over the proposed ADUs. “Garages could then be converted into living quarters, illegal basement apartments can be legalized, and possibly even the establishment of new small structures on lawns or in backyards. Imagine how NYC spent decades improving living conditions, but now wants to go back 100 years to allow tiny units to be created. These concepts are beneath the living standard that any person should have to endure, and should not be allowed,” he continued.

Zoning has been a component of New York City for over a century. Callahan explained, “It operates well to provide systems and laws for developers to operate within, and zoning laws are here to also protect us. To allow multi-family units in areas zoned for single-family homes is to betray residents who advocated for years to maintain our status as a single-family community.”

Callahan is also a proponent of repurposing older office buildings into residences and installing eco-friendly greening. “There are several new office developments that would jump at the opportunity to convert to residential. It does not make sense to demolish a 100-year-old historic home to build an apartment building in its place.”

He among residents embrace Forest Hills’ distinctive character, which includes the covenant-protected Forest Hills Gardens and Forest Hills Van-Court. “Block after block, you find well maintained, historic single-family homes, shaded by trees and enhanced by flowers and shrubbery. It is quiet, parking is available, and you can often find kids playing on their front lawns. However, if multi-family housing is incorporated, it is more than likely that the number of such single-family homes would decrease, parking would become a problem, and families that invest to raise their children here may consider leaving in search of less crowded places.”

The Association is a fine example of being civic-minded, with their attendance at Community Board 6’s public hearing, in addition to the City Council hearing. They also marked the June 4 CB 6 Land Use meeting and hearing on their agenda. At the Association’s recent meeting, the City of Yes was a hot topic. “So far, none of our residents are supporters, and they are scared of what may result. Remember, living here is a choice, so eliminating our designation

as a single-family community goes against their wishes.”

Callahan requests Mayor Adams and his team to directly engage with communities. “We have an active board and a passionate community of homeowners, who welcome the opportunity to provide constructive ideas to help the city tackle challenges. Our hope is that our voices are heard, and this proposal does not go forward in its current form. We will request to meet with our elected officials.”

Stay tuned for an upcoming column featuring perspectives of residents, businesses, a zoning expert, and the Four Borough Neighborhood Preservation Alliance.

<https://foresthillstimes.com/2024/06/11/part-ii-residents-say-no-to-mayor-adams-city-of-yes-proposal/>

Part II: Residents Say No To Mayor Adam’s “City of Yes” Proposal

One & Two-Family Homes Will Be Endangered

The Voice of New Yorkers Must Not Be Ignored

By Michael Perlman

Local residents among New Yorkers are increasingly in opposition of the controversial City of Yes proposal, conceived by Mayor Eric Adams and the City Planning Commission. Last week’s column featured the perspectives of community leaders from the Forest Hills Community & Civic Association, Forest Hills Chamber of Commerce, and the Forest Hills Van-Court Association. This week will feature the positions of residents, including those who testified in response to the Community Board 6 Land Use / Housing / Landmark Committee Hearing for the City of Yes for Housing Opportunity on June 4.

Some testimonies were emailed, but based on in-person testimony, over 30 guests spoke in opposition, while 4 spoke in favor. Residents’ widespread sentiment was that in a democracy, majority rules. The next meeting will be held in front of the full board of CB 6 on June 18 at 7 PM at Queens Borough Hall, room 213. A public forum take place, and then a vote is scheduled. Public comment signup will close at 3 PM on that day, and requests must be sent to QN06@cb.nyc.gov

The couple thousand-page proposal could significantly alter the residential and commercial environments of citywide neighborhoods by amending and stripping numerous zoning regulations, and therefore nullify the distinctive and contextual characteristics that residents, Community Boards, elected officials, shop owners, and urban planners have advocated for

throughout several decades. It could also pose disastrous consequences for owners of one and two-family homes and small businesses.

The Queens Civic Congress launched a petition towards Mayor Adams, City Council Speaker Adrienne Adams, and City Council: www.change.org/p/save-our-nyc-neighborhoods-oppose-the-city-of-yes. Based on 2,437 signatures to date, 81 percent of signers encompass zip codes 11375, 11357, and 11361.

Upon learning about the City of Yes proposal, longtime Forest Hills resident Dorothy Schreiber explained that Forest Hills is already overdeveloped, and such a proposal would intensify matters. “Zoning permitting high-rise buildings are overwhelming some already crowded streets, public transportation, available parking spots, sidewalks and thoroughfares.” Schreiber favors the proposal’s adaptive reuse component. “We need to utilize existing structures to create more affordable housing and parking facilities, but not sprawling parking lots.”

While the city’s proposal may result in demolishing signature buildings along the historic corridors of Austin Street and Metropolitan Avenue, Schreiber hopes the preservation and beautification wishes of many residents will be granted in a most timely manner. “Working with the Forest Hills Chamber of Commerce to adopt restrictions on facades and store signage, to return the shopping area to a quaint and eye appealing environment, would benefit the commercial and residential population. Greening the area with trees, flower boxes, and shaded benches would add pedestrian appeal.”

Jacqueline Jones, who provided testimony, urged CB 6 members to not permit one and two-family home neighborhoods, to be destroyed by modifying zoning at large. She explained, “Families moved to these neighborhoods for safety and peace. Adding shops along a block of houses will bring noise and disruption, as people buy beer and stand around drinking it. We already have shops, a reasonable distance away. We have multifamily buildings, and more going up all over the place. Most are not affordable, and neither will the new ones.” She also feels that more dwellings cannot be erected without increasing resources for prospective incoming residents. “Buses and subways, water mains, sanitation pickup, sewers, schools, police... all of these are already spread thin, and adding more dwellings will make it much harder to be safe and clean,” she continued.

“Remember block-busting from the 1950s?” asked Jones. “All it takes is for a developer to get one house, turn the property into a three-family unit with a dwelling in the backyard and another in the garage, and the neighbors will move, freeing up a land grab. I saw it happen

when I was a child, and it can happen with ease in Forest Hills. Owning multiple adjacent properties will let developers build an apartment building, without even providing parking.”

“I urge CB 6 to act on behalf of constituents, and not on behalf of the mayor who owes the developers for his election,” added Jones.

Past District 29 City Council candidate Donghui Zang ran for office for significant reasons, such as echoing and advocating for the voice of the people, and he frequently plays a role in community affairs. He also delivered an engaging testimony in front of CB 6. While he understands Mayor Adams’s interest in addressing the problem of the claimed “housing shortage,” he emphasizes the need for a scientific and systematic study, considering all infrastructure factors, such as water, electricity, transportation, schools, hospitals, and affordability. Additionally, he explained, “Sufficient community engagements would form the best solution, which likely vary within neighborhoods and districts, and that would not only preserve the unique characteristics of the community, but meet the requirements of urban development.”

Zang called the current rendition of the City of Yes “a very hasty plan.” He explained, “The proposal was rushed without engaging each community at all. If passed, it will definitely break the balance between high-density residential areas and low-density residential areas established over a century, and irreversibly destroy numerous historic, peaceful, and beautiful neighborhoods, such as Cord Meyer, Stafford Gardens, Van-Court, and the Rego Park Crescents, among hundreds that can be named throughout our five boroughs. It is very unfair to the residents, who not only love their neighborly streets, but also paid and invested in their community.” Some were investing over the course of generations, and it took a lifetime to achieve the American Dream in a house they call a home. “The current plan is a one-size-fits-all approach, so City Hall needs to do their homework,” he continued.

“NYC is not a one size fits all city,” agreed Forest Hills resident Chaya Sara. “I am concerned that the City of Yes will encourage current residents to move away from Forest Hills and Rego Park, as erecting apartment buildings in place of charming and historic one or two-family houses would financially benefit wealthy real estate developers. While these apartment buildings would only be three or four stories high, multiple apartments could be built in each apartment building, and I am very concerned that this will change the character of both neighborhoods. Our schools will become overcrowded, and adding more families will overwhelm sewer systems. There are blocks that flood every time it rains, since the sewer system cannot handle all the water. Therefore, more apartments would only make sewers worse.”

She also cited signs of overdevelopment over the past couple of years. “We certainly added more housing, such as in place of the Tower Diner and Trylon Theater/Ohr Natan sites, in addition to the Trader Joe’s building on Yellowstone Boulevard and the property just west of the former Parkside Chapel. There’s no reason we should add even more housing here.”

Sara provided a solution. “Every City Council District should decide for themselves what is best for their communities, based on residents’ opinions.”

Longtime local resident JP Freeley delivered a multi-faceted testimony. He explained that Queens is known for its unique, diverse neighborhoods, where each area offers distinct character and charm. “The proposed changes threaten to disrupt this character by promoting large-scale developments that are out of sync with the existing architectural and cultural fabric of our community. This could lead to a loss of identity and a sense of displacement among longtime residents.”

In the name of environmental concerns, he emphasized that increased development can bear significant impacts, including reduced green spaces, increased pollution, and a strain on natural resources. “We must consider the long-term environmental consequences and prioritize sustainable development that preserves the quality of life for future generations.”

He also referenced the promise of affordable housing, often not being fulfilled. “Developers frequently find loopholes or ways to circumvent affordable housing requirements, resulting in out of reach luxury apartments for most New Yorkers. We need guarantees that any new housing truly serves the needs of low- and middle-income residents.”

Community Board oversight would be diminished. Freeley said, “The City of Yes proposal includes new ‘as of right’ definitions, which allow developers to bypass such oversight for certain projects. This undermines the role of community boards in ensuring that developments align with local needs and values. Removing this oversight means that future projects could proceed without adequate input from the very people who will be most affected by them.”

Another concern is compromised police enforcement, since as density is on the rise, the need for increased police presence and enforcement is essential. “Our current police force is already stretched thin. An influx of new residents without a corresponding increase in law enforcement resources will dilute the police’s effectiveness, potentially leading to higher crime rates and slower response times.”

Higher density results in increased pressures on grocery shops and deliveries. “This could potentially lead to shortages and higher prices. The increased volume of deliveries will contribute to traffic, noise pollution, and wear and tear on roads, further affecting the quality of life for current residents,” said Freeley.

The mayor’s proposal is deemed by countless residents as a means of underhanded zoning changes. Freeley explained, “The method of changing the underlying definitions of existing zoning as proposed in the City of Yes initiative is a covert way to alter zoning regulations without proper scrutiny or alerting the community. This approach lacks transparency and bypasses the usual rigorous process that ensures community input and regulatory oversight. It is essential that any zoning changes are conducted openly, and with full community involvement to maintain trust and accountability.” Stay tuned for an upcoming column featuring the Four Borough Neighborhood Preservation Alliance and a zoning expert.

<https://foresthillstimes.com/2024/07/10/part-iii-residents-community-leaders-say-no-to-mayor-adams-city-of-yes-one-two-family-homes-will-be-endangered-opposition-extending-far-beyond-central-queens/>

**Part III: Residents & Civic Leaders Say No To Mayor Adam’s “City of Yes”
One & Two-Family Homes Will Be Endangered
Opposition Extending Far Beyond Central Queens**

By Michael Perlman

Local residents among New Yorkers are increasingly in opposition of the controversial City of Yes for Housing Opportunity proposal, conceived by Mayor Eric Adams and the City Planning Commission. Part 1 of this column series featured perspectives of community leaders from the Forest Hills Community & Civic Association, Forest Hills Chamber of Commerce, and the Forest Hills Van-Court Association. That was followed by part 2, which reflected the positions of residents, including those who testified in front of Community Board 6 at a Land Use and Housing hearing on June 4. The next hearing was held in front of the full board on June 18 at Queens Borough Hall, where CB 6 echoed the voice of the people by voting “No.”

“This is a positive and direct reflection of the will of the community, and we are heartened. The community now knows it pays to show up and persevere. This is an important takeaway in what will be a long battle,” said President Claudia Valentino of the Forest Hills Community & Civic Association. After all, residents’ widespread sentiment was that in a democracy, majority rules.

The couple thousand-page proposal could significantly alter the residential and commercial environments of citywide neighborhoods by amending and stripping numerous zoning regulations, and therefore nullify the distinctive and contextual characteristics that residents, Community Boards, elected officials, shop owners, and urban planners have advocated for throughout several decades. This could pose disastrous consequences for owners of one and two-family homes and small businesses.

After all community boards vote, borough presidents will weigh in, and the mayor, Department of City Planning, and City Council, and hearing dates will be announced. “If the City of Yes for Housing Opportunity were to pass when it ultimately reaches the City Council sometime later this year, our neighborhood and property rights would vanish in an instant, even as a lack of affordability and homelessness would long persist,” explained Valentino.

CB 6’s “No” vote featured “conditions” from the Land Use Committee, which were forwarded to Queens Borough President Donovan Richards. Valentino said, “The ‘No’ vote could be viewed as canceling the vote to a degree. As far as we are concerned, there is nothing worth modifying, and the plan must be ditched. No is what we said, and NO is what we mean.”

Valentino discussed the opposing paths of two councilmembers in CB 6. “Robert Holden carries a deep understanding of the issues tied to homes and small businesses, as his record as a longtime, highly respected civic leader and City Councilman has shown. His vote, on the Council, will be a decisive ‘no,’ as he repeatedly stated.”

She continued, “Councilwoman Lynn Schulman, however, has yet to bring any evidence to the table that she either hears or understands the community's needs. She must now stop attempting to thread countless political needles in order to gauge which is the winning side for her, and come into line with the wishes of homeowners and small business people alike. It is time. Her Council vote, when the time comes, must also be ‘no.’”

Backtracking, on May 6, Valentino coordinated the Emergency Town Hall Meeting at Our Lady of Mercy Parish Hall in Forest Hills, which featured an informative session attended by over 200 residents. An overview of the City of Yes was presented by Valentino and urban planner Paul Graziano. Additionally, nearly 600 residents signed a letter of opposition to Councilmember Lynn Schulman. Furthermore, Valentino attended zoom meetings with Queenswide residents and attended a May 31 rally in City Hall Park with over 200 passionate civic leaders, largely from Brooklyn, Staten Island, the Bronx, and Queens.

Valentino visualizes a newly drafted housing plan based on efficiency and good sense, which abandons the divisive rhetoric that accompanies City of Yes from day one. She explained, “One- and two-family homeowners, and their zoning, are not the cause of homelessness or lack of affordable housing. The blame belongs with the same people who refuse to develop what in effect should be a ‘Marshall Plan’ to attack these problems. It would be one that does not gentrify our small shopping streets, does not imperil our fragile infrastructure, or ask one and two-family homeowners to utterly rip up their neighborhoods.”

The City of Yes proposal also motivated President Jim Trent of the Four Borough Neighborhood Preservation Alliance and his colleagues to engage in a widespread initiative to defeat it. He attends Queens Civic Congress meetings and a meeting at M.S. 172 in Floral Park, attended by 230 residents. He also could not miss Creedmoor Civic Association and Northeast Queens Republican Club meetings that spotlighted the would-be dire consequences of the City of Yes.

The City of Yes would be grounds for irreversible damage upon distinctive historic neighborhoods, including landmarked ones, and that of communities at large. Abolishing single-family zoning has residents up in arms the most. Trent explained, “New York City, among major American cities, has very little land devoted to single-family and two-family

homes, which is zoning in R1, R2, and R3 categories and their subcategories. Perhaps 15 percent of the city's land mass, as compared to other cities that typically have more like 70 percent of their territory developed to very low-density housing. Therefore, abolishing single-family zoning will not yield very much additional housing, but destroy the beauty and tranquility of our city's most beautiful neighborhoods." Additionally, permitting basement, attic, and rear yard units will reduce greenery and create intense parking problems, since low density neighborhoods are mostly beyond the reach of subways, and residents need to own cars.

There is something to be said about a city that would dismiss the decades-long advocacy by numerous community groups in the name of zoning, and Trent has a message for Mayor Adams and relevant city agencies. "New York used to brag that it was the first city in the nation to adopt zoning, but in recent years, with the pliable Board of Standards and Appeals, spot zoning, and the purchasing of air rights, the sanctity of zoning has been weakened and made a mockery of. Any drive around the city where new buildings are constructed, they are totally out of context to surrounding developments, and shows we need to tighten zoning and not weaken it," he said.

For a city that claims to be sensitive to environmental needs and the subject of climate change, residents are questioning why the City of Yes would reduce land area devoted to grass and trees. Trent explained, "Constructing cottages in backyards, and reducing the ratio of building footprint to lot size, will urbanize suburban neighborhoods to everyone's detriment. It will reduce the habitat for wildlife such as birds, squirrels, raccoons, and opossum that heavily reside in the city's outlying areas." The NYC Landmarks Preservation Commission only regulates what can be viewed from the street. "You are not protected if your neighborhood is in an historic district. Cottages built in rear yards can potentially reduce tree cover and exacerbate parking problems, but not be prohibited by the LPC if the new construction can't be seen from the street," he continued.

The City is attempting to establish a case where single-family zoning is a segregationists' ploy. "Obviously, the City Planning Commission and City of Yes advocates know nothing about our neighborhoods. The single-family home ownership is a life's dream for people of all ethnic backgrounds, and most of these homes are occupied by non-white people, except for Staten Island. The argument that single-family zoning is racist is bogus and insulting," said Trent.

From Forest Hills to Bayside Hills, residents are uniting in solidarity, and their voice must not fall upon deaf ears. "Zoning is not a one-size-fits-all program," said Joe Lubomski, who serves as Zoning Chair of the Bayside Hills Civic Association. In the early 2000s, Bayside Hills and similar neighborhoods citywide victoriously lobbied representatives to amend zoning regulations, to limit the size of homes that can be erected on a property, and to zone areas for single family homes, R2A zoning. "It is a disgrace that these laws will be virtually worthless if City of Yes proposals are enacted. My message to the City Council and the mayor is that the residents of these neighborhoods have pride in their communities, and are living there because of what they are. They changed over the years based on their own needs. However, wholesale change on the whim of a bureaucratic planning commissioner sitting in a Manhattan office, having no idea what these neighborhoods are about, is not going to work. There are solid reasons why these particular zoning regulations were adopted. Destroying great neighborhoods is not an option, as there will be consequences in the election booth."

This northeast Queens community offers approximately 1,200 one-family homes and a few 2 family homes; the latter which received zoning exemptions in the 1950s and 1960s. It is a development mostly of Colonial and Tudor homes, developed by the Gross-Morton Company between 1936 and 1940. Bungalows and Cape Cods can also be found. Most homes are on 40 x 100 lots, and they feature driveways, garages, and front and rear garden. "Open spaces and suburban characteristics of Bayside Hills and similar neighborhoods is why people made sacrifices to purchase homes in these NYC neighborhood gems," said Lubomski.

Grassroots is of the utmost importance. Lubomski coordinated such civic association meetings, attended Queen Civic Congress meetings, met with Councilwoman Lee, prepared petitions from association members to elected officials, and prepared articles for the association newsletter. He also spoke at Community Board 11 meetings. "I will continue to support the defeat of this proposal," he said.

Lubomski feels that community boards and civic associations are a road to a successful government, as long as citizenry remains in touch. "Their advice should be sought, respected, and heeded," he said.

Lubomski kept a close eye on City Planning Commission presentations on the City of Yes, and he feels that there is no listening to reason by it. Part of him feels that the city will proceed to approve their plan despite public outcry. He explained, "It is not a democracy by dictating what our quality of life is to be. In one segment, I saw a proposal that if you had an apartment, rooms could be rented by putting locks on bedroom doors and having a shared kitchen and bath. Sharing an apartment or having a roommate is one thing, but this is taking it a step too far." He then asked, "Are we that far from the next step of the Stalin Communist Era, where families were dictated to share their apartments with another family?"

The Queens Civic Congress launched a petition and comment drive to Mayor Adams, City Council Speaker Adrienne Adams, and City Council, which is ongoing:
www.change.org/p/save-our-nyc-neighborhoods-oppose-the-city-of-yes

Please do not approve the City of Yes, or it will be a "Yes" to demolishing low-rise and historic yet unlandmarked sites, overdevelopment, and being anti-green at large. The voice of everyday New Yorkers is the captain of our ship, and this is a democracy afterall. May you be remembered for what you saved, and not what you destroyed.

Thank you,
Michael Perlman & colleagues, Rego-Forest Preservation Council



From: [Renee DeSantis](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes - No in its Current Form - Too LONG - Overreach!
Date: Friday, October 25, 2024 1:20:05 AM

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The City of Yes in its current form should not be approved. It's WAY too broad and gives developers permission to design apartments with smaller windows and closer to other buildings. Already new buildings are going up with bedrooms so small they can only fit a bed -- no dresser, no end tables, no other furniture -- and often doesn't include ANY closets. God forbid there's a fire; people in these apartments will be tripping over boxes and racks they've had to put in their living room to hold their belongings.

This describes the apartment my daughter pays for on Farragut Street, where beautiful old wood-frame homes are being knocked down for over-priced, poorly-constructed apartments (yes, the siding blew off during the last windy day).

Also - with no mandates on affordability, more and more supertall luxury apartments and condos will be built, even if the apartments sit empty as their owners travel the world. THIS is what has already been happening! Plenty of new construction is happening, but it's all super high-end luxury buildings!

I urge the City Council to review each component of City of Yes VERY carefully and demand that builders and developers include affordable housing in new construction. Don't feel compelled to adopt the entire thing - be bold about accepting the parts that make sense but reject those that DO NOT. And pretending that all five boroughs and all neighborhoods should be treated the same is ridiculous. Public transportation in Red Hook is not the same as Manhattan! A subway ride to Manhattan Beach from downtown Manhattan is different from a subway ride uptown!

Independence Plaza, an old Mitchell-Lama building, once had 1300 affordable apartments. Because the laws and tax benefits were not mandated as permanently affordable, they have ALL disappeared. The owner bought out of the Mitchell-Lama program. We needed those apartments! Now when someone dies or moves out, they are flipped immediately. Affordable options are gone, and the old timers left are starting to get disconting letters, asking if we'd like to leave our apartment (for a pittance).

Please do NOT make the same mistake again! Require more permanent and affordable housing!

Thank you,
Renee DeSantis

To: City Council Subcommittee on Zoning & Franchises

Renee Keitt

As we gather today, let us not forget that NYCHA was established in 1934 as a segregated housing system, designed exclusively for white residents. This painful chapter in our history serves as a stark reminder of the systemic prejudice that has long plagued our city.

In 2024, we continue to confront the harsh realities of inequality and bias. When will we truly learn from our past? When will we embrace the invaluable richness of diversity and inclusivity?

New York City, a vibrant melting pot of cultures, should embody unity and equality. Yet, we still face glaring issues of prejudice and exclusion that tarnish our collective progress.

It is time for us to transcend our differences and recognize one another as equals.

Key Concerns

1. **Revitalize NYCHA:** We must restore NYCHA to its former glory as a model of public housing.
2. **Invest in Public Housing:** Stop subsidizing developers at the expense of the people. We need robust investment in Section 9 Public Housing rehabilitation and expansion.
3. **Reassess Affordability:** The reliance on national AMI standards is inadequate. We must collaborate with state and federal officials to create an AMI that reflects our local realities.
4. **Combat Area Exclusion:** We cannot allow communities to remain segregated.

Inclusive Housing Solutions

The **City of Yes** program must prioritize:

- Low and middle-income residents—our fellow taxpayers.
- Ending segregation through area integration.
- Thoughtful development planning and allocation of units.
- Fair pricing and rent structures.
- Genuine community engagement.

Simplifying the Rental Process

Renters deserve:

- Access to housing without excessive documentation.
- The ability to pay rent without invasive subsidy requirements.
- Financial relief from yearly rent increases.

Inclusive Principles

1. **Equity:** Ensure equal access to affordable housing across all income levels.
2. **Affordability:** Focus on rent control and stabilization.
3. **Community Engagement:** Involve low and middle-income residents in decision-making.
4. **Address NYCHA's Vacancies:** 5,500 vacancies are unacceptable. Converting 3,300 non-dwelling units into homes is imperative. We must prioritize sheltering our residents, not just providing temporary solutions.

Alternative Solutions

1. **Invest in NYCHA's Existing Stock.**
2. **Adopt the Green New Deal for Public Housing.**
3. **Build Section 9 Housing:** We are currently 18,000 units short of the Faircloth Act limit.
4. **Repeal the Faircloth Act.**
5. **Implement Rent Control and Stabilization Policies.**
6. **Affordability as a Human Right:** No one should pay more than 30% of their income on housing.

Federal Funding Accountability

Taxpayer funds should prioritize:

- Affordable housing for low and middle-income families.
- Inclusive zoning initiatives.
- Community land trusts.
- Protections for renters' rights.

Call to Action

I urge you to vote **NO** on this proposal. Let's prioritize inclusive, affordable housing, simplicity, and the rights of renters. It's essential that federal funding serves all taxpayers, regardless of income or zip code.

We are all taxpayers; no one is above the law or superior to another. It's time to unite and work toward a more equitable New York City.

Subcommittee on Zoning and Franchises - October 22, 2024

Renee Keitt

A Call to Action Against Developer-Driven Policies and the City's Betrayal of Public Housing Residents

The **Universal Affordability Preference** is nothing more than a hollow, optional program for developers seeking to increase Floor Area Ratio. It is an option, not a requirement, meaning developers will continue to choose luxury developments over a few token floors of so-called "affordable" housing. They care about profits, not our communities.

The **No Infill** policy claims to end infill in public housing developments, but it leaves the door open for further encroachment on our neighborhoods. Allowing infill buildings to rise will drastically change the character of these communities. Where is the protection of our access to light and air? This isn't development—this is destruction.

We need **family-sized apartments**, not cramped Single Room Occupancies (SROs). The failure to mandate a dwelling unit factor reflects a deeper issue—there is no real commitment to meeting the needs of working families.

To make any of this work, there must be **mandated affordability**, and a complete overhaul of the **Area Median Income (AMI)** formula. Until the AMI is changed, no policy will truly address the affordability crisis. This requires coordinated efforts at the city, state, and federal levels. But where is that coordination? Nowhere in this proposal.

And the most glaring betrayal—there should be **no development on NYCHA land**. The city has allowed **thousands of NYCHA apartments to sit vacant**, boarded up, as we walk past entire developments abandoned to time. These are homes, not real estate assets. Why are we even considering new development when the city has failed to maintain the housing stock we already have?

This plan doesn't even account for the **units lost through demolition and displacement**. Instead, it allows developers free reign to build luxury units while pushing out the very residents who built this city. Any new development should go through a **community-driven process**, not handed over as a blank check to developers.

There has been no real conversation about the **infrastructure needs** that come with this kind of unfettered development. The notion that we can "build our way out" of the housing crisis without addressing the underlying issues is not just shortsighted, it's dangerous.

Infill buildings on campuses are nothing but a **giveaway** to developers, further decimating long-standing communities, all while we're led to believe this is progress. The reality? This is a betrayal of those who call these neighborhoods home.

As for the **City of Yes**, who is truly behind this agenda? It's not the residents. It's the developers, with their profits front and center. Mayor Adams may push this initiative, but with his growing unpopularity, do you want to tie your name to this developer-driven plot? This will not go unnoticed. History will reveal the truth—that this was a scheme to decimate neighborhoods and displace the very people who have called this city home for generations.

This is an **insult** to all of us. We're told there's a housing crisis, but how can that be when we walk through streets lined with **boarded-up buildings** and **vacant lots**? These abandoned spaces are the real crisis. If we truly needed more housing, why did we build Hudson Yards? Manhattan West? 1 Manhattan Square? The developments in Long Island City? Why are there over **5,000 vacant NYCHA units** sitting empty? This city's housing policies are a failure, and the lies need to stop.

Elected officials, we demand that you stand with us—your constituents—not with developers. The people of this city deserve better, and it's time to put an end to this developer-driven exploitation of our homes and communities.

From: [Resilient Red Hook](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Thursday, October 24, 2024 2:51:24 PM

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Dear Members of the City Council,

On behalf of Resilient Red Hook, I am writing to share our comments on the Department of City Planning's "City of Yes" zoning proposal, which aims to promote affordable housing, economic opportunity and carbon neutrality across New York City. We want to recognize the proposal's potential to advance the city's climate and economic goals, particularly through measures like regulating emissions from last-mile delivery facilities. This commitment, along with the proposed indirect source rule, represents an important milestone, and we commend DCP for these efforts to address environmental challenges.

While we support the proposal's intent, we believe that certain aspects need strengthening to ensure positive outcomes for our communities, economy, and environment. Here are our specific comments and recommendations:

1. ****Strengthening M Zone Components for Industrial Growth:****

M3A (Core):** We recommend creating a higher density (5 FAR) option for industrial development. This would support local job creation and expand middle-class pathways, especially for Brooklyn residents.

M2A (Transition):** To ensure productive industrial uses, we propose additional requirements, such as dedicating at least 50% of the ground floor to industrial activities, implementing minimum ceiling heights of 14 feet, providing enhanced electrical capacity, adding a 4,000 lb. freight elevator for upper floors, and ensuring adequate venting and floor load capacity.

M1A (Growth):** We strongly oppose the placement of M1A zoning in Industrial Business Zones (IBZs), as this could undermine their critical role in supporting industrial jobs. We urge Councilmembers to reject any applications for M1A in IBZs. Preserving and Expanding Industrial Jobs: The proposal's new industrial zoning (M3A, M2A, M1A) has the potential to foster more industrial growth and job creation in Red Hook. With higher-density options and requirements for maintaining productive industrial uses, these changes could support local manufacturing and maritime industries, providing clear pathways to middle-class jobs for residents.

Challenges of M1A Zoning in IBZs: If M1A zoning is placed in Industrial Business Zones (IBZs), it could weaken Red Hook's industrial base by encouraging non-industrial uses that don't contribute to job retention or growth. This could undermine the area's historical and economic identity as a working waterfront and continue the

growth of last mile distribution centers.

2. ****Supporting Holistic Solutions to the Housing Crisis:****

Addressing the housing crisis requires more than zoning changes. While the "City of Yes" proposal promotes denser development and more housing near transit, it is also crucial to:

- Ensure housing is genuinely affordable,
- Strengthen tenant protections,
- Remove barriers to using housing vouchers,
- Expand pathways to affordable homeownership,
- Enhance the capacity of housing agencies, and
- Invest in neighborhood development.

These holistic measures are needed to ensure that zoning reforms translate into tangible, equitable outcomes for all New Yorkers. Without additional measures—such as tenant protections, expanded housing voucher access, and affordable homeownership pathways—new development could skew toward higher-income residents, exacerbating existing inequities in Red Hook.

3. ****Aligning "City of Yes" with Blue Highways and Carbon Neutrality:****

The Carbon Neutrality aspect of the "City of Yes" reforms emphasizes decarbonizing logistics and infrastructure, which aligns with the Blue Highway initiative. By facilitating green energy projects, these reforms can reduce emissions from traditional freight methods and optimize the use of New York City's waterways for transportation. Blue Highways offer a greener, more resilient alternative for moving goods, especially the substantial materials needed for increased development. We support measures that maximize the use of NYC's waterways, making the city's logistics infrastructure more sustainable.

The proposal's emphasis on reducing transportation emissions and supporting maritime logistics aligns well with the Blue Highway initiative. This could optimize Red Hook's existing waterfront infrastructure, making freight delivery more sustainable by shifting from trucks to boats. This change could reduce traffic congestion, lower emissions, and improve air quality that are all major issues that Red Hook currently faces.

4. ****Advancing Sustainable Development:****

- ****Green Technologies:**** We support enabling the installation of rooftop solar panels and retrofitting buildings for energy efficiency to reduce greenhouse gas emissions and improve air quality.
- ****Reduced Transportation Emissions:**** By promoting housing near public transit and eliminating parking requirements, this proposal could significantly reduce car usage and associated emissions.
- ****Mitigating Urban Heat Island Effects:**** Denser development, integrated with green spaces, can help cool urban areas and contribute to climate resilience.

5. ****Managing Potential Impacts on Neighborhoods:****

While increasing density and promoting economic opportunity, the proposal may also have potential impacts, including:

- Socioeconomic changes,
- Increased demand for community facilities and services,
- Impacts on open space, shadows, historic resources, and air quality,
- Effects on neighborhood character, water and sewer infrastructure, and noise levels which all currently effect Red Hook

We urge a comprehensive review of these potential impacts and call for appropriate mitigation measures to ensure neighborhood protection and equity.

6. ****Call for a Comprehensive Environmental Review:****

As New York City aims to achieve its 2050 climate goals, we request a thorough environmental review of the City of Yes zoning proposal. The review should cover impacts on transportation, water, energy, air quality, and public health to ensure decision-making that protects residents and the environment. An Environmental Impact Study is needed to truly understand the cost benefit of the health and safety of our community.

In conclusion, the "City of Yes" proposal presents a significant opportunity to address the urgent challenges of climate change, housing affordability, and economic development. However, it will require stronger measures for industrial growth, holistic housing reforms, support for sustainable logistics, and mitigation of neighborhood impacts to be truly effective. We urge the Council to address these issues as the proposal moves forward. The "City of Yes" proposal has both promising and challenging implications for Red Hook specifically. While it could spur job growth, address the housing crisis, and make the neighborhood more sustainable, careful planning and additional measures are needed to prevent negative impacts like displacement, infrastructure strain, and loss of industrial space and character. By ensuring holistic, equitable development, the proposal can contribute to a resilient and thriving Red Hook.

Thank you for considering our feedback, and we look forward to ongoing discussions about this critical zoning initiative.

Sincerely,

Victoria Alexander
Interim Chair
Resilient Red Hook

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<https://www.resilient-red-hook.com/>

@resilient_RH

www.facebook.com/resilientredhook

From: [Samuel Turvey](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Comments from ReThinkNYC to City of Yes Housing Proposals
Date: Friday, October 25, 2024 1:08:17 PM

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Dear City Councilmembers,

I submit this statement on behalf of ReThinkNYC, a Not for Profit corporation, that principally involves itself with transit issues and their socio economic impacts and also opines on other issues of importance to cities. I write to note our objection to the City of Yes Housing Proposals. Our reasons follow.

The City of Yes, while professing to be about increasing our housing stock including affordable housing, is little short of a 'prelude to an abyss'. It is a complicated morass that really includes no genuine commitment to adding affordable housing. It may even encourage the demolition of affordable housing not to mention other irreplaceable aspects of our cityscape and incursions to our quality of life. Yes they will promise to add such housing later--which invariably never happens.

We take no exception to modernizing our zoning regulations to remove roadblocks to sane development and provide for an appropriate commitment to affordable housing. We all recognize that we are in a housing crisis. But the City of Yes does not address this in any programmatic way and instead depends on what our urbanist emeritus, Archie Bunker, referred to as the 'tinkle down' theory. The best way to insure affordable housing in New York is not to tear it down in the first place.

We need a simple go forward proposal with real and enforceable benchmarks and metrics to address the affordable housing crisis. We do not need a trojan horse that claims to be about housing but barely addresses the issue.

Samuel A. Turvey

Chairperson

ReThinkNYC

Testimony in Opposition
City of Yes Housing Opportunity

By: Richard C. Hellenbrecht
October 24, 2024

My name is Richard Hellenbrecht, I am an officer in the Bellerose Commonwealth Civic Association of eastern Queens, a proud suburban community straddling the Queens-Nassau border. I believe that the City of Yes for Housing Opportunity is a significant overreaction to a temporary condition, which, if implemented, would have forever negative consequences particularly on the lovely lower density areas of New York City. Our city should have space for every housing type people seek. The low-rise areas of Queens, Brooklyn, the Bronx and Staten Island are home to middle income families that would quickly leave to Nassau, Suffolk, upstate or out-of-state. Other options must be explored to increase availability while retaining diverse housing types in demand within the city.

According to the World Population Review, by the end of 2024 New York City will be under eight million people for the first time since 2000 and has been declining in population since 2020 by a rate of -1.95% per year. This population will then be equivalent to 1950, meanwhile, New York City has approximately 800,000 more dwellings than existed at that time. According to New York City planning data maps, the housing units in 1950 totaled 2,433,465 (source U.S. Census Bureau) vs 3,644,000 in 2021 (2021 NYCHVS). “This was the largest housing stock for New York City in the fifty-six-years since the NYCHVS was first conducted in 1965...”

And the housing stock, including affordable homes, continues to expand. In 2023, New York City produced 14,227 new affordable housing units– the highest annual production (2024 NYC Housing Tracker Report) level achieved in recent decades. A total of 150,000 new units were approved in the first six months of 2024, alone.

CityLimits newsletter in October 2024 reported that over 230,000 units were “vacant but unavailable.” Many of these are due to legal or personal necessity, however, 55,000 units are off the market either “awaiting or undergoing renovation” or “held as vacant,” and an additional 58,000 are empty, held for occasional use. These three categories alone equal the number of units City of Yes intends to create over 15 years. It is noted that 26,300 of these vacant units are rent stabilized. Legislation to move these units more quickly to market through subsidies, code changes and a more efficient permitting process would ensure these and future vacancies would be available quicker and cheaper.

With only 15% of New York City area zoned as one- and two-family districts, we have much less low-density area than other major cities. In addition, at well under 4,000 square feet average our lot sizes are generally much smaller than those cities (7,000 s.f. +) with much less space to accommodate “granny flats” than other cities. Our infrastructure is older, more stressed and more expensive to repair and expand than most. With a declining population and already expanding housing supply, the City of Yes for Housing Opportunity will permanently remove local review and allow unchecked overdevelopment into the future with devastating effects on the remaining suburban-like areas in the outer boroughs.

OCTOBER 21, 2024

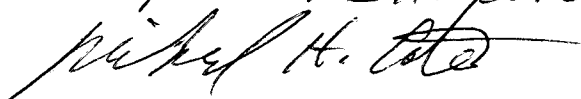
DEAR SIRS,

I AM WRITING THIS LETTER IN REGARDS TO THE PROPOSED RE-ZONING LAWS IN N.Y.C. I LIVE WITH MY WIFE IN THE SUNNYSIDE SECTION OF STATEN ISLAND. WE HAVE LIVED HERE FOR 25 YEARS AND ENJOY THE PEACE AND QUIET OF THE NEIGHBORHOOD.

RE-ZONING WOULD TAKE AWAY FROM THE FLAVOR OF THE PLACE WE HAVE ENJOYED FOR SO LONG. ALL THE HOMES HERE ARE SINGLE FAMILY HOMES. WE WOULD ~~LIKE~~ VERY MUCH LIKE TO KEEP IT THAT WAY. PUTTING LOW RENT OR HIGH RISE APPTS. WOULD TAKE AWAY FROM THAT. OTHER PROBLEMS WOULD ARISE FROM THIS. PARKING WOULD BE A NIGHTMARE. THE STREETS ARE TOO NARROW AND THAT WOULD CREATE BIG PROBLEMS.

SINCERELY,

RICHARD H. COTE





RICHARD GIBBS REALTY

Richard Gibbs, G.R.I., Licensed Real Estate Broker
Investments • Management • Sales



████████████████████
St. Albans, New York 11412

Tel: ██████████ • Fax: ██████████

E-mail: ██████████

Good ~~Afternoon~~ Evening

I am a Real Estate
Broker and have been doing
Real Estate for over 50 years.
I ~~first~~ learned about St.
Albans in 1976 when I first
went to visit an Uncle in
St. Albans. I loved the area
and wanted to buy in
Addisleigh Park. However I
could not afford it.

So I looked for a nice
area nearby that I could afford.
I brought in St. Albans.

2

That is what my Buyers
did in the past 50 years.
They brought in a nice area
that they could afford.

"That is what you do." *

I moved from an apartment
building in Brooklyn where I
had to deal with alternate side
of the street parking for myself
and my wife. Many times parking
4 blocks from the apartment.
I now have a driveway + garage.

The "City of Yes" does not
accommodate parking. I am not sure
this is not intentional to force us
to use the City Bike program which
was forced on us.

3

When you start overbuilding in a neighborhood it becomes crowded and parking becomes a problem. It's then inevitable your property values go down, and so does your equity. People buy Homes, not only to live in, but, to build up equity.

I remember many years ago going around with a petition, with the then Councilman Terry Comrie, fighting developers who were trying to overdevelop our community. I see the Battle is back.

We said NO Then
We need to say NO- NOW.

Thank you

From: [Rich](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Oppose city of Yes
Date: Thursday, October 24, 2024 2:37:51 PM

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The City of Yes plan is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone area. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car- centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

Sincerely,

Richard Miletic | Assistant Golf Services Manager
Sleepy Hollow Country Club



[EXTERNAL] City of Yes

Richard Schnauthiel <



Fri 10/25/2024 6:38 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;



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Greetings,

As a 30 year resident of the Douglaston, Queens community, I am appalled at the proposals and the direction of that the current NYC City Council.

As a lifelong NYC resident (I grew up, and my mother still lives in Ridgewood Queens). It was my lifelong dream to be able to live in a beautiful community like Douglaston.

Working hard and saving over the years allowed my family to be able to move to the Douglaston community. Now in an effort to politicize the success of people and take away what they spent a lifetime working for, you (The City Council of NYC) make this egregious recommendation to destroy the community that we worked so hard for.

As was presented by Paul Graziano on 10/22/2024, I am against this proposal for the following reasons:

I Vote 'NO' to the City of Yes proposal.

Sincerely, Richard Schnauthiel

From: [Rick Midler](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Wednesday, October 23, 2024 4:51:01 PM

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I am writing to express my opposition to the City of Yes proposal, particularly concerning its potential impact on our neighborhood in Victorian Flatbush.

During the recent public hearing, a resident raised crucial concerns about the lack of clear guidelines regarding the construction of new apartments near transit hubs. Currently, there are no restrictions on the combining of lots, allowing one neighbor to sell their property to a developer, followed by another, and so on. This situation poses a significant threat to the character of our quiet community, as it could lead to widespread development that disregards the needs and preferences of existing residents.

Moreover, we must remember that in 2009, we made a conscious decision to change the zoning laws to permit new housing primarily along main corridors, such as Coney Island Avenue. This was a strategic move to balance growth with maintaining the integrity of our neighborhoods. The City of Yes proposal appears to undermine this careful planning by opening the door to uncontrolled development.

I urge city officials to reconsider this proposal and work toward a framework that prioritizes community input, preserves the character of our neighborhoods, and establishes clear guidelines for development.

Thank you for considering my concerns. I hope to see a more balanced approach that respects our community's needs.

Rick Midler

Stratford Road, Ditmas Park, Brooklyn

From: [Rita Dantoni](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of yes
Date: Friday, October 25, 2024 10:37:33 AM

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To city council of NYC

I am a life long residence of Middle Village and very proud to be living Here. Your city of yes will make my small community of one and two family Homes overexposed & overdeveloped. It seems that it will be an opportunity for developers to make lots of money, and another form of corruption in our city.

Our community right now has limited parking and we are also having Flooding issues.

Listen to our community leaders as they speak for all-of us and stop this City of Yes from going forward.

Yours truly,
Rita D'Antoni

From: [Rita Moteka](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes
Date: Thursday, October 24, 2024 5:35:54 PM

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Hello I'm resident in Fresh Meadows Queens
I'm here to say NO to the City of yes
Thanks
Rita Hajek

[Sent from Yahoo Mail for iPhone](#)

From: [RITA LANDBERG](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Yes housing issue
Date: Wednesday, October 23, 2024 4:22:32 PM

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I Am opposed to the city of YES for housing opportunity!!
Sent from my iPhone

[EXTERNAL] Testimony Against the City of Yes

Rita Phillips <

Sat 10/26/2024 1:07 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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The citywide rezoning will make the city housing more unaffordable. The initiative is from a corrupt administration with real estate and their political operatives as the department of city planning and their funded nonprofits with false narrative of more housing.

Even at the hearing, they admitted this city of yes rezoning will NOT address the deep affordability crisis that we face.

This city of yes eliminates entirely community input on what is built in their areas, it is an environmental disaster that will result in more heat islands, flooding , pollution, trash , fires , overcrowded schools, etc

The city of yes hands over our city to real estate developers who they claim will out of their goodness of their hearts build affordable houses but are not mandated to do so.

We have had enough with politicians selling out the community.

Sincerely,

Rita Zullo

From: [Enza Giresi](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of yes
Date: Thursday, October 24, 2024 8:43:14 PM

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I do not want the city of yes to go through. I say NO to the city of yes.
RNA Guresi
Sent from my iPhone

[EXTERNAL] City of Yes

Robbie Schecter <

Fri 10/25/2024 9:15 AM

Inbox

To: Land Use Testimony <landusetestimony@council.nyc.gov>;



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We urge the City Council to vote NO for the City of Yes!!
Stanley & Robbie Schecter....Homeowners in Bayside 11361 for 46 years!!

[EXTERNAL] City of Yes Housing Opportunity

Robert Agnello < >

Fri 10/25/2024 6:48 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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NO to the City of Yes

Zoning Exists for All the Neighborhoods

Enforce the Zoning

From: [Gina Rolon](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] NO TO CITY OF YES!!!!
Date: Wednesday, October 23, 2024 5:29:36 PM

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To Whom it May Concern:

The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car- centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

Robert Rolon

[REDACTED]

Bronx NY 10465

From: [Robert Bennett](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Land use testimony
Date: Friday, October 25, 2024 12:05:57 AM

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Hi,

As a native New Yorker, and in light of the recent video of Vickie Paladino telling a Cincinnati-an that his opinion on New York doesn't matter, I would like to go on record to state that I support the removal of parking minimums in New York City, in all five boroughs.

Thanks,
Robert Bennett

October 25, 2024

To the City Council of the City of New York

I respectfully urge you to reject the zoning changes in the City of Yes for Housing Opportunity as proposed by the Department of City Planning. The City Council is presented with a zoning text that has a false promise of solving the affordability housing crisis. It cannot. Consider the following:

1. As described in the Draft Generic Impact Statement for CEQR NO. No. 24DCP033Y, the City of Yes for Housing Opportunity does not name housing affordability as the need it will meet. It names more housing—and the opportunity for more housing. If the City Council wants City of Yes to solve our housing affordability needs, it will not because it is not designed to do so.
2. The City of Yes for Housing Opportunity will do just that: provide more housing construction opportunity. In the text amendments, affordability is an incentivized voluntary option, not a goal. If the City Council wants to address the housing affordability crisis, it should contact the Department of Housing Preservation and Development about enhancing market subsidies. It should contact the Department of Buildings about embargoed rent stabilized/controlled apartments held off the market. Zoning does not solve affordability needs. That is not what zoning is for. If the City Council wants to address the housing affordability crisis, it is looking in the wrong place.
3. The DGEIS City of Yes for Housing Opportunity does not adequately articulate housing needs per income level. The proposal that “more housing” will bring down prices is an academic thesis derived from “supply-side” theory that rewards the very industry that has created the problem. If the City Council is interested in addressing our city’s affordability crisis, it should demand explanation for and documentation of overbuilding in the luxury/high income sector. It should demand calculation of new housing construction in the last 10 years per income strata. It will find that there is a housing affordability crisis in this city because the real estate industry is not constructing enough affordable housing.
4. As a board member of the Bronx Council for Environmental Quality, I wait for the commitment of the City of New York to climate change adaptation. Nothing, however, stops, changes, challenges, or confronts the real estate industry in this city. The small changes to NYC DEP Uniform Stormwater Rules and DCP coastal floodzone protections represent the only serious interest in the building codes of the City of New York for

climate adaptation. If the City Council wants to see the building of our city include climate adaptation, it cannot possibly endorse a zoning proposal that ignores it. Hurricane Ida of 2021 and Superstorm 2023 are grim reminders of our city's increasing vulnerability to non-coastal flooding.

The City Council of the City of New York is the representative body of our government. It is the instrument of public policy most impacted by the public. The City Council must confront the failure of our government to create housing policies that support adequate affordable. The crisis is on the City of New York, in other words. And so is the solution.

If the City Council of the City of New York votes in favor of City of Yes for Housing Opportunity, it will fail to confront its responsibility for addressing this problem through governmental channels and public policy. It will reward the private industry that has created an imbalanced market tilted toward the highest profit margins. It will be sending a message to the public: we are giving the problem of housing affordability to the "magic of the market." We have relied on this magic for decades. No one should expect anything but more of the same from City of Yes for Housing Affordability.

If you reject the City of Yes for Housing Opportunity, you will have the opportunity revisit many of the common-sense zoning proposals that can open new space in existing neighborhoods, such as the "missing middle" second story residential additions to commercial space taxpayers. But a text amendment of this scale demands a complete academic, ideological, tactical, logistical commitment to a private marketplace solution. It substitutes market development for neighborhood planning, promising a chaotic and slipshod pathway for private development that can only have unintended consequences. If you defeat the City of Yes, you will have sent a message: yes, government matters, and yes, government has avenues to address what we all agree is a housing affordability crisis. In defeating this proposal, the City Council is saying that we will get to work on this.

With faith in the City Council and its stewardship of our government

Robert Fanuzzi, Ph. D.



Councilmember Rita Joseph
cc: Juvanie Piquant, Joel Desouve

June 27, 2024

Bob Marvin,
President

Brooklyn, NY 11225
www.leffertsmanor.org

Dear Councilmember Joseph:

The Lefferts Manor Association writes to express our concerns over provisions in the "City of Yes for Housing Opportunity" text amendment that could conflict with the deed covenants covering Lefferts Manor and 19 homes on the south side of Fenimore Street which were also formerly part of the Lefferts Farm. We ask for your support in opposing these changes.

Lefferts Manor occupies an eight-block rectangle within Prospect Lefferts Gardens— described by the New York City Landmarks Preservation Commission as "one of the finest enclaves of late 19th- and early 20th-century housing in New York City." Consisting of 600 landmarked and deed restricted homes, its boundaries are Lincoln Road, Flatbush Avenue, Fenimore Street, and Rogers Avenue. Because of the covenant, the neighborhood never evolved into a typical rooming-house/apartment area and thus most homes remained in a relatively pristine state.

Unlike other covenants of the early 1900s, the Lefferts single family covenant does not exclude on the basis of race or religion and indeed a diverse group of families continue to thrive in this Flatbush neighborhood. They represent all races and sexual orientations. They work as lawyers, physicians, managers, teachers, artists, and civil servants. Some residents have lived here all their lives, others have relocated from apartments in Manhattan and Park Slope. Many live in multigenerational families under one roof.

However, because this covenant prohibits "rooming houses, tenements and apartment houses", the City of Yes proposals to allow multiple dwelling units in all single family homes run counter to the covenant.

In the association's early years, we actively pursued homeowners violating the covenant in court to enforce the private covenant. The association was successful, but the

constant lawsuits were expensive and burdensome. In 1951, one such court case was decided in the Lefferts Manor Association's favor and determined that any City zoning which might conflict with the covenant was superseded by the covenant. Later, the City changed the zoning of Lefferts Manor from one that permitted multifamily dwellings to an R2 zone only permitting single family dwellings.

We therefore ask you to oppose all zoning changes for Lefferts Manor that would conflict with our single family covenant and propose:

- (1) If the definition of R2 zoning is changed citywide (e.g. by allowing accessory dwelling unit rentals), at a minimum, the City should provide that neighborhoods with single family covenants like Lefferts Manor, are exempt from zoning changes in conflict with these covenants.
- (2) The removal of the dwelling unit factor for the inner transit zone would mean that the number of units in a single-family home would only be limited by its size and the minimum unit size under state law (about 300 square feet). This would mean that a typical 3 story 2700 sf townhouse in Lefferts Manor could have 9 studio units under the proposed zoning law, a major conflict with our single-family covenant. The City should provide that such changes would not apply in neighborhoods like Lefferts Manor with single family covenants.
- (3) Likewise, the proposal to lift the ban on rooming units, apartment hotels, and residential uses other than one family dwellings in R2 and other single family districts would also conflict with the covenant and the City should provide that it would not apply to neighborhoods like Lefferts Manor with single family covenants.

It is significant that while 1-3 family homes (by building registration) are a sizable percentage of the city's buildings, homes in single family zoning districts are barely 3% of the city's dwelling units. Changing these rules will have little to no positive effect on housing affordability, especially as the proposed amendments do not require any of these additional units to be affordable or income restricted. On the other hand,

the rule changes would be very burdensome by requiring the Association and/or neighborhood residents to bring constant court cases to enforce the covenant instead of being able to rely on the Department of Buildings' enforcement of the zoning rules.

Respectfully,

Bob Marvin,

A handwritten signature in black ink, appearing to read "Bob Marvin". The signature is stylized with a large, sweeping "M" and a long horizontal stroke at the end.

Lefferts Manor Association President

From: [Robert Morrison](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Wednesday, October 23, 2024 4:36:35 PM

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Please get rid of parking mandates in a city that has substantial and underutilized mass transit, I live on the UWS [REDACTED]. 10023.

--

Robert Morrison
[REDACTED]

From: [Robin Vernuccio](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes =NO!
Date: Wednesday, October 23, 2024 7:04:44 AM

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To Whom it May Concern:

The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance.

Sincerely,
Robin Vernuccio

[REDACTED]

Throggs Neck, Bronx, NY 10465

From: [Rochelle Mandina](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] No to City of yes.
Date: Monday, October 28, 2024 11:35:06 PM

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New York has its character because it is a combination of all different communities made up of different immigrant groups moving here and creating their version of an American life and dream. It has made us a unique melting pot and the most visited city in the world. Greed under the guise of affordable housing is a lie and you all know that but money and power has blinded you. My neighborhood is more affordable than any of the new housing conquests you have created. You want to turn this into 15 minute neighborhoods in order to have more control. There is no affordable housing that has been built that has not increased the cost of renting or buying into a neighborhood. The buildings are ugly boring and project looking, or they are skyscrapers. Either way they are taking all the character out of this city and turning it into anywhere land. This city government's decisions in the past few years have chased millions of New Yorkers out of this city. I am a native New Yorker and have never lived anywhere else. But if you turn my neighborhood into a high density packed with people, less driving and parking space, unaffordable, more cameras and regulations, not to mention essentially a Rikers Island cell block included, I will be forced to leave the city that I love. The other main reason I stay is because of all the awesome New York natives I have grown up with or met later in life that are hard working fighters with hearts of gold that stick together. You will most likely be losing them too if you proceed with this greed plan. I pray you don't and allow NY to grow naturally like it always has. If you don't you can look in the mirror and thank yourself for losing the NY that once was.

From: [Rodda John](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] In support of lifting parking requirements
Date: Wednesday, October 23, 2024 9:36:00 AM

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To whom it may concern,

I'm a longtime resident of Morningside Heights in Manhattan and I strongly support lifting parking mandates citywide.

Many significantly smaller cities and towns around the country have been lifting parking mandates and have seen decreases in the cost of housing and an increase in both housing and commercial developments. Considering New York has an exceptional public transit system, there's little reason to believe such a policy wouldn't be significantly more effective here.

Further, parking mandates inefficiently allocate parking and almost always overallocate parking in areas with little demand -- this is likely even more extreme in New York given citizens transportation preferences diverge from many others.

Rodda

Rodda John

Pronouns: he/him/his

From: [Roger Bombace](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] To Whom it May Concern:
Date: Wednesday, October 23, 2024 8:24:58 AM

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The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

Roger Bombace



Bronx, New York 10462

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[EXTERNAL] Testimony regarding parking mandates

Roger Cost <



Mon 10/21/2024 6:32 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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I am a resident of Jackson Heights, Queens, and I do not own a car. However, the presence of off-street parking in many newer developments in my neighborhood represents a severe safety and quality of life problem for my family.

Off-street parking necessitates driveways, which mean that cars need to cross the sidewalk. In many developments, pedestrian and driver visibility at driveway locations is poor, and careless drivers often enter and exit driveways in an unsafe manner. Also, newer vehicles, particularly SUV's and trucks, are designed with very poor forward visibility of pedestrians, especially short ones like my 10-year-old son.

My son was born and raised in this neighborhood, and when he was small, one of my biggest worries was that he would be hit by a car entering or exiting a driveway as we walked in our neighborhood. There were multiple close calls at our daycare, where the entrance for young children and families was about 18 inches from a nearly zero-visibility driveway into a large parking garage - one which the developers of the building were forced to build, and which pushed up the rent and thus the cost of childcare for my family.

My family is lucky enough to live on a block that predates parking mandates and thus has no driveways bisecting the sidewalk. When our son was very small, we let out a sigh of relief every time we returned to our own block, since we knew he could run ahead as kids do, and we wouldn't have to worry about him getting hurt.

Parking mandates mean that families' and children's safety is being constantly sacrificed every time a new residential complex is built, and requires a driveway to be cut through a sidewalk. Families on that block then have one more threat to life and limb that they have to worry about.

If we want to live in a humane city, we should absolutely end parking mandates. Sidewalks should be places where pedestrians, especially children and elderly people, can feel safe. In a dense urban neighborhood near multiple forms of public transit, we should not have laws requiring developers to accommodate personal cars, at the expense of the neighborhood's safety and quality of life.

Hello,

I'm a Brooklyn resident emailing to support the removal of parking mandates. In a city where the majority of residents are pedestrians, and where space is such a scarce and precious commodity, it doesn't make any sense to continue to waste land due to archaic laws that are no longer relevant.

Like many New Yorkers, I'm concerned about housing affordability and the cost of living; allowing space to be used more effectively to build more housing and commercial space - rather than parking spaces, many of which will go unused - is critical for improving in those aspects.

Beyond helping affordability (although that should be enough of a reason in and of itself), removing parking mandates can also be a pivotal step in combating climate change. There is plenty of evidence that transportation is subject to *induced demand* - the infrastructure that a city builds will beget the forms of transportation its residents take. When you expand highways and build parking, more people drive; when you provide bike lanes, more people bike. If we want to be a sustainable city, and one that can claim its rightful place as a leader in the 21st century, we have to continue to invest in and incentivize public transit, cycling, and walking - *not* more car-centric infrastructure.

Removing this mandate, and working to reduce parking as a whole, is frankly more important to me than any other issue facing New York City at this moment. It rests at the intersection of so many major topics and challenges, and serves as an excellent barometer for who is paying attention to the evidence and how to best serve the people of the city.

Thank you for your time.

Best,
Rohit Kumar



October 24, 2024

Roisin Ford
[Sent via email](#)

**Re: My statement on ULURP # N240290 ZRY
The City of Yes for Housing Opportunity Proposal to Amend the Text of the
Zoning Resolution**

Dear Esteemed Councilpeople of the New York City Council,

I first read about the City of Yes with great excitement. I know from my own search to find a three bedroom home that there is a shortage of family-appropriate housing. We need two and three bedroom apartments for working families to stay in New York.

I do not support the City of Yes for Housing Opportunity as long as it contains Transit Oriented Development. Transit Oriented Development does not address the housing needs of New Yorkers and specifically, TOD, ADU, and district fixes are not worth the damage they'd do. It is a giveaway to developers.

in 2009, Flatbush, owners and renters together, worked with the department of city planning to develop the 2009 Flatbush rezoning that preserved our lowest-density historic blocks while producing 1,600 units of housing in ten years.

IS THE ONLY GOOD HOUSING NEW HOUSING?

I observed both the DCP hearing and the city council hearing and saw DCP grill council members on the number of NEW housing in their districts. **Do we criticize a mature redwood forest for having no NEW trees?** In Flatbush our 2009 rezoning untapped THOUSANDS of spots IN OUR COMMUNITY to build. While we support this building, we are fighting to preserve 120 year old homes. They just don't make these anymore, but if City of Yes has its way, developers sure will knock them down. Nearly Every corner lot in my neighborhood is at risk.

FALSE CLAIMS OF WIDESPREAD SUPPORT

Others have claimed that "80% of New York voters approve this plan" because one poll asked questions like should we "allow homeowners to add small apartments to single or two family homes?" The poll did not ask if we should allow 25 foot high "cottages" in backyards or if 120 year old homes on corner lots should be replaced with buildings nearly double the size due to nearly doubled FAR. That is what TOD, ADU and district fixes would allow. To the whole city council I say: **Fewer than 900 people, or 0.0001% of New Yorkers DO NOT speak for 80% of New York voters.** Similar misleading tactics are employed to make people believe that City of Yes will provide their family relief.

AVAILABILITY AND AFFORDABILITY ARE NOT ONLY PUSH FACTORS

Many speakers have spoke movingly about their own search for housing. We all have friends and family who have had to leave. This is deeply personal to many of us. Families are leaving because the availability, price, but also SIZE and quality of housing. **Families moving to New Jersey are not going to stay in NYC if offered the chance to rent a studio over a garage. A senior citizen is not going to move out of their two-bedroom home to live out their days in a SRO or flood-prone basement.** TOD, ADU, and district fixes will not solve any problems and are not worth the damage they'd do.

I urge the council to vote NO on Transit Oriented Development, vote NO on ADUs and vote NO on district Fixes. We need a comprehensive rezoning for each district as our councilmember has called for, not City of Yes.

Sincerely,

Roisin Ford

Roisin Ford
District 40 Resident

From: [ROMEO DIGIALLONARDO](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes
Date: Wednesday, October 16, 2024 5:51:42 PM

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Sent from my iPhone

We vehemently oppose the City of Yes!! This is a disastrous proposal! Please leave our neighborhoods alone! We have lived here since 1959 and have sacrificed and worked over the years to try to maintain the character of the neighborhood we so love. It's not fair that the city now wants to change that, especially without upgrading the infrastructure such as sewers and parking. We urge everyone to vote NO to the CofY.

From: [ronnie.colangelo](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes
Date: Friday, November 1, 2024 8:48:27 PM

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A neighborhood destroying plan that with only make large real estate barons a ton of money.

Ronald Colangelo 1

Bx NY 10461

From: [ronnie.colangelo](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes
Date: Friday, November 1, 2024 8:44:21 PM

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A neighbor killing deal where rich real estate investors will destroy the way people. Have you seen the laughable prices of so called affordable housing in the Bronx.

[EXTERNAL] Opposition to city of yes

Rosalia Aponte <>

Wed 10/23/2024 12:14 PM

Inbox

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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I am writing to state my opposition to City of Yes. I am a resident of West Midwood, one of the communities that would be seriously affected by it's provisions.

From: [Rosalie Cuesta](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] THE CITY OF YES
Date: Wednesday, October 23, 2024 9:01:16 AM

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To Whom it May Concern:

The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community.

This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan.

However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex.

This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

Regards,

Rosalie Cuesta



Bronx, NY 10461

Get [Outlook for Android](#)

From: [Rosalinda Nardone](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Re: City of Yes
Date: Friday, October 25, 2024 12:36:15 PM

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Rosalinda Nardone <[REDACTED]>

09:26 (3 hours ago)



to [landusetestimony](#)



I am a resident of Pelham Gardens for almost 60 years. My family chose to purchase a home and raise our family here because of the Greenery and Tranquility that surrounded this neighborhood. We have a mortgage to pay, we pay high property taxes and care for and maintain our home. We Do Not want the proposed changes in zoning. They would DESTROY our neighborhood. We already have evidence of what previous zoning changes have done. Next door to my mother's home, a THREE Family home was reconstructed where a One Family previously stood. They extended the length 30-40 Feet or more back. Blocking my mother's kitchen window, Blocking her Sunlight and view of the sky and Sunset. This was so Depressing to her and her whole family, After living there over 60 Years in peace and tranquility, she now has Dozens of people coming and going All hours of the night next door to her home. They use it as a Short term Rentals.. This is truly inconsiderate and unjust. We Don't want anymore UpZoning. We Don't want people Building ADU's in their Backyards. We Don't need more Disturbances and worrying about Who is living Behind us in our Backyards. The City already gives no rights to Homeowners in need of Evicting a Tenant - Imagine what would happen in the case of ADU's. This is outrageous. The City Doesn't have enough resources to help control Crime. We don't have enough Police. The Emergency Rooms are Overflowing. My Mother was next to a Criminal in her Emergency Room Bed. How many more people does the City plan on Packing in this neighborhood? Our Roads here are the Most Traveled in the Bronx. And they are never regularly maintained. We have Traffic Jams Daily on EASTCHESTER RD, PELHAM PARKWAY, WILLIAMSBRIDGE RD. Ambulances CANNOT pass through on time. This Zoning Change would be a DISASTER. WE SAY NO!!! We want to Preserve our Community as is. We don't want more Congestion, pollution and Commercial space in Residential zone. We have EmPTY Stores here galore. Stores have left PLENTY of available spaces for rent. We want you to extinguish this proposed plan. It Doesn't work here. We SAY NO..Thank you. Rosalinda Nardone. [REDACTED], Bronx, NY 10469



Reply

Forward

On Fri, 25 Oct 2024 at 09:26, Rosalinda Nardone <[REDACTED]> wrote:

I am a resident of Pelham Gardens for almost 60 years. My family chose to purchase a home and raise our family here because of the Greenery and Tranquility that surrounded this neighborhood. We have a mortgage to pay, we pay high property taxes and care for and maintain our home. We Do Not want the proposed changes in zoning. They would DESTROY our neighborhood. We already have evidence of what previous zoning changes have done. Next door to my mother's home, a THREE Family home was reconstructed where a One Family previously stood. They extended the length 30-40 Feet or more back. Blocking my mother's kitchen window, Blocking her Sunlight and view of the sky and Sunset. This was so Depressing to her and her whole family, After living there over 60 Years in peace and tranquility, she now has Dozens of people coming and going All hours of the night next door to her home. They use it as a Short term Rentals.. This is truly inconsiderate and unjust. We Don't want anymore UpZoning. We Don't want people Building ADU's in their Backyards. We Don't need more Disturbances and worrying about Who is living Behind us in our Backyards. The City already gives no rights to Homeowners in need of Evicting a Tenant - Imagine what would happen in the case of ADU's. This is outrageous. The City Doesn't have enough resources to help control Crime. We don't have enough Police. The Emergency Rooms are Overflowing. My Mother was next to a Criminal in her Emergency Room Bed. How many more people does the City plan on Packing in this neighborhood? Our Roads here are the Most Traveled in the Bronx. And they are never regularly maintained. We have Traffic Jams Daily on EASTCHESTER RD, PELHAM PARKWAY, WILLIAMSBRIDGE RD. Ambulances CANNOT pass through on time. This Zoning Change would be a DISASTER. WE SAY NO!!!

My name is Rose Ann McAllister- Vice President of the South Beach Civic Association for 24 years here in Staten Island.... We started the civic BECAUSE Of OVER DEVELOPMENT in 2001, builders were having a field day building against all codes. I have heard many testimonies here today. My main concern along with many other issues is our Safety First. We started the first NYC CERT team- Community Emergency Response Team. Here we learned to pack a Go Bag and go to safe grounds ... Where I ask you...? we live on an island number 1 which is very overpopulated, you have a family of 4 who own a car each which is a problem already >>> we are overpopulated here already, we need to address over development concerns. If a disaster or emergency evacuation came about, we will not be able to leave this island, our families and pets etc. we will Die!!!DIE!!! Die!!! trying to get off our island ... haven't we learned anything when Hurricane Sandy came and took our homes and many lives in our 5 boroughs, we must USE COMMON SENSE AND REALIZE The CUP is OVERFLOWING. WE need to put in place a commonsense strategy to put people in safe conditions and build where it will not destroy our communities I will say it loud and clear this is all we have, to start taking away our quality of lives we will have nothing to bring to our next generation we must say NO to the city of yes and commonsense to a better way going forward.

RoseAnn McAllister S.I., N.Y. 10305

[EXTERNAL] City of Yes for Housing Opportunity

Ryan Davis <[REDACTED]>

Sat 10/26/2024 10:27 PM

Inbox

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hello,

I'm writing in support of the City Of Yes proposal to remove parking mandates for new housing. In a city like New York with robust public transportation, there is no need to require parking spaces, which only makes housing more expensive and increases rent.

I realize that my own experiences are not universal, but in 18 years of living in New York, I think I can count the number of people I know who own cars on both hands, so I was surprised to learn that parking spaces are required. This seems like a burdensome and outdated requirement. Getting rid of it appears to me to have nearly all upside.

I also support the proposal to allow new housing near transit lines, which would increase use of public transportation and reduce emissions. Together, these proposals would help reduce dependence on cars and help New York meet its climate goals, and I fully support their passage by the City Council.

Thank you for your consideration,

Ryan Davis

[REDACTED]

New York, NY 10040

From: [Ryan Goldberg](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony re: City of Yes Plan
Date: Wednesday, October 23, 2024 7:44:39 AM

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I am writing to express my concerns regarding the Transit Oriented Development (TOD) initiatives outlined in the City of Yes plan, particularly as they pertain to Brooklyn neighborhoods like Flatbush, Park Slope, Bed-Stuy, and Crown Heights. While the objectives of increasing housing density are commendable, the proposed strategies could have detrimental effects on our communities.

GENTRIFICATION AND DISPLACEMENT

Historically, TOD initiatives have been linked to gentrification, often displacing lower-income families and long-standing community members. The influx of new luxury buildings and higher-income residents can drive up rents, pushing out those who have called these neighborhoods home for generations. It is crucial to prioritize affordable housing solutions that ensure current residents are not forced out in favor of new developments.

INFRASTRUCTURE STRAIN
The rapid development associated with TOD can place undue pressure on existing infrastructure. Our neighborhoods already face challenges with traffic congestion and public transport capacity, especially at stations like Beverly Road. An increase in population density without corresponding upgrades to infrastructure can lead to further strain on roads, schools, and public services, ultimately reducing accessibility for all.

LACK OF COMMUNITY ENGAGEMENT

There are also concerns regarding the level of community engagement in the planning process. Residents of neighborhoods must be actively involved in discussions about developments that will affect their lives. Decisions should not be made in isolation; instead, they should reflect the voices and needs of the community members who know their neighborhoods best. The process of City of Yes has been rushed and hushed. It's been primarily debuted during the summer months when residents often go on vacation.

MAYOR ADAMS' INDICTMENT
Given the recent indictment of Mayor Eric Adams, there is heightened scrutiny around the decision-making processes of our city's leadership. This situation underscores the need for transparency and accountability in urban planning. With the recent developments, it's hard to say with confidence that developers haven't been prioritized behind closed doors and that the interests of a few with deep pockets are being pushed through over the well-being of the community at large. What will the action plan be to reverse policies that are put in place by bad actors? Wouldn't the logical thing to do is to wait until the next administration?

CONCLUSION

In conclusion, while the goals of the City of Yes plan are laudable, the execution of Transit Oriented Development in neighborhoods like Flatbush, Park Slope, Windsor Terrace, Sunset Park, Bed-Stuy, and Crown Heights must be approached with caution. Prioritizing community character, protecting affordable housing, upgrading infrastructure, and ensuring robust community engagement are essential steps to mitigate the negative impacts of increased development. Beyond that, we need to evaluate policy with a critical eye under Mayor Adam's current indictment.

Ryan Goldberg

[REDACTED]

Brooklyn 11226

From: [Ryan Wilkinson](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Wilkinson City of Yes for Housing Opportunity testimony
Date: Thursday, October 24, 2024 9:24:15 PM

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Hello,

I am submitting this as written testimony to the Council for the City of Yes for Housing Opportunity proposal. I am wholeheartedly in favor of the proposal, particularly including eliminating parking mandates citywide. This is the only thing the Adams administration has gotten right! Please pass this for the good of all residents present and future!

Best wishes,
Ryan Wilkinson
11215

[EXTERNAL] No on City of Yes

Sage Robinson < >

Fri 10/25/2024 10:47 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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I oppose the City of Yes housing proposal. It's ill conceived, there's no provision for infrastructure, schools or hospitals and it was engineered by a mayor who is under federal indictment for taking bribes.

Sincerely
Sage Robinson
Queens, NY
Sent from my iPhone

From: [Salvatore Russo](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes or No
Date: Wednesday, October 23, 2024 4:37:01 PM

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To Whom it May Concern:

The City of Yes plan, a 1 size fits all agenda, is a poor fit for our communities. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety.

Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks. Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more.

Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Reject this City of Yes-Housing opportunity initiative in its entirety and VOTE NO! Tell City Planning to go back to the drawing focusing on affordability, home ownership and our needed infrastructure.

Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

Salvatore A Russo
[REDACTED] e
Bronx NY 10469

[EXTERNAL] City of Yes

Sam Anderson <>

Sat 10/26/2024 12:16 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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I support lifting Parking Mandates and City of Yes: Housing Opportunity

[EXTERNAL] City of Yes Zoning for Housing Opportunity

Sam Corbett <[REDACTED]>

Wed 10/23/2024 3:26 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hi there,

My name is Sam Corbett, and I am a registered voter living in Brooklyn. I strongly support the lifting of New York's parking mandates.

Thank you!

Sam

[REDACTED]

[EXTERNAL] Support for City of Yes

Sam Keaser <



Wed 10/23/2024 10:50 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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I am a New Yorker and Astoria resident. I support the City of Yes proposals in their entirety and hope that City Council will too.

Sam Keaser

Pronouns: he/him/his



[EXTERNAL] Letter in Support of Eliminating Parking Minimums

Sam Litton <[REDACTED]>

Wed 10/23/2024 11:40 AM

Inbox

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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I am not a resident of NYC (though I previously lived in Brooklyn for ten years), but I wanted to voice my strong approval for the proposal to lift parking mandates in NYC. There are a few reasons:

- Reducing parking mandates is an opportunity to address multiple key issues facing NYC and the state as a whole: increasing housing affordability and availability, reducing rent burdens, opening new commercial opportunities, addressing the climate crisis and making streets safer.
- Parking mandates prioritize the needs and interests of the minority of NYC residents who commute by car, thereby encouraging car-centric infrastructure. If these mandates were lifted, the City could better prioritize funding active and public transportation which benefits the vast majority of NYC residents.
- Building below-ground parking is expensive! Increased construction costs increases rents. For every 1.2 parking spaces constructed, we could instead pay for 1 studio apartment.
- Transportation is the second-leading cause of climate change-causing emissions in New York City, and the top cause nationwide. If we're serious about combating the climate crisis, we need to do what we can to disincentivize driving. Parking mandates incentivize driving so lifting them will help break this cycle.

The high cost of housing was one of the major reasons my family decided to leave NYC. Ever increasing rents made our quality of life poorer, made saving for the future difficult, and ultimately drove us out of NYC. Housing costs in NYC are an emergency that the city must address with every available tool.

I would also note that the city of Buffalo eliminated parking minimums, and the change has been successful.

I hope that NYC decides to take this important step to encourage affordable housing, improve quality of life, and address climate change.

Best,

Sam Litton

[EXTERNAL] I support! lifting Parking Mandates and City of Yes: Housing Opportunity

Sam O'Hana <[REDACTED]>

Wed 10/23/2024 2:34 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hi,

In NYC there are 2 million cars causing 600 vehicle collisions every single day resulting in 200 deaths a year, and a further 2,000 deaths from air pollution.

Enough is enough!

Let my wife and baby daughter walk around our neighborhood in peace.

Best,

Sam

Sam O'Hana
PhD Candidate | English Department, CUNY Graduate Center
Advising Fellow | MS Program in Data Analysis and Visualization
Book a meeting with me [here](#)

[EXTERNAL] Opposition to the city of yes

Samantha Lee <

Wed 10/23/2024 10:53 AM

Inbox

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools.

In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects.

Our car- centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes

in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more.

This plan in its current state is not digestible for many New Yorkers.

Thank you in advance for your anticipated cooperation.

Regards,
Samantha Campanella
Bronx , New York 10465

[EXTERNAL] Strongly support City of Yes and removing parking mandates

Samir Thanedar <>

Sat 10/26/2024 2:12 PM

Inbox

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

Hello!

I am writing today to express my strong support of the entire new City of Yes proposal including the piece about getting rid of parking mandates.

I am a renter that has lived in Murray Hill in Manhattan for the last 3.5 years. In that time, my apartment lost its rent stabilized status and the rent has been increased by 63%. I have looked around to see if I can get a similar apartment for a lower cost in the area and it wasn't possible. The fact is people will pay high prices to live in New York City. This is a good thing. However, when this happens, we need to do a lot to keep prices from rising too high. We cannot simply hope to put a few band-aids on this problem. It requires full wholesale change.

One of the main ways to do this is by drastically increasing the supply of housing. We need more housing of all types and significantly more than we currently have. That is why we need a proposal like the City of Yes that is city-wide and removes outdated regulations like parking mandates. We need to stop handicapping housing development and leave decisions like this to the market. For instance, if a neighborhood is in an area where there are limited transit options a developer will build the necessary parking as the residents will demand it.

Please pass the City of Yes and bring some much needed relief to New Yorkers!

Thanks,
Samir

From: [Sam Gass](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Please Eliminate Parking Mandates
Date: Wednesday, October 23, 2024 12:02:47 AM

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. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

Hello, I am a resident of Downtown Brooklyn. Over the past few years, this neighborhood has transformed from an unremarkable, car flooded corner of Brooklyn, to a vibrant and monumental urban core reminiscent of Midtown Manhattan. None of that would be possible if the Downtown Brooklyn special district retained a parking mandate.

Lifting parking mandates allows for the kind of urban development that makes New York the greatest city in the world. When developers are forced to build parking for their buildings, it reduces the housing supply, drives up rent, and incentivizes car use. If New York needs anything, it's fewer cars on the road and lower rent.

So I am emailing to express my support for lifting parking mandates.

-Samuel Gass

[EXTERNAL] Specific concerns about TOD implementation

Sandra Eisenstark <[REDACTED]>

Wed 10/23/2024 3:08 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Dear City Planning Commission and City Council Members,

As a long-time resident of Prospect Park South in historic Victorian Flatbush, I am writing to express my strong opposition to the City of Yes zoning proposals, particularly the Transit-Oriented Development (TOD) provisions that would dramatically alter the character of our unique neighborhood.

Our community, with its Victorian homes, deep setbacks, and tree-lined streets, represents one of the nation's most significant collections of turn-of-the-century residential architecture. In 1979, Prospect Park South was designated as a Historic District precisely because of its exceptional architectural and historical significance. The proposed TOD upzoning threatens to undermine the very qualities that make our neighborhood special.

Specific concerns about TOD implementation in our area include:

1. Architectural Heritage at Risk

- The proposed zoning changes would enable development that could dwarf our historic homes
- New construction would disrupt the intentional garden suburb planning principles that define our neighborhood
- The distinctive architectural harmony of our streets would be permanently compromised
- Our only protection is the Landmark Commission and we run the risk that a pro-development mayor like Mayor Adams could appoint an anti-historical commission

2. Infrastructure Crisis

- Our century-old infrastructure is already stressed beyond capacity
- Raw sewage regularly backs up into basements during heavy rains due to our overwhelmed combined sewer system
- Local schools are overcrowded, with some at 150% capacity
- Power grids aren't built for large multifamily units
- Subway platforms at Church Avenue and Beverley Road are dangerously overcrowded during rush hour
- The B/Q lines cannot handle additional ridership without significant upgrades

3. Quality of Life Impact

- Increased density would eliminate the unique suburban-in-the-city character
- The proposed changes would reduce green space and tree coverage
- Additional parking demands would overwhelm our residential streets

4. Property Value Concerns

- Many residents have invested significantly in maintaining historic properties

- Dramatic zoning changes could destabilize property values
- The unique character that draws buyers to our area would be diminished

5. Gentrification and Displacement Effects

- While our historic district has some protection, surrounding areas will face immense development pressure
- Long-term residents in nearby Flatbush, East Flatbush, and Ditmas Park would face displacement
- New luxury development would raise property taxes and rents throughout the area
- Local small businesses serving existing communities would be priced out
- The proposed changes would accelerate the displacement of immigrant communities
- Despite promises of affordable housing, market-rate units would predominate

6. Governance and Oversight Concerns

- The administration is rushing through massive citywide zoning changes without adequate community input
- The City of Yes process lacks transparency about which developers stand to benefit
- There are serious questions about oversight and accountability in the planning process
- The current administration faces multiple investigations that raise concerns about developer influence
- The city has failed to provide clear data on infrastructure capacity
- Community Board recommendations are being systematically ignored
- Environmental review processes are being fast-tracked without proper study

I agree that our city faces serious infrastructure challenges that must be addressed before any significant upzoning. We need:

- A comprehensive infrastructure upgrade plan with dedicated funding
- Modernization of our sewage and water systems
- Significant improvements to subway capacity and reliability
- School capacity expansion
- Power grid upgrades These infrastructure improvements should be completed before considering any density increases.

While I support the city's need to create additional housing, this should not come at the expense of destroying designated historic districts that contribute to New York City's architectural heritage or displacing existing communities. I urge you to:

- Exempt designated historic districts from TOD upzoning
- Maintain current zoning restrictions that protect our neighborhood's character
- Consider alternative locations for density increases that won't compromise historic resources, such as our rezoning plan in 2009 to up zone Coney Island Ave
- Work with preservation groups to identify appropriate areas for development
- Require meaningful percentages of deeply affordable housing in any new development
- Implement strong anti-displacement protections for existing residents
- Prioritize infrastructure improvements before any upzoning
- Institute stronger oversight and transparency measures for zoning changes
- Require detailed disclosure of developer relationships and influences
- Mandate independent infrastructure capacity studies before any upzoning

Our neighborhood demonstrates that preservation and livability are not at odds with urban vitality. Please protect Prospect Park South's unique character by exempting our historic district, and CB14 from the City of Yes TOD provisions.

Sincerely,

Sandra Eisenstark



Brooklyn, NY 11226

[EXTERNAL] City if Yes Plan

Sandra Justus <[REDACTED]>

Wed 10/23/2024 9:44 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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The proposed City of Yes Plan will have an adverse and dangerous impact on our community.

We are currently overdeveloped, which causes great stress on our police, firemen, emergency services. Your plan will overrun our community that is already problematic with flooding if our sewer systems, lacking parking and school services.

I submit my objection to this proposal!

Sincerely

Sandra Justus

[REDACTED]
Bronx, NY 10465

[Sent from Yahoo Mail for iPhone](#)

[EXTERNAL] Parking and housing

Cassandra <

Wed 10/23/2024 10:15 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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I live in Jackson Heights East Elmhurst. Respect but reality. Utopia looks and sounds nice but sloppy thinking and no reality have completely polarized this New Yorker. Common sense planning not thoughtless dreaming for a car-less future is what is needed here.

I have long felt sensible planning could have avoided this angry polarizing mess.

A a series of hubs and shuttles. Parking garages with resident passes and discounts. Reduced rents by builders in exchange for car-less residents who would take SAFE RELIABLE AFFORDABLE transportation.

B Gradually phase out or limit cars in areas where it makes sense.

This is America, this is New York until you get your heads out of wherever they are and start thinking and planning realistically for the populations we have here nothing but anger will be the Result. Our 26 blocks here in my neighborhood are a perfect example of DOT mismanagement and unthought through developer and gentrification mismanagement. Our Roosevelt Ave mess now requiring expanded policing just to keep our school kids safe. We elect officials to represent us. From my perspective you are failing in your responsibilities as elected officials. Trump and the Republicans are not the answer to these urban challenges. New York requires you to work together for the benefit of all New Yorkers.

Dr. Sandra Langer

Sent from my iPhone

From: [sandye.renz](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Friday, October 25, 2024 8:42:55 AM

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I am a longtime Brooklyn resident and I do not think there should be parking mandates. Mass transit should have more mandates.

Sincerely,
Sandye Renz

From: [Sarah Hughes](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Remove parking mandates!
Date: Friday, October 25, 2024 11:05:07 AM

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. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

I'm a Brooklyn resident in Flatbush and am writing to express my support for lifting parking mandates in the city. They are outdated, not designed for our city, and privilege car use in a city where most people are not driving on a daily basis. I love to bike with my family and support making our streets for pedestrians and cyclists and kids.

Thanks,
Sarah Hughes



Brooklyn, NY 11226

From: [Sarah McHenry](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Please pass the City of Yes proposals
Date: Wednesday, October 23, 2024 4:46:03 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. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

Hello,

I am writing to voice my support for the City of Yes proposals, especially the proposal to eliminate parking minimums. We should not have to sacrifice desperately needed space for housing and transit to car storage. I am a current owner at [REDACTED] in Manhattan and a longtime New Yorker. I hope you take seriously our earnest desire for a more equitable, pedestrian-friendly city.

Best regards,

Sarah McHenry
[REDACTED]

Sent from Gmail Mobile

From: [Sarah Tielemans](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Wednesday, October 23, 2024 4:58:39 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. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

This week, New York City got one step closer to removing parking mandates for new housing as the Department of City Planning's *City of Yes for Housing Opportunity* went before a marathon, two-day City Council Hearing.

Not only would City of Yes remove costly parking mandates, but it would also allow new housing near transit lines, a proven way to reduce emissions and grow transit ridership. Both are essential for New York City to meet its climate goals and end car dependency.

Here's what we know:

- **Parking mandates impede affordable housing development**, increase construction costs and rents, and disproportionately burden low-income households with costs.
- **Building new housing along transit lines reduces emissions**, improves access to jobs, boosts neighborhood well-being, and makes commuting easier.
- **The proposal is popular:** 74% of New York City voters support lifting parking mandates – with just 17% opposed — according to a new poll from Open New York.

--

"The practice of love is the most powerful antidote to the politics of oppression." - bell hooks

I am Pamela Wolff, president of Save Chelsea. While **City of Yes for Housing Opportunity** has some laudable provisions, it fails to mandate new affordable housing and encourages destruction of existing affordable housing.

Even the sole **City of Yes** initiative for affordable housing - the Universal Affordability Preference - could be counterproductive in neighborhoods like ours.

For example, take the three older buildings between the High Line and Tenth Avenue just north of 22nd Street in the Special West Chelsea Zoning District. Their 29 apartments fall a bit below Chelsea's median rents for apartments of the same size.

Under **City of Yes**, they could be demolished and replaced by a building containing far fewer, astronomically more expensive and sprawling new apartments with High Line views and only the handful of affordable apartments needed to satisfy the program's 20%-affordability requirement.

The result would be a dramatic net *increase* in housing cost. The new building could be **45 feet taller** than now permitted under an 80-foot height limit that was designed to respect the low-rise Chelsea Historic District across Tenth Avenue—*one-and-one-half times* that height, or 125 feet.

On one side it would dwarf the historic district and on the other it would rob the High Line of light and open space that the special zoning district was *specifically* crafted to preserve.

The profit motive to build taller in this view-rich area would be irresistible, with deeply unfortunate consequences for *both* housing costs and neighborhood character.

The Universal Affordability Preference could very well yield a net *loss* in affordability on *any* built site in sought-after neighborhoods like ours.

That is not an acceptable risk for us.

Thank you.

SAVE GANSEVOORT

October 22, 2024

Rafael Salamanca Jr., Chair
City Council Land Use Committee

Dear Chair Salamanca:

The "City of Yes" zoning proposals, as currently written, will not solve the housing affordability crisis currently facing our city but will instead incentivize the construction of still more out-of-scale unaffordable luxury buildings. It is essential that the City Council remove provisions from the proposal that:

- Increase the allowable size and height of purely market-rate residential developments in various contextual zoning districts in Manhattan Community Boards 1–8.
- Allow the transfer of air rights from individually designated landmarks over a much larger area and with greatly reduced public review, vastly increasing potential development in neighborhoods that contain many individual landmarks such as the Gansevoort Market district and the far West Village.
- Allow developers to build larger purely market-rate residential developments in Voluntary Inclusionary Housing Zones throughout New York, such as Hudson Square and the East Village/Lower East Side.
- Allow deeper encroachments into rear yards in medium and high density districts, reducing and destroying the precious interior green spaces in our neighborhood that provide vital light and air along with environmental and storm runoff mitigation
- Remove important provisions from special districts throughout the city designed to maintain neighborhood character—supposedly to avoid “redundancy” with “duplicate” provisions City of Yes would add to the citywide text—leaving such areas vulnerable to the loss of these protections altogether in the future.
- Create a raft of new special provisions to allow expanded market-rate housing and other development on what it refers to as “campuses,” which will likely include the NYU superblocks, West Village Houses, multiple NYCHA developments, and several church properties in our neighborhoods without providing any clarity on what this would mean in practice or how it would affect our communities.

Again, I strongly urge you to remove these provisions from “City of Yes,” or oppose it if they remain.

Since its founding in 2015, Save Gansevoort has worked to preserve the historic character of the Gansevoort Market Historic District, the western edge of the Greenwich Village Historic District, and their immediate surroundings.

Sincerely,

A handwritten signature in black ink that reads "Zack Winestine". The signature is written in a cursive, flowing style. The first name "Zack" is written with a large, stylized 'Z' and 'a', followed by "Winestine" which has a long, sweeping underline that extends to the right.

Zack Winestine
Co-founder, Save Gansevoort

[EXTERNAL] Save Section 9 Testimony Against City of Yes Housing Proposal

Save Section 9 <



Tue 10/22/2024 11:21 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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October 22, 2024

To: City Council Subcommittee on Zoning & Franchises

Subject: Save Section 9 Testimony Against City of Yes Housing Proposal

Testimony:

I submit this testimony in opposition to the City of Yes Housing Plan.

My name is Guatuke Ini Inaru, my colonial name is Ramona Ferreyra. I am the founder of Save Section 9, I live below the poverty level, am disabled, indigenous and live in public housing. I am also a member of my community board.

This plan aims to turn over our public land; change the character of our communities; ask more of already burdened neighborhoods like the South Bronx where I live, while enriching developers and the non profit industrial complex. This proposal does not meet the needs of the average New Yorker who earns **less than \$50k** because of two key oversights: first, not investing in the rehabilitation and expansion of Section 9 public housing and second, true affordability.

To be clear “81 percent of **900** city registered voters support "a zoning reform proposal [that] would address the housing shortage by making it possible to build a little more housing in every neighborhood”. This proves that we want changes, and understand that

there is a housing shortage. However, the majority of survey participants believe there is more housing than before BUT feel the housing available is NOT truly affordable.

According to “The Gap” a national affordability research by the National Low Income Housing Coalition (NLIHC) in New York there are only 34 Truly affordable homes for every 100 families at or below extremely low income seeking housing. There are currently 94 affordable homes for households at or below 100% AMI.

We don’t need to build more blindly. Any housing created under the umbrella of affordable housing, which is currently locked to the national AMI standards will not address the housing insecurity and uncomfortability crisis that New Yorkers are facing. Housing is currently being built under the same metrics proposed within COHO. We've subsidized the private market, incentivizing them to build “affordable units”. In return we’ve gotten a housing stock that does not serve the average NYC renter. Our median income renters are simply not being served by “affordable” development.

While subsidizing the private market NYC, the state and congress have starved Section 9 public housing for 40 years. NYCHA is the only property management entity in NYC that provides truly affordable housing to New Yorkers earning up to \$120k a year.

- NYCHA provides truly affordable housing by capping our rent at 30% of our income.
- NYCHA locks our rent locked to our income, ensuring we never face unfair increases.
- NYCHA supports tenant development and empowerment.
- NYCHA ensures tenants have quality of life via programming at community centers.
- NYCHA uplifts tenants by securing employment opportunities that lead to secure union jobs!

Not supporting public housing is a race and class issue. Throughout NYC NYCHA is the only housing stock that supports BIPOC, disabled, and elderly New Yorkers. Post COVID

NYCHA tenants have maintained stability and affordability. We were saved by our federal protections from rental burden, and resulting evictions. Congress mandated that we be encouraged to recertify our income. What resulted was the lowest rate of eviction of any landlord in New York City.

You cannot move forward with any housing solution proposal that doesn't center public housing.

Public housing continues to be a diverse, intergenerational and thriving community that makes it possible for individuals like myself to not only be the first generation to attend higher education in my family, but also to make it to Harvard, the Department of Defense and the FBI. These options are not possible for New Yorkers because the spaces that shaped urban culture. NYCHA gives us talent such as Supreme Court Justice Sotomayor, Marvin Gaye, Nas and Jay Z are being disposed of via privatization through Project Based Section 8, and The Trust.

When someone feels the stress of not knowing if their family will be housed one of the first things that dies is their audacity! If we want the next generation of New Yorkers, to not only thrive, but to actually fulfill and pursue their biggest and wildest dreams, you must vote NO on this proposal. Invest the resources and allocations slated towards project base section 8, and the trust and other subsidies like CityPheps and Low-Income Housing Tax Credit (LIHTC). These do nothing to address the TRULY affordable housing shortage we face.

Research by the Community Service Society of NY proves that investing in repairing every roof, elevator and pipes throughout NYCHA will ensure that the symptoms of disinvestment (leaks, mold, asbestos exposure) are reversed. These repairs cost us \$90k per unit under private management but NYCHA makes the same repairs at a cost of \$45k!

This is attainable, and not that bold! Public housing is the solution to our housing shortage. Let's invest in our existing stock, adopt the Green New Deal for Public Housing and build Section 9 housing while fighting to repeal the Faircloth Act. NYCHA's current Faircloth Allowance is [16,931 units](#). This proposal might bring you 58k unaffordable units.

Save Section 9 is available to discuss our solutions, and present actionable steps towards ensuring that housing is safe, affordable, and serves all new yorkers.

--

Save Section 9

[DONATE HERE](#)

[Click to join our weekly Wed 7:30 Zoom meeting](#)

[Sign Our Petition to HUD to Save Public Housing](#)

[Join our Facebook Group](#)

[View our meeting agendas](#)

[View our congressional demands](#)

P.S. If you aren't already receiving 1-2 emails from us a week, you aren't on our mailing list! Opt in by replying and requesting that we add you! If you'd like to stop receiving our emails, please reply "Unsubscribe."

From: [Scott Sanders](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] New buildings in Forest Hills
Date: Wednesday, October 23, 2024 5:36:36 AM

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I have been a resident of Forest Hills for many years. Parking and traffic have been a problem. Please do not approve any new buildings in Forest Hills without the appropriate new parking, roads, and schools.

Thank you

Scott Sanders

From: [Scott Wolf](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Wednesday, October 23, 2024 4:30:33 PM

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I am writing in support of the City of Yes for Housing Opportunity initiative. Most New Yorkers don't drive, so the idea that we need these parking spaces is outdated and only serves to increase traffic.

Thank you,
Scott Wolf
Brooklyn

[EXTERNAL] City of Yes for Housing Opportunity

Sean Scott <>

Fri 10/25/2024 7:02 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hi,

I just wanted to send a quick note in favor of COYHO. Our housing shortage is dire, and this is a generational opportunity to correct it. Please pass every element of it fully.

Thank you,
Sean Scott
Resident, Manhattan

[EXTERNAL] City of Yes for Housing Opportunity Testimony

Sebastian Hallum Clarke <

Tue 10/22/2024 10:38 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Dear Council Members,

I am a New Yorker, a board member of Manhattan Community Board 8, and a resident of district 4 who is wholeheartedly in support of the City of Yes for Housing Opportunity.

New York needs more homes to increase supply, and reduce housing costs for everyone. COYHO is the plan we need to help make this happen.

In particular, please lift NYC's costly parking mandates, which make housing more expensive for everyone. And then once COYHO is passed into law, please dive into creating our next upzoning to make it legal to build even more homes for more New Yorkers.

Thank you for your attention to this vital topic.


Kind regards,

Sebastian Hallum Clarke



New York NY 10065

[EXTERNAL] Proposal to end mandatory parking minimums for new construction

Sebastian Hodge < >

Fri 10/25/2024 9:42 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

Hello NYC council,

My name is Sebastian Hodge, and I am writing you today to urge you to end mandatory parking minimums for new construction. If you read my entire email I think you will see where I'm coming from — this proposal is for the good of the people, and doesn't negatively affect anyone.

The existing proposal does not affect any existing parking, nor does it ban or restrict the construction of parking. It simply allows businesses owners and families to decide what amount is right for them.

Adding a parking space to a new construction costs an average of \$67,000. In the case of underground parking garages, the number can be as high as \$150,000. These costs are passed on to the buyers and renters of new properties. This is especially obscene when the new property in question is meant to serve low-income families who are unlikely to even own a vehicle. This is unfair and prohibitive.

The housing market is a city-wide market. Costly regulation in one area has a detrimental effect on affordability everywhere.

Even if someone is in the market for a home with a parking spot, parking-free apartments help make that more affordable by anchoring the market at a lower price. In this way, this proposal is beneficial for both people who own cars and people who don't.

The proposal is ultimately about free choice. If someone believes that parking is worth the cost, they will always have that option. Why should someone who does not want this feature, or simply does not own a vehicle, be forced to pay the exorbitant amounts.

Furthermore, many cities have removed parking requirements in recent years, these include Nashville, Minneapolis, and Buffalo. None saw drastic reductions in parking construction. All saw a noticeable increase in housing construction and business creation. This proposal is good for the health of our local economy.

A lot of smaller lots in older neighborhoods cannot accommodate the existing regulations. As a result they simply remain vacant while the cost of housing soars. This is tragically wasteful and serves no one.

Lastly, consider this, people whose buildings offer free or low-cost parking are significantly more likely to purchase a vehicle in

the first place — even if they wouldn't have otherwise considered themselves as needing one. Does anyone really think we need more congestion on the roads? Ultimately, the city doesn't really need more cars — neither does the world, in these days of climate crisis. That being said, those people who do need them are free to get them, and in no way obstructed from doing so. Having mandatory parking minimums doesn't actually help anyone, it only increases cost of living for everyone, and impedes urban developments which would serve their communities from arising, whilst failing to do anything significant to improve traffic issues and urban transportation infrastructure.

I believe there is clearly no reason not to do away with mandatory parking minimums. I know you all have the city's best interest at heart, and so I hope you will see that this is the way forward. Please approve the proposal thank you for reading.

Best wishes,
Sebastian Hodge

ALBANY OFFICE:
811 LEGISLATIVE OFFICE BLDG
ALBANY, NY 12247
PHONE: (518) 455-2322
FAX: (518) 426-6875

DISTRICT OFFICE:
84-16 JAMAICA AVENUE
WOODHAVEN, NY 11421
PHONE: (718) 738-1111
FAX: (718) 296-0495

SATELLITE OFFICE:
66-85 73RD PL.
MIDDLE VILLAGE, NY 11379
PHONE: (718) 497-1630
FAX: (718) 497-1761

e-mail:
addabbo@nysenate.gov



SENATOR
JOSEPH P. ADDABBO, JR.
15TH SENATORIAL DISTRICT
STATE OF NEW YORK
MAJORITY DEPUTY WHIP

CHAIRMAN
RACING, GAMING AND WAGERING

COMMITTEES
BUDGET AND REVENUE
CIVIL SERVICE AND PENSIONS
EDUCATION
INSURANCE
RULES
VETERANS, HOMELAND SECURITY AND
MILITARY AFFAIRS
SELECT COMMITTEE ON
STATE-NATIVE AMERICAN RELATIONS

Senator Joseph P. Addabbo, Jr. Statement on the **Objection to the ‘City of Yes’**

While I understand the intent behind the *City of Yes* initiative, I have strong concerns about its potential negative impact on our local neighborhoods. Development must be balanced with preserving the character of our communities and addressing local concerns such as housing, infrastructure, and small businesses. In my opinion, there can be no broad housing policy that minimizes public input, when each community within the city is so vastly different and unique. This is why I am voicing my strong concerns about moving forward with *City of Yes* at this time. I urge city officials to engage more closely with residents to ensure that any changes truly benefit everyone and address our housing needs.

From: [Seth Carlson](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Comment on City of Yes zoning reform and parking mandates
Date: Friday, October 25, 2024 8:43:13 AM

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. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

Hi I am a 20-year resident of NYC, currently living in Hell's Kitchen in District 3, represented by Erik Bottcher. I am writing to say that I strongly support the lifting of parking requirements citywide and the rest of the reforms contained in the City of Yes zoning reform proposal. I strongly urge the council to approve this bill and I oppose any effort to maintain parking mandates for new housing in our city. Thanks.

Seth Carlson

To whom it May Concern

We do not Agree on
what the Mayor would like
to do on this island.

The island is already over
crowded the traffic is
insane on this island.

This will not Better
Staten Island

Kind regards

Sgro. Family



St NY 10301

[EXTERNAL] Small Business Owner For City of Yes and Against Parking Minimums

Shane Seppinni <

Wed 10/23/2024 10:28 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hello,

I own a small business in NYC and I want to voice my support for City of Yes, especially abolishing parking minimums/mandates. My colleagues have to live far away from NYC because housing is so expensive. Parking minimums are a major cause of the housing crisis here. I'd rather have my colleagues live in NYC and contribute to its tax base than have a big empty parking lot next door to my apartment and office.

Thank you,

--

Shane Seppinni

[Seppinni Law](#)



New York, NY 10004



From: [Sheri Lagin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Census data shows upzonings like 'City of Yes' make NYC neighborhoods less accessible and diverse, a
Date: Thursday, November 7, 2024 5:46:39 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. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.


Dear City Council Land Use Testimony,

I oppose upzonings like 'City of Yes.' Because as shown in Village Preservation's new study "Analysis of Housing Production Levels and Changes in Racial Demographics in NYC Neighborhoods," upzoned neighborhoods with surging levels of housing construction have overwhelmingly tended to become whiter and less Black and Hispanic. This is especially true as compared to neighborhoods with lower to more moderate levels of new housing construction, and the landmark and zoning protections that often go along with them, which saw the exact opposite trends. Even NYC's Asian population, which boomed during this time period, saw above-average growth in its share of the population in the low-to-moderate housing growth areas, and lower levels in the upzoned areas with vastly increased housing production.

Why would we want to replicate this citywide? This is another example of how the contention that just building lots more housing, no matter how expensive or what kind, will help make our cities and neighborhoods more affordable, equitable, and accessible. It won't, and in fact, evidence indicates it will make them worse in those regards, as well as many others.

I strongly urge you to oppose the measures in 'City of Yes,' and any other measures, that would upzone and increase the allowable size and scale of market-rate housing, and weaken existing landmark and zoning protections. Instead, I urge you to support measures that work to retain existing affordable housing, and create new affordable housing when and where needed and able. Our city is not lacking for housing; it's lacking for the right kind of housing to meet the needs of the people who live here, and policies like upzonings and 'City of Yes' don't address that, and will likely do more harm than good.

Regards,
Sheri Lagin


Boca Raton, FL 33432

From: [sherry glore](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes Housing
Date: Thursday, October 24, 2024 4:40:38 PM

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No to City of Yes.

Preserve City Island's Special District Zoning.

Sherry Glore
City Island Resident

Sent from my iPhone

[EXTERNAL] City of Yes

Utopia Civic <[REDACTED]>

Tue 10/22/2024 10:27 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

Cc: District24 <District24@council.nyc.gov>;

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Dear Council Members,

Before you make your decision or vote on the City of Yes proposal, I would like you to consider the following:

- Current zoning, if never changed again, can accommodate 16-20 million people in total.
- NYC has lost 800,000 residents in the past 6 years.
- NYC's population is under 8 million for the first time in 30 years.
- NYC has roughly the same population as it did in 1960.
- 150,000 units were approved in the first 6 months of 2024

I am Vice President of the Civic Association of Utopia Estates. I am also an alumnae member of the Borough President's Queens General Assembly, as well as on a number of other organizations' committees. In all cases, members of all ethnicities are against the City of Yes proposal. No one wants the congestion that will result from over building, especially with the removal of parking mandates, and the stress on the infrastructure, such as sewers, overcrowded schools and demand on police and fire houses, that the proposal will bring to our neighborhoods.

This proposal:

- "One Size Fits All" design doesn't work.
- Replaces owner-occupied housing with market-rate and luxury rental units

- Environmentally a catastrophe. It will replace green space in yards and cause unnecessary flooding.
- Takes away review and approval by community boards and council members which prevents voters from holding them accountable.

We do not have a housing crisis. What we have is an affordability crisis which the City of Yes will not fix. There has been a lot of new housing built, however, it's all been luxury housing. Only requiring 15 percent of new construction for affordable or low income housing will not solve the housing crisis. What needs to be done is to build subsidized housing. You need to require the real estate developers to build one subsidized apartment building as the cost for every luxury building approved. That may put a dent in the housing crisis. Not the City of Yes proposal.

I grew up in subsidized housing. It was the only way for my father, a factory worker, to afford a three bedroom, one and a half bath, air conditioned apartment. It is the fairest way to provide affordable housing. If you make less, you get more subsidy, if you begin to make more money, you get less subsidy.

If the City of Yes goes through, many of the middle class will move out of New York City and so will the taxes we pay. New York City will become a city of the very rich and very poor.

Amending the City of Yes will not work.

The City of Yes needs to be voted down.

Sincerely,

Sherry Reisner

Vice President--Civic Association of Utopia Estates

Alumnae of Queens General Assembly

Board Member of Flushing Jewish Community Council

St. John's University Community Liaison Member

Queens Civic Engagement Member

Queens Civic Congress Member

Hillcrest Jewish Center Member

[EXTERNAL] COYHO Testimony from GOLES

Skylar Cummings <

Fri 10/25/2024 4:42 PM

Inbox

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hi,

I would like to submit the following testimony:

I write this as a New Yorker as well as a community organizer with the Good Old Lower East Side, working in Land Use. The City of Yes for Housing Opportunity zoning amendment intertwines necessary “common sense” updates with sweeping deregulation of new constructions across the city. Of concern is that the only provision for affordable housing to be built is at a high AMI and *optional* for developers to take advantage of. Additionally, the changes to Campus Infills zoning will set a dangerous precedent that NYCHA may follow in regard to public housing. This could further push residents out of their homes to make way for luxury waterfront buildings.

Although the City of Yes is of course zoning text, it has been publicized as the Mayor’s proposal to solve the housing crisis. While city officials acknowledge that zoning can only do so much, where is the money to build deeply affordable housing for low-income communities? Communities who create neighborhoods, keep the City running and care for their children and elders. The entire process for a package of zoning amendments this large has been so fast that our communities have not had enough time to properly understand and provide input. Opposition has widely been regarded as NIMBYs against new development. As Commissioner Goodridge touched on during the City Planning Commission hearing, it is Black and Brown New Yorkers who have been pushed out of the City due to gentrification and the high cost of rent. It is low-income communities of color who have been most impacted and organizations fighting for racial and housing justice that have deep concerns about the City of Yes for Housing Opportunity as it currently is written.

All the best,

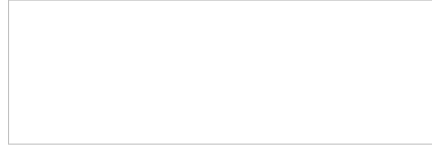
--

Sky Cummings (*She/They*)

Land Use Campaign Manager
Good Old Lower East Side, Inc.
169 Avenue B. New York, NY 10009

T: [REDACTED]

www.goles.org



[EXTERNAL] NO to the City of Yes

Sonya Shaykhoun <[REDACTED]>

Fri 10/25/2024 10:35 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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My name is Sonya Shaykhoun. I am a native New Yorker. I grew up mostly in Manhattan (from 5) and before that, in Brooklyn on Avenue J and 52nd St. Although I lived and worked abroad a lot, NYC has always been home. I am not naive enough to think that places do not change. People come and go and they make their respective imprints on our amazing City. But lately, and since I returned home in 2019, I have noticed with great sadness that changes are being made that do not reflect the will of the people - they reflect Agenda 2030 ideas, the ideas of the WEF who have an urban planning center in NYC, and the will of too many newcomers (a/k/a "transplants") who think they know better than us.

Everytime I look at apartments, there is a glut of them - all price ranges, everywhere. I also see a glut of illegals who are living in hotels meant for high-flying tourists with money - living here on our dime. It's time for that to come to an end.

We need to focus on the housing we do have, renovate it, return the City to New Yorkers and out of the hands of wealthy land developers who ignore lawsuits and injunctions (like De Blasio did when he razed the LES Park and 1000s of aged cherry trees).

NYC belongs to New Yorkers. For once, listen to us. Stop listening to the monied interlopers who are laundering their money through our great city. Listen to us. Make the City about us for once!

Say NO to the corrupt and unnecessary City of Yes.

Many thanks,
Sonya

Sonya Shaykhoun

Law Offices of Sonya Shaykhoun, Esq., Founder/Attorney



New York, NY 10025-5349

<https://shaykhounlaw.com>

From: [Stacey Chen](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Friday, October 25, 2024 7:43:20 AM

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I am writing in support of City of Yes. As an urban planner and resident, it is of vital importance to creating housing of all types in the city. Equally important is removing parking mandates. If other cities like Austin and San Jose can do this, New York with its more extensive public transit system most certainly can too.

Stacey Chen
Brooklyn 11205

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MEMBER
Legislative Women's Caucus
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Office of
New York State
Assemblywoman Stacey Pheffer Amato
23rd District, Queens County

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95-16 Rockaway Beach Blvd.
Rockaway Beach, New York 11693
718-945-9550

159-53 102nd Street
Howard Beach, New York 11414
718-641-8755

EMAIL
amatos@nyassembly.gov

October 22, 2024

To Whom It May Concern:

As the State Assemblywoman from the 23rd Assembly District in South Queens, representing the wonderful neighborhoods of Ozone Park, Howard Beach, Broad Channel, and most of the Rockaway Peninsula, **I am submitting this testimony to fiercely oppose the City of Yes.**

While I understand the commendable idea to help our City with its perceived housing shortage, I must say this is not the way to do it. In fact, that's not just my own opinion, but those of the residents who I, and all of you in the City Council, represent. Most of the Community Boards throughout our City have given a firm no to this proposal. In my community, members from Queens Community Board 10 and Queens Community Board 14 did not vote yes on this plan. They outlined issues that the City of Yes would create. Our Community Boards are made up of our neighbors who are civically engaged and bring an important perspective and point of view - another voice that must be listened to. Their opinion matters and have said the City of Yes isn't right for every community! I ask you to listen to them, hear what they're saying: **Howard Beach is not the same as the Upper West Side, the needs of Broad Channel are not the same as the needs of those in Astoria, the houses in Belle Harbor are not the same as Riverdale, and Far Rockaway does not have the same challenges as Greenpoint. A one-size-fits-all policy like the City of Yes, without any room for exceptions, is unacceptable.**

One of the most amazing parts of our City is that we have suburban-styled housing and small communities within a large City. People live and continue to move to neighborhoods like Tudor Village, Hamilton Beach, Arverne, Bayswater, and Rockaway Park for the one and two family homes. People want the charm that each individual neighborhood possess, and don't want to live in 20-story buildings and see skyscrapers. Further, in many parts of the outer-boroughs, as is the case in my neighborhoods, we are a known transit desert and rely on our cars. The City cannot continue to build without ensuring there are enough parking spots, in addition to creating more transportation options for our community. This plan is not not creating a solution, that's exacerbating a problem.

As the City of Yes mirrors many parts of the Governors 2023 housing plan, I remind you that it was never enacted because State elected officials listened to their constituents who raised concerns. I'm asking all of you to listen to the concerns people are bringing to your attention. These objections are not about saying no to helping our City create more housing, but shining a light on how **the City of Yes is a cookie cutter, one-size-fits-all policy, that doesn't work for everyone.** I'm asking you, on behalf so many of your fellow New Yorkers, say no to the City of Yes. Tell the Mayor go back to the drawing board and design community-specific plans to address these problems.

Thank you.

Sincerely,

Stacey Pheffer Amato
23rd Assembly District, Queens

Fw: NO, to the City of Yes proposal

From: [REDACTED]
To: [REDACTED]
Date: Thursday, July 25, 2024 at 06:20 PM EDT

Sent off to the SIAdvance today.

Great meeting.

Bill Hogan

----- Forwarded Message -----

From: [REDACTED]
[REDACTED]
Sent: Thursday, July 25, 2024 at 06:18:06 PM EDT
Subject: NO, to the City of Yes proposal

At a recent Clove Lakes Civic Association meeting, Mary Ann McGowan, President, arranged for a presentation and overview of the Mayors City of Yes for Housing Opportunity proposal.

The laudable goal is to implement zoning reform to address "the housing shortage by making it possible to build a little more housing in every neighborhood".

At the meeting, Catie Ferrara Ianitto, Borough Director for the NYC Department of City Planning, presented an upbeat, if superficial overview of Mayor Adams City of Yes. This upheaval of the building and zoning requirements for home owners would allow for Additional Dwelling Units (ADUs). The information as presented would not require off street parking for ADUs, would allow individuals to "age in place" and be affordable to lower income people.

A review of studies conducted of ADUs, (in the progressive cities of Portland, San Diego and Denver), reveal a number of issues not covered by Director Ferrara Ianitto. The studies found that:

There was at least one car associated with each ADU, with 50% requiring parking on the street.

Only 80% of ADUs had tenants/residents, the other 20% had other uses. Directly reducing the amount of housing intended.

Most tenants are under 55 years of age, (only 22% were 55+ and 4% 65+), questioning the "age in place" rationale.

About 80% of ADUs are going at or above market rate, or can even charge a premium, making ADUs no more or less affordable than comparable apartments in multifamily developments.

For profit developers are using policies that incentivize construction with these new "bonus" ADUs. These developers have the ability to outbid first-time home-buyers, driving up the cost of affordable housing to lower income buyers.

In view of the studies findings , ADUs would increase traffic congestion and reduce scarce on street parking on Staten Island, not be affordable or used for housing as proposed and allow for the diminishment of the quality of life of Staten Islanders.

It is for these and additional reasons that Staten Islanders and their elected representatives to the City Counsel, must say NO, to the City of Yes scheme.

Thanks,

Bill Hogan

[REDACTED]

Staten Island, NY 10301

[REDACTED]

Recommendations for changes and/or modifications to the NYC City Planning Proposal:

Item 1. "421-a Tax Incentive is a partial tax exemption for multiple dwellings.

The Department of City Planning (DCP) Director Dan Garodnick used a DCP Housing Database reflecting housing starts during the Pandemic to support his assessment that the lack of 421A tax incentive programs had instead depressed new housing development. He failed to consider that previous "Tax Abatement" legislation **was a major contributing factor to the failure of real affordable housing** in the City of New York and throughout the state of New York in 2008. This new version of tax abatements for developers and builders is one of the most destructive since these incentives were first started and fails to provide any Tax Incentives to individual private property owners.

Why? A **100% Tax Abated property is only required to deliver 20%** of so-called affordable rentals. (Tax Abatements are not applicable to individual ownership or single or two-family houses)

If Tax Abatements are to be granted to developers for multifamily new construction, the tax abatement should be directly tied to the amount of affordable rentals:

100% Tax Abatement = 100% Affordable housing units

50% " " = 50% " " "

25% " " = 25% " " "

This format would avoid the type of situation occurring at Staten Island URB where the "affordable" rents for Studio Apts. = \$2,164/mo.-\$2,875. are exorbitant.

Tax Abatements can be extended for up to 45 years. Why and at what cost?

1. How is the City of New York planning on making up this lack of tax revenue?
2. Are private single-family homes, two-family homes and small businesses expected to absorb this lost revenue?
3. Are individual (private) homeowners expected to sell and allow teardowns destroying the Neighborhood Characteristics and Quality of Life which make R-1, R-2 and R-3 Residential Districts so desirable?

The members of the NYC Council should require a far more in-depth review of the entire 1400 pages of proposal changes before committing the city residents to a poorly developed conglomerate of proposals.

Respectfully Submitted,

Mary Ann H. McGowan

Staten Island, New York

Item 2. **Removal of Parking Mandates in R-1 through R-5 Zoning Districts in new builds.**

The Department of City Planning Proposes to eliminate all Parking Mandates well as all types of residences in appropriate locations”.

The regulations governing permitted and required accessory off-street parking spaces were adopted to provide the necessary space off the streets for the following reasons:

1. To reduce traffic congestion resulting from the use of streets as places for storage of automobiles.
2. To protect the residential character of the neighborhoods.
3. To provide for a higher standard of residential development within the city.
4. To promote and protect public health, safety and general welfare.

Parking Mandates should be reinforced and expanded They are not a barrier to building affordable housing. Parking Mandates should be increased and clearly defined in new buildings (underground &/or ground level) within the building footprint. Off street parking is sort after in every category of residential housing (Low and High Density) and houses and apartments with safe, enclosed parking areas are highly desired.

Many areas of the city are without any reliable public transit options especially in the outer boroughs and residents require a vehicle to get to work, to school, to go shopping, to attend religious services, athletic events, and to get to hospitals, Doctor’s appointments, and to accomplish daily routine chores. If City Planning and the City Council want residents to utilize mass transit, **the city should be emphasizing the design and development of new and better transit throughout the city and BUILD it.**

In most areas, traffic issues are a daily problem. Putting more cars on the streets would exacerbate the situation. Narrow streets, deliveries, and sanitation trucks, diverted traffic, double parking, etc. demand off-street parking be increased to allow for a safer flow of traffic and safer streets.

The “Parking Mandate” issue must be thoroughly studied from each boroughs’ vantage point before the Council passes all these changes. An in-depth review of the specifics of this issue should be conducted and City Planning must submit the real costs associated with off street parking.

Respectfully submitted,

Mary Ann H. McGowan

Parking Mandate Modification

Why were parking regulations set up in the first place?

Parking is a quality of life issue for all those residents who live in houses. This includes all single, two-family homes, and small apartment buildings in low density residence R1 through R5 districts.

The current parking regulations greatly enhance the quality of life for these residential areas. Being able to park in proximity to their homes allows parents and children, and seniors, a safer and easier way to live their lives. Most families that live in houses have 2 cars. This makes parking already congested, especially in the evening when people return from work.

In the winter, when there is snowfall, parking becomes even more limited. Homeowners take the responsibility of shoveling out a parking space. But many parking places are lost because of the pile up of snow.

Throughout the city, the current road infrastructure cannot handle the number of cars already on the roads. Eliminating mandatory parking regulations will allow for more cars parked on narrow streets leading to more congestion.

In conclusion, the Clove Lake Civic Association recommends a modification to the "City of Yes". The modification is to keep the current parking regulations for all low density residential districts; R1 through R5.

Submitted by
Frank Marra
Sunnyside, Staten Island

Item 3. Removal of All Specific Residential Rules, Regulations, and Guidelines designed to protect Historic Contextual Residential Development in R-1 through R-5 Low Density Districts.

The NYC Department of City Planning **“City of Yes” Proposal eliminates all defining Characteristics specific to the separate types of residential districts city-wide. R-1,1-2, R-2, R-2A, R-3”s and even R-4 and R-5.** These well-defined rules were created to protect the character of each specific district and to promote stability of residential development in those areas. These restrictions produced protections for Historic buildings and buildings of architectural interest. These specific rules encouraged the development of buildings in accordance with well-considered plans for future development, while protecting the stability of the community, the value of the property and buildings and protects the City’s Tax Revenues.

The Legislative Intent was to produce residential districts that promoted and protected the public health, safety, and general welfare of the residents. The intent was to fully separate Residential development from Commercial, Industrial, and Manufacturing areas, to protect residential areas from fire, explosions, toxic and noxious matter, radiation, and other hazards. They were also designed to protect residents from offensive noise, smoke, odorous materials, glare congestion and heavy traffic and other objectional influences. Secure, Quiet, Safe, low-density districts provide a better Quality of Life by defining yard areas and wider spaces between properties. The result is a healthier lifestyle.

In this COP proposal, all residential districts would be identical in future development due to the following additional phrase: **“as well as all types of residences in appropriate locations”.**

The deliberate vagueness of this statement allows for the complete destruction of thousands of residential neighborhoods throughout New York City.

The DCP proposal reduces lot areas to allow for teardowns and destruction of older houses. The proposal reduces side-yards reducing light, air space and area for safe evacuation of people and pets. **Proposed Zero Lot Line building in Residential areas** creates a total cutoff from natural light and air flow. Terrible examples of this type of building already exist in apartment buildings where the older residents of one building lost the light, view, and fresh air. They are now within inches of the new building.

In Closing, I request the members of the City Council takes their time sorting through this DCP “City of Yes” package of thousands of Changes and vote to eliminate many of the negative, evasive, vague, and destructive proposals hidden in the real set of proposals.

Mary Ann H. McGowan

Item 4. Rent Controlled, Rent Stabilized, Market Rate, and Affordable Housing.

The NYC Department of City Planning "City of Yes" housing opportunity proposal is predicated on the premise that the city of New York needs more affordable housing.

What About Existing Affordable Housing!!!

1. Presently there are more than **64,000 vacant apartments within NYC limits. Close to 30,000 of those vacant apartments are under the city programs of Rent Controlled and Rent Stabilized. The other 34,000 would be Market Rate (whatever that really means).**

As a lifelong resident of NYC, as a Taxpayer of NYC, I want this city council to explain how we have all these vacant apartments when the need for residential housing is so severely in demand.

2. The City Council should immediately address this disgraceful failure of existing housing programs before embarking on any new scheme to create more of the same under a new name. A citywide inspection of every rent controlled and rent stabilized apartment should be instituted and a complete report for each building, apartment, and landlord's explanation and reasons should be included.
3. Every Tenants' status should be thoroughly evaluated and if they don't meet the income requirements, live in the apartment and follow the regulations they must be removed in a reasonable timeframe. Those apartments should become available to renters who meet and agree to follow the rules.
4. An **annual updated evaluation** of the properties and tenants' status must be instituted for the protection of everyone involved. Tenants, Landlords, Property Owners and Taxpayers deserve to have NYC programs function on the highest level. There are so many other areas of concern in this poorly designed proposal. The zoning changes do not create desirable affordable housing. The American Dream is **ownership of both home and property** and there are no tax incentives, no subsidized mortgage rates or any help for the middle-income working families. Every incentive is for developers.

Most New Yorkers agree that something must be done to reduce the outrageously high rents and prices in the New York Housing market. Unfortunately, this proposal does not address those prices at all. The present low-density residential zoning districts have the cheapest housing prices, even though they are the most desirable. Just compare Staten Island, Queens, the Bronx and Brooklyn house prices to Manhattan apartment prices.

Please VOTE NO To "The City Of Yes"

Conversion of Non-Residential Commercial Office Space to Residential Housing

In an outline provided by the Office of New York City, there are several proposed suggestions provided, none of which provides details, costs or feasibility. While in my opinion, much more information is necessary before radically destroying the existing building codes, there are some suggestions that I feel are achievable in a timely and cost-effective manner. Principal among those suggestions is the conversion of non-residential building into housing.

Over the summer, I was in Chicago and took the Architectural Society's river cruise. Throughout the tour, the guide was able to point out numerous structures that had been abandoned or vacated over the years, and recently had been converted to residential buildings housing people of all income levels. The plan developed by the city of Chicago sought **to return older buildings to their former glory with new meaning**. Buildings that had been abandoned, unoccupied or underused have been given what was termed 'an adaptive reuse'. By 2020, there were a reported 91 structures that had been converted to residential use, with some 81% of the units aimed at renters on a budget. I ask why if the 'second city' can do it, why can't New York?

It's not a new concept – the downtown financial district was a ghost town following the 9/11 attacks. Businesses in the area looked to move much of their behind the scenes operations outside the area. Office buildings on Wall Street are now residential buildings; they weren't torn down, they were redesigned and re-used. In my opinion, there are huge benefits to this plan especially in certain neighborhoods. Construction costs will be significantly less – it's cheaper to demolish the interior of an office building than it is to demolish it. The foundations remain intact, there is no need for shoring adjacent buildings or excavating.-both are expensive costs. The exterior skins of the buildings can remain, the concrete and steel remainexisting elevator shafts are re-used. Are modifications required? Of course. Is there a cost to retrofitting these buildings? Absolutely, but it's far less than requiring all new. There is less of a chance for damage to existing, adjacent structures and less disruption to nearby commercial and residential neighbors as the bulk of the work is carried on inside the existing structure. **The incredible details of workmanship in any number of existing older buildings would be preserved and the 'feel' of the neighborhood would maintain some of the history of the city.** Not everything new is necessarily better.

In my own neighborhood on Staten Island, the convent at St. Teresa's Church (a building constructed while I was in elementary school) and vacant for the past 20+ years was repurposed as a group home providing individual units for it's developmentally challenged residents. By modifying and repurposing the structure, it allowed the character of the neighborhood to remain and in fact, be enhanced by improved maintenance while providing much needed housing for a growing population. I daresay, almost every Catholic parish in the city has an un-used building resulting from school closures or the decrease in religious needing housing. The buildings already exist, why not find them a new purpose? Individuals would be allowed to maintain residency in neighborhoods they are familiar with. One of the reasons stated for needed all of this additional housing is to provide a place for aging parents or young adults to move into – why not create them in a familiar setting? The water and sewer services are already in place....the structures are already in place.

As I re-read the outline provided by the planning commission, I am again **struck by the lack of detail provided....**and the lack of understanding of what people want and need in their housing. The sentence that struck me in particular is the one that refers to shared housing with common amenities. One of the things I remember from my youth was wanting a place of my own, where I could shut the door and live according to my wishes. A setting with common amenities is fine for support housing needs, but doesn't fit into what I think most people imagine when it comes to having a place of their own. It is not how most people want to raise their families. I truly feel that as a first effort, **this proposal provides an outline for discussion**, but by no means provides enough thought or detail to become the bedrock for solving the housing needs of the city. This needs to be developed in a neighborhood by neighborhood, borough by borough manner, taking into consideration the needs of the residents of the community who provide the tax incomes needed and know the infrastructure of the community. Adding hundreds or thousands of units in areas that don't have sufficient city services to support them is inviting trouble. Areas of Staten Island can't be easily accessed by existing transportation, adding additional cars onto existing overtaxed roads.....our borough is without a city hospital.....the 2 existing private hospitals are overcrowded with patients waiting days for beds.....**these issues need to be considered and addressed before this program is implemented.**

Who Benefits from The Radical Changes to Well-Defined Building Regulations?

The other question that arises to me is who benefits from these radical changes to the existing building codes? It's not the existing homeowners. Too much of this proposal benefits developers who don't care about anything but profit. They don't care about the character of a neighborhood. They don't care about the existing craftsmanship in older buildings. Having viewed a number of buildings in midtown from their rooftops (I spent 20+years in the commercial construction industry in the city)I was constantly amazed at the detail work of stone masons in areas of buildings not even noticed by the average passerby. To destroy this is not progress, but an attempt to destroy our history.

I ask the City Council to "Table" this "City of Yes" proposal until each proposal change is thoroughly defined and explained. Just how does that change directly effects "Affordable Housing". What is the infrastructure plan to support all the proposed new building? Will that new infrastructure be designed, approved, built and tested **BEFORE** construction of new buildings begins? Too many unanswered questions exist in the present proposal and that usually leads to serious problems.

In conclusion, I ask that the NYCity Council Members **VOTE NO** on this proposal until City Planning produces better clarification of each regulation change and why it is needed. It took years for the "Special District" regulations to take shape. It took years for "Contextual Zoning" to correctly define historic residential development. It should take more than a line through them to do away with the specific guidelines. Thank you.

Respectfully Submitted

Patricia Bean

Staten Island,NY

Testimony on City of Yes Zoning for Housing Opportunity

Submitted by Benjamin Rubenstein on behalf of Stellar Management

To the New York City Council Committee on Land Use Subcommittee on Zoning and Franchises
October 25, 2024

Thank you for the opportunity to provide feedback on the “City of Yes Zoning for Housing Opportunity” proposal. New York’s housing crisis is one of the most pressing challenges facing our city. Building more housing, especially more affordable housing, is critical to the city’s long-term success.

Stellar Management is committed to doing our part to address the crisis. We have built more than 500 units of affordable housing and continue to provide high-quality affordable and market-rate housing in all five boroughs.

Given the scale of the housing affordability crisis, we should use all the tools available to maximize the creation and preservation of affordable housing. City of Yes for Housing Opportunity includes important reforms that would move us in the right direction, but it should keep existing programs with a proven track record of success. **To maximize affordable housing creation, City Council should modify City of Yes for Housing Opportunity to preserve Voluntary Inclusionary Housing (VIH).**

Since it went into effect in 1987, New York City’s Voluntary Inclusionary Housing (VIH) program has incentivized the creation of more than 11 million square feet of permanently affordable housing. Currently, VIH allows projects in R10 districts to add an additional 3.5 square feet of floor area for every square foot of permanently affordable housing created. This floor area bonus encourages building more permanently affordable housing by compensating the cost of its construction without reliance on state or federal incentives.

Universal Affordability Preference (UAP) will create additional affordable and market-rate rental housing in lower density neighborhoods when combined with state tax incentives like 485x. However, UAP removes floor area bonus incentives for condo development sites to generate any affordable housing. Keeping the existing VIH program where it is currently mapped will result in more affordable housing and more market-rate housing – especially in high opportunity neighborhoods where R10 districts are mapped.

City Council should also amend the proposal to maintain the existing offsite and preservation affordable housing programs and expand the preservation of affordable housing into mixed-income buildings. These tools allowed condo development sites to create and preserve offsite affordable housing buildings like 424 West 55th Street and 110 Fulton Street in Manhattan. Future projects like these will only be feasible if City of Yes is modified to maintain existing offsite and preservation affordable housing options.

Reforming New York’s zoning regulations is an amazing opportunity to provide the housing New York needs. New York needs more housing, and we need to use all the tools available to create it. City Council must seize the moment by ensuring City of Yes for Housing Opportunity maintains and adds to successful affordable housing programs, like VIH, rather than eliminating them.

Thank you for the opportunity to provide input on this critical policy. We look forward to working together to produce the housing New York needs.

From: [Steve Garza](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Friday, October 25, 2024 10:04:43 AM

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Attn: Council Member Kevin Riley
NYC Council Chair of Zoning and Franchises

Dear Chair Riley,

I am writing in vehement opposition to the proposed City of Yes for Housing Opportunity.

I own a two-family home in Ridgewood, Queens. This area is not technically a transit desert, but the subway line I live along only goes to midtown Manhattan in one direction, or Canarsie, Brooklyn in the other. I am a disabled person with extreme mobility issues. To visit relatives out of state, my doctors in Rego Park and Middle Village, swim at my pool in Woodside, visit cultural attractions in eastern Queens, or perform volunteer animal rescue throughout NYC, I need my car. It is not a frivolous luxury. As such, I am concerned about the provision in City of Yes that eliminates mandatory parking requirements for new buildings. It is already extremely difficult to find parking in the late afternoon and evening hours, and we have alternate side parking four days a week which exacerbates the problem during the day. Further externalizing parking on the community will make life here even harder. Further, when I do use public transportation, I can only do so when I get a seat, which is already difficult due to overcrowding.

As for ADUs, I also see this as a problem. I have a basement which meets the requirement for legal conversion. However, despite me living at the very top of a hill and having a lush backyard full of trees and porous land, my basement is prone to runoff flooding during bad rain. During Hurricane Ida, I enacted three pumps, but they could not keep up with the volume of water filling by basement. This was not a problem unique to my home, as most homes on my block and throughout the neighborhood also flooded. It seems irresponsible to encourage basement conversions considering these conditions, as well as backyard ADUs which will exacerbate the flooding issue. In addition, the legislation reduces the minimum size of a yard from 30 to 20 feet, even further reducing permeable ground. I hope the City Council will consider that all of NYC is not like Manhattan and we

have different needs and realities here in the outer boroughs.

Affordable housing can be created without eliminating the protections that zoning provides. Encouraging large amounts of building in less dense areas, without necessary upgrades to infrastructure and transportation is irresponsible and will erode the character of neighborhoods and quality of life. It is inconceivable to me that council members who consider themselves progressives would support legislation that would weaken or eliminate sensible government controls. This would reduce their own powers of review and negotiation, and hand the city over to private sector real estate interests. They have no mandate to make housing affordable and care only about profits. It is like taking the keys from Roosevelt and handing them to Trump. Please vote NO on this egregious piece of legislation.


Thank you.

Stephen Garza
Ridgewood, Queens

From: [Stephen Occhipinti](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes
Date: Friday, October 25, 2024 7:28:08 AM

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I am vehemently opposed to the city of yes. The city council must vote this down.

Stephen Occhipinti

Douglaston, NY. 11363
Sent from my iPad

October 22, 2024

RE: City of Yes for Housing

I own Pachyderm Consulting, a boutique IT firm, and I support City of Yes for Housing.

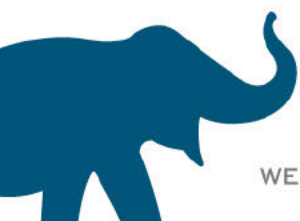
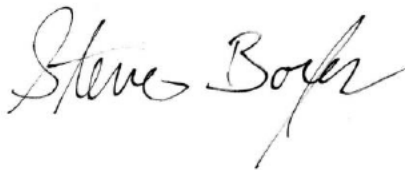
My business was located in the Garment District for 15 years where the neighborhood's unparalleled transit access made it easy for me to attract employees and reach client sites. However, the Garment District today is struggling from the long-lasting impacts of the pandemic. Commercial vacancies, failing retail, and increased crime have diminished the quality of life in the neighborhood, making it difficult to find and retain quality employees. In 2022, I moved my company out of the area to a safer, more active neighborhood. However, I still commute through the Garment District and find myself feeling vulnerable when I need to work during evenings and weekends, because the neighborhood feels particularly uncomfortable during those times.

I support the City of Yes for Housing because it is abundantly clear that the Garment District's reliance on commercial tenants is untenable. The same is true for other commercial areas which are reeling from high vacancy rates. For a safer, more economically stable future, the city must encourage the development of more 24/7 communities with mixed uses that can support each other and bring life to the streets. This can only be accomplished by encouraging more residential conversions and development to take place. The City of Yes for Housing is the first step.

At a time when the city is experiencing a housing crisis that further threatens the workforce, the City of Yes for Housing presents an opportunity to revitalize many of New York's most important neighborhoods, including the Garment District, while also addressing this critical, city-wide need.

I urge City Council to accept this proposal. Thank you.

Respectfully submitted,



[EXTERNAL] Lift/Remove Parking Requirements

Steve Della Fera <

Wed 10/23/2024 9:45 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;


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. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

Hi,

I'm writing to express my support for lifting parking requirements in NYC. I live in Brooklyn with my wife and 2-year old daughter, and strongly believe that our city needs to prioritize building housing and public transit, and not driving/parking. Our streets/public space already devote far too much space to cars over people/pedestrians and housing.

There are additional reasons why lifting parking minimums is sound public policy, and I am sure the council has been made aware of those reasons so I won't repeat them here. But I do want to emphasize my strong support for lifting parking minimum and any other steps that can be done to build more housing, decrease driving/congestion, and increase public transit use.

Thank you,
Steve Della Fera


Brooklyn, NY 11201

[EXTERNAL] VOTE NO!!! TO CITY OF YES

Joanne Coco <>

Wed 10/23/2024 12:00 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car- centric, low density R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more. Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force

feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

Regards,
Steve Pontillo



Bronx, NY 10465

From: [Steven Sobelsohn](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote NO for City of Yes Proposal
Date: Wednesday, October 23, 2024 3:45:09 PM

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My name is Steve Sobelsohn and I have been a resident of Kew Gardens for 62 years.

I am against the City of Yes proposal for many reasons. For one, I have seen how changes in zoning have effected density, of the new buildings constructed on Queens Boulevard, in Kew Gardens, Forest Hills and Rego Park. These communities were built on low-density housing and anyone who has a car and has tried to park in these communities know of the scarcity of on-street parking. It has gotten worse, over the years and I know of no new construction or new residences that gives enough parking spaces, in an in-house garage, for the new residents. There is currently a system to change the zoning, in these communities and I see no reason to change that system.

As a homeless person, I can sympathize with the lack of adequate housing in New York City. The rents can be high and the supply is inadequate, but that is no reason to change the system we have in place. With the mayor's current legal difficulties, I find it odd that ANY proposal the mayor has is taken seriously, in his current situation. He is accused of using his influence, for personal gain and with his current situation in flux, this proposal has to be tabled, for future discussion and NOT voted on until his difficulties have been concluded.

The proposal has no item for affordable housing or development, not does it have any plan to improve infrastructure. There are still areas of Queens that have limited public transport and increasing the housing stock, by this proposal, will put a further burden on the rapid transit system. It is already run with a deficit and is not adequate for residents living in certain areas of Queens.

Anyone who has dealt with the Buildings Department knows that they are overtaxed, with enforcing the existing code and there is no part, of this proposal, to deal with future development. Any new building codes, dealing with this new proposal, will have to be addressed by an already overburdened system. How will the Building Department deal with all the new residences created by this proposal? How will enforcement be done, to adequately protect the new residents of my own Kew Gardens, as well as Forest Hills, Rego Park and Briarwood. I see it being a proposal for disaster, with inadequate safeguards to protect the citizens of these communities and New York City as a whole.

One and two-family zoning is an integral part of these communities, as it is for communities throughout the five boroughs. The fact that we have mixture of housing, all through the city, is what makes our communities great. Uncontrolled development will wreck that sense of community and community zoning keeps a check on that, to make sure that development doesn't overwhelm all of those communities. Neighborhood zoning is just that, to help each community decide, for themselves, how dense the zoning should be. You only have to see a zoning map, of every community in NYC, to see that a mix of densities is the answer. In Kew Gardens, we have a blend of housing that is suitable for a wide variety of our residents.

I urge you to vote "NO," on this "City Of Yes" proposal and to remind those who are voting that their votes will be remembered, on this proposal, by their friends and neighbors. We need a NEW plan that encourages appropriate development, to keep the character and quality of our communities intact. This proposal does neither. Again, this citizen urges a NO, NO and NO vote, on this proposal. Doing anything else makes the zoning we have useless and I, for one, think the system we have is working. Other proposals could address all the concerns I have, without damaging the communities they protect.

Thank you.

Steve Sobelsohn

Late of

Kew Gardens, Queens

[EXTERNAL] Land Use Testimony for City of Yes: END PARKING MANDATES!

Steven Sanchez <

Wed 10/23/2024 11:47 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hello,

I support lifting Parking Mandates and City of Yes: Housing Opportunity.

I believe that existing parking mandates are significantly handicapping housing production, while contributing to greater car use in our region, which is already costing us greatly in terms of air pollution, traffic congestion, emergency vehicle response times, and public space use/access.

Thank you
Steven Sanchez
Postal code - 11385



New York City Council Subcommittee on Zoning & Franchises
City of Yes for Housing Opportunity
October 25, 2024
Testimony of Eric McClure, Executive Director, StreetsPAC

StreetsPAC broadly supports the City of Yes proposal, but we would like to focus specifically on the portions of the Housing Opportunity proposal that are most germane to StreetsPAC's mission of reducing reliance on cars, making streets safer, and improving public transportation.

First, we strongly support the elimination of minimum parking regulations. These onerous mandates have impeded the creation of housing across large expanses of the city for decades, adding tremendous cost to new housing development and, in many cases, compelling developers to build fewer units than zoning allows to avoid triggering expensive parking requirements. Eliminating these mandates will help spur housing growth, while also reducing the perverse incentive for car ownership and driving that the existing rules create.

It's also important for us to note that there are significant and widespread misconceptions about what lifting parking mandates will mean in the real world. Ending parking mandates does not ban parking – far from it. Developers will build parking where there's demand for it, but zoning won't force its inclusion where it isn't warranted. Being compelled to build more parking means building fewer units of affordable housing, full stop.

StreetsPAC also strongly supports the expansion of transit-oriented development, including growing the footprint of transit zones across the city, and the town-center zoning initiative. Increasing density around transit, whether that be subway and commuter-rail stations, Select Bus Service routes, or the future path of the Interborough Express, as well as in walkable and bikeable neighborhoods, is a crucial policy for combatting climate change. By spurring housing creation, we'll also make it much easier for New Yorkers to avoid the tremendous financial burden of car ownership, should they choose to forego buying or leasing an automobile.

We urge the Subcommittee on Zoning and Franchises, and the full City Council, to vote in support of City of Yes for Housing Opportunity in full, but we absolutely want to see these aforementioned aspects of the proposal move forward.

From: [stuart sorell](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes, Just say NO
Date: Thursday, October 10, 2024 8:05:34 AM

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As a Bronx homeowner and resident I ask you not to proceed with this massive City of Yes project. This mayor and his minions of city planners have decided to paint every neighborhood with the same brush. NYC is comprised of numerous neighborhoods, each one different. This one size fits all approach will not work in the various diverse communities of NYC. Homeowners who chose to live in low density neighborhoods do not wish to be surrounded by massive buildings. Most low density neighborhoods do not have an infrastructure to support such projects. Many of these neighborhoods are located in a two fare zone, not near a transit hub.

The other erroneous assumption is that City of Yes will create affordable housing. These new units are over \$3000 for a one bedroom apartment and \$4500 for a two bedroom. These rents are not affordable for most residents. City of Yes is simply a money grab for greedy developers and corrupt politicians. SAY NO TO CITY OF YES.

Stuart Sorell
Bronx homeowner and resident
Sent from my iPhone



Testimony to NYC Council

Committee on Zoning and Franchises

City of Yes for Housing Opportunities

October 22, 2024

Hello, my name is Tierra Labrada, and I am the Associate Director of Advocacy at the Supportive Housing Network of New York. The Network represents more than 200 nonprofits that develop and operate supportive housing. As the state's only supportive housing membership organization, the Network serves as a voice for the provider community, and since our establishment in 1988, we have grown alongside the rapid expansion of the supportive housing movement, now representing a vast majority of New York's nonprofit supportive housing providers.

Supportive housing, a model pioneered right here in New York over 40 years ago, has proven to be one of the most effective solutions for addressing chronic homelessness. By combining deeply affordable, high-quality housing with case management and connection to services such as mental health and substance use counseling, job training, and other critical supports, supportive housing has helped people individuals with the greatest barriers to stability stay housed and succeed long term.

Today, the Network is here to show strong support of the City of Yes for Housing Opportunity plan and its overarching goal of expanding affordable housing across the five boroughs. The need for affordable housing—particularly supportive housing—has never been more urgent. Despite significant progress, including a record year of supportive housing development with over 2,100 units created or preserved, demand still far outstrips supply. According to the Local Law 3 report recently released by the city, there are more than 9,600 individuals eligible for supportive housing, yet only 2,400 units were available for occupancy in FY24. These New Yorkers deserve access to the housing and services they need to thrive, and we must act now to ensure those resources are available.

The current crisis is exacerbated by the private rental market, which operates at over 98% occupancy, leaving less than 2% of units available. This makes it nearly impossible for service providers and housing navigators to secure affordable, accessible units for those in need.

For nonprofits operating scattered-site supportive housing contracts—where they partner with the City or the State to place individuals experiencing homelessness into rental units on the private market—this vacancy rate poses a severe challenge. These contracts, which include mobile support services, are becoming unworkable due to the scarcity of available units. And, despite the city's commitment to award 500 scattered site units annually through the NYC 15/15 supportive housing initiative, no awards were made in the last three years.



But we have an opportunity to fix this. By fully committing to the City of Yes and reinforcing it with a reallocation of resources under NYC 15/15, we can dramatically expand access to both affordable and supportive housing. The city must scale back its unrealistic targets for the scattered-site model, and use every tool at its disposal to develop more single-site, or congregate housing. This investment is crucial and the City of Yes offers a critical pathway for this type of development.

One of the most promising aspects of the City of Yes proposal is its plan to modernize and streamline zoning regulations, which are currently outdated and contribute to housing scarcity—particularly in high-demand neighborhoods with access to transit, healthcare, and other essential amenities. The Department of City Planning’s proposal for a Universal Affordability Preference (UAP) framework, which would allow buildings to be 20% larger if they include permanently affordable housing, is a welcome and overdue change. This update would expand the use of floor area ratio (FAR) bonuses—currently limited to senior housing—to other types of affordable housing, including supportive housing, in R6 through R10 districts.

This reform is exactly the kind of forward-thinking policy we need to encourage the development of affordable and supportive units. The Network has long advocated for such changes, and we are encouraged to see them included in the City of Yes plan.

The City of Yes, combined with a reallocation of resources under the NYC 15/15 commitment, presents a powerful opportunity to address the housing needs of thousands of vulnerable New Yorkers. The Council has demonstrated its commitment to investing in supportive housing, as shown by your support for the Network’s NYC 15/15 reallocation proposal, including the sign-on letter and funding in the city budget. Today, we urge you to advance these initiatives and ensure that every New Yorker has access to safe, stable, and affordable housing.



A Comprehensive Plan to Reallocate NYC 15/15

Background

Emerging in the 1980s, supportive housing is the most effective solution for ending homelessness. Supportive housing blends affordable housing with voluntary support services. It serves a diverse, often overlapping population, including those with mental illness, substance dependency, HIV/AIDS, domestic violence survivors, veterans, and youth. The "first generation" features single-room occupancies (SROs) with shared amenities. Building on three prior state plans, the city launched the ambitious NYC 15/15 initiative in 2016, aiming for 15,000 new supportive housing units over 15 years, split between congregate housing—single-site developments with individual apartments and on-site services—and scattered site housing, a flexible model that rents private-market units with mobile services. However, since 2016, rising inflation and housing costs have outpaced NYC 15/15's ability to reach its goal.

Problem

Reimagining and investing in NYC 15/15 is crucial for its survival and the preservation of first-generation supportive housing. Eight years in, the initiative has met only 17% of its scattered site housing goals, leaving 6,220 units untapped for a growing homeless population. Service rate disparities—\$10,000 per single adult in scattered sites versus \$17,000 in congregate settings—further complicate matters. Congregate housing faces its challenges, with outdated rental subsidies that offer just \$1,584 for a studio, well below the fair market rent of \$2,386. The first generation of supportive housing is also at risk, with aging infrastructure, outdated shared units, and low contract rates. Without a reimagined and well-funded NYC 15/15, the city will lose invaluable housing resources and fall short of its ambitious 15,000-unit goal.

Solution

To address the multifaceted challenges of supportive housing, innovative strategies and investments are essential, without which, the city risks losing stock and falling short of its 15,000-unit goal. The Network has crafted a comprehensive reallocation plan to meet sector needs:

1. Redistribute unawarded scattered site units across various models. This includes creating more congregate units, preserving first-generation housing, and introducing an overlay model. The overlay pairs city-funded affordable development with scattered site contracts, reducing risks associated with private-market rentals.
2. Increase and align all service and operating rates. This ensures tenants receive consistent service levels and providers have uniform contracted rates, irrespective of housing type.
3. Launch a new Supportive Housing Preservation program that merges capital subsidies with NYC 15/15 service and operating subsidies.

[EXTERNAL] Testimony About "City of Yes"

Sura Jeselsohn <[REDACTED]>

Wed 10/23/2024 1:00 PM

Inbox

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

 1 attachments (37 KB)

Office of Long Term Planning and Sustainability.doc;

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Dear Commissioners:

As a long-term NYC resident, I am opposed to the current plan for "City of Yes". As I wrote previously during a CCP hearing on a very hot summer day, there are quality of life issues that are not being factored into the current plans. The one I already communicated to you is about **reflected heat** from buildings and paved areas on very hot days. The loss of grassy/tree areas where they are paved over will exacerbate what is already an intolerable problem by adding additional tall buildings. Also note that **intense reflected light** off many of the new buildings makes even walking down the street very unpleasant.

Further, I am attaching a letter that I wrote to the Office of Long Term Planning and Sustainability already in 2013 about the **dangers of wind** created by tall buildings particularly in areas that are near rivers. Wind should be thought of as a liquid and where flow is impeded, it simply diverts and joins other air streams to create problems at ground level. Since you may not open attachments, please find the letter below:

SURA JESELSON[REDACTED]
Bronx, NY 10463
[REDACTED]
[REDACTED]

January 29, 2013

Office of Long Term Planning and Sustainability
253 Broadway
10th Floor
New York, NY 10007

Dear Sir / Madam:

I have been living in Riverdale-Spuyten Duyvil, Bronx, NY since 1968. The salient points as pertains to this letter are that we are bordered on the west by the Hudson River. The Henry Hudson Parkway bisected the area from north to south and there were many high-rise apartment buildings. Since then apartment house density has increased enormously and there is almost no vacant land except for various parks and playgrounds.

Winter is the normal season for windy conditions. While it is true that I am becoming more "mature" it seems that the winds are in fact becoming noticeably stronger which I believe is due to climate change. When possible, people are avoiding certain streets because of the strength of the winds.

On January 4, 2013 David W. Dunlap of the New York Times wrote about dangerous winds as they pertained to the Whitestone Bridge (<http://cityroom.blogs.nytimes.com/2013/01/04/less-bronx-whitestone-bridge-yielded-more-stability-during-hurricane-sandy/?ref= davidwdunlap>).

I am including that article with this letter. For those not acquainted with the power of winds I am including the link for footage on YouTube of the collapse of the Tacoma Narrows Bridge in 1940. (<http://www.youtube.com/watch?v=j-zczJXSxnw>).

From serious networking on the subject of winds and wind engineering I have learned some interesting facts:

- A) Many cities such as Boston, Chicago, and San Francisco are aware of the problems that heavy winds can cause,
- B) These cities have serious regulations in place so that new land development does not cause wind- induced safety issues for pedestrians,
- C) That there is a whole branch of civil engineering devoted to wind – defining and measuring it, and refining development plans to prevent dangerous ground conditions,
- D) That NYC in its CEQR documents - 7-12, 10-1, 10-2, 10-3 – acknowledges that wind can be a concern and can impact many areas unfavorably and that developments sometimes need to be tweaked to prevent unfortunate consequences.

- 1 -

I have done some casual ground-level wind studies and what I found is that unsurprisingly the winds are coming off the river through narrow streets that were laid out perpendicular to the river. The winds surge through these streets and when they find an open area they swirl around and can move from south to north as well as north to south. Some areas that warrant interest based on a mild polling effort are:

- 1. Independence Avenue between W. 232nd and W. 235th St
- 2. The corner of Henry Hudson Parkway W. and W. 237th St

3. W. 235th St and Douglas Avenue

A basic text that I consulted was "Urban Aerodynamics" put out by the American Society of Civil Engineers ([http://www.asce.org/Books-and-Journals/Books---Personify/Committee-Reports-\(PCR\)/Urban-Aerodynamics/](http://www.asce.org/Books-and-Journals/Books---Personify/Committee-Reports-(PCR)/Urban-Aerodynamics/)) .

I do realize that we cannot do anything about the river nor about the existing high rise buildings. However, Spuyten Duyvil is a fairly small area for a New York City neighborhood. Given that there are existing tools with which to re-engineer areas with specific problems, I would like to request first an investigation into the extent of the problem. Once that is completed the City's civil engineers could examine the known existing solutions already developed in other U.S. cities for dealing with serious wind issues with the goal of implementing them for the safety and comfort of the local residents .

Sincerely,

Sura Jeselsohn

Encl.

cc: Oliver Koppel
Jeffrey Dinowitz

Fixing the housing problems in New York City is a multi-factorial problem. The current plans will not fix that problem, it will only create more.

Sura Jeselsohn



SURA JESELSON

Bronx, NY 10463

January 29, 2013

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253 Broadway
10th Floor
New York, NY 10007

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Sincerely,

Sura Jeselsohn

Encl.

cc: Oliver Koppel
Jeffrey Dinowitz

From: [Susan Keith](#)
To: [Land Use Testimony](#)
Cc: [REDACTED]
Subject: [EXTERNAL] City of Yes for Housing Opportunity plan
Date: Thursday, October 24, 2024 7:24:49 PM

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To city council members,

My husband, who is a certified artist, and I have lived in Soho in a JLWQA building for many years. As part of the prior upzoning of Soho - Noho during a different city administration, an "arts fee" was imposed on JLWQA loft owners who want to sell to a non-artist and convert to residential status.

Section 15-01 of the proposed City of Yes plan allows commercial buildings to be repurposed into residential housing with no fee with the exception of M1-5B districts (Soho- Noho) where the arts fund fee will be maintained.

This arts fund fee is a discriminatory tax that will cost the Soho-Noho residents millions of dollars and falls heavily on many of the original owner artists who are now senior citizens on fixed incomes. Their loft spaces are their equity and safety net to handle the challenges that aging may present. The "arts fund fee" is allegedly to preserve the arts in Soho, but in fact harms the original artists who created the live -work model of residence and birthed the vibrant arts neighborhood.

Section 15-01 of the City of yes zoning plan, by carving out Soho-Noho districts, is clearly discriminatory, and should not be supported unless the city eliminates the punitive "arts fee" for conversion and all of NYC is treated equally. The City of Yes can not be the City of Yes for most, but the City of No for Soho-Noho residents in JLWQA buildings.

Susan and John Keith
[REDACTED]
New York, N.Y. 10013

From: [Susan Duffy](#)
To: [Land Use Testimony](#)
Cc: [District13](#)
Subject: [EXTERNAL] City of Yes - Housing
Date: Thursday, October 24, 2024 2:04:47 PM

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To Whom it May Concern:

The City of Yes plan, a 1 glove fits all agenda, is a poor fit for our community. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas and place additional stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety. Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, low density R 1 - R 5 neighborhoods are already parking deprived.

A housing crisis is the alleged reason for this overreaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more.

Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Do not continue to allow my next door neighbor to rent the basement illegally or use his garage for business. The proposal for "cottage" development in rear yards is beyond comprehension. The proposal to remove parking for new development is just not the right solution.

Thank you in advance for your anticipated cooperation.

Susan Duffy

[REDACTED]

Bronx, New York 10465

[REDACTED]

[EXTERNAL] I Support City of Yes Housing Opportunity

Susana Cervantes <>

Fri 10/25/2024 6:45 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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My name is Susana Cervantes. I am a car-owning resident of Astoria, New York, and I am writing to express my support of lifting parking mandates as part of the City of Yes proposal.

Like many car-owning New Yorkers, I use my car when it makes sense—largely when driving out to less densely populated areas with less access to public transportation and abundant space for parking. I also use public transit and Citibikes when it makes sense—largely when traveling within the more densely populated areas closer to the center of the city. I adapt, based on the infrastructure around me.

There is no reason to maintain parking mandates. They are not needed in areas accessible to public transportation, and if the market demands parking in areas that are more car-reliant, then developers will meet that need without a mandate.

As our global population grows, New York cannot escape that growth. We need to adapt and find new, more efficient ways to live in and get around our city, just as New Yorkers have evolved and adapted for centuries already. Lifting parking mandates is a great step towards making sure that we can build enough housing stock to meet the demands of our growing population, and begin building a stronger infrastructure for mass transit throughout the city.

From: [Susannah Norris-Lindsay](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Say no to the city of yes
Date: Thursday, October 17, 2024 2:35:08 PM

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The city of yes policy is just another give away to greedy and corrupt developers and their counterparts in office. There is no guarantee that it will provide any substantive permanent affordable housing and will result in the likely destruction of landmarks and buildings that should be designated as such.

There should be other potential zoning changes that allow conversion of office space to create mixed use buildings and affordable housing all through midtown and lower Manhattan. This alone could solve the housing crisis without the polluting demolition and reconstruction of new buildings. Much of this office space is currently empty.

Further, the conversion of new luxury construction which currently sits empty could serve this purpose. We don't need more oversized buildings that block light and sit mostly empty.

Maybe the council should consider a shadow tax on new construction that is too tall and necessitates higher heating bills and lighting for those in their shadow, as well as creating a situation where the shadowed buildings can no longer consider installing solar because of insufficient light.

The regular citizens of the city are sick of the constant noise and pollution from new construction that only provides profits for developers and employs people who don't even live here, and doesn't provide promised permanent affordable housing.

We need more parks, not expensive empty condos owned by foreign LLC's and ugly new hotels that overcharge the city to house the homeless, without addressing their real needs-affordable or voucher subsidised permanent housing.

Enough is enough.

Thank you

S.Norris

[EXTERNAL] City of Yes Zoning for Housing Opportunity proposal

Suzanne Chronowitz <

Mon 10/21/2024 7:53 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Dear City Council Subcommittee on zoning and franchises,

I live in Little Neck Queens. I would like to give feedback on the proposed City of Yes zoning for housing opportunity proposal. I feel that the plan will increase housing density without increasing infrastructure. If we are going to increase the density of housing, we would need to plan for more schools, hospitals, city services, public transportation, and parking. This plan does not provide for any of that. Our community is already strained with reduced services, overcrowding in schools, and increased crime. In our neighborhood, we have already lost parking due to the addition of bike lanes. Our local hospitals can't handle the current volume of patient cases, people are in the emergency rooms for days before their cases are properly treated. We can't sustain the proposed increased density in housing without an increase in infrastructure. Our area is residential, with limited public transportation. It can't accommodate the development of a densely populated urban center.

The 5 boroughs have diverse needs and should not be subject to a one size fits all zoning proposal. Perhaps the proposal could be amended to keep one family zoning in areas where there is limited public transportation.

Thank you for your consideration.

Sincerely,

Suzanne Chronowitz



Little Neck NY 11362



Virus-free. www.avg.com

From: [sylvia johnson](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition to City of Yes
Date: Wednesday, October 23, 2024 9:20:05 AM

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Gentlemen/Mesdames,

I am an officer of the Bay Terrace Community Alliance and board member of Bay Country Owners Corp. (co-op) living in the Bay Terrace area. I, as well as the entire Bay Terrace community, am in opposition to this proposal for the following reasons:

1. As the ongoing investigations into the alleged corruption amongst the Mayor and his team has progressed, I am leery of the efficacy and benefit of this proposal to our community. To me, it does not benefit us at all but favors the developers and their interests. Tearing down one and two family homes to develop 16 units in an area where parking is difficult and homeowners have invested their life savings for the quality of life we enjoy and deserve and housing is not scarce is definitely not in our interest as is 'one size fits all' which I cannot fathom your thinking applies to every neighborhood in NYC. We are also greatly concerned about the campus infill provisions that are being proposed. Many multifamily communities outside of Manhattan, including our own, are set on campuses. Our garden apartments and 6 story buildings have generous open space, which would be put into danger of being developed through the campus infill proposals. We do not have the infrastructure, including transportation, sewers, schools, etc. to handle this kind of development. It would also destroy the very thing that makes our community attractive to generations of first-time homeowners: a quiet, green neighborhood with light, air and reasonable open space.
2. The up zoning of now illegal basement apartments in our community which is below sea level and a flood zone is dangerous and deadly and is environmentally catastrophic.
3. We do not have a housing crisis; we have an affordability crisis which City of Yes will not fix. Amending City of Yes will not work. City of Yes cannot be fixed. It reverses decades of community-based planning and only benefits the developers and not NYC residents.

PLEASE VOTE NO FOR CITY OF YES!!!!

Sylvia Johnson

From: [T Dee](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Stop
Date: Thursday, October 24, 2024 6:33:18 PM

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Stop corruption in New York politics right now we know who's getting money from who this city of yes is farce and we all know it. We will hold all your council members accountable and will expose the ones that are getting compensation from land developers.
Sent from my iPhone

From: [Tamara Kirson](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Support for COYH
Date: Thursday, October 17, 2024 3:27:12 PM

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As I read through the Q & A's, I became aware of the deep thought which has gone into creating this city development plan, and I am in full support.

Being a homeowner in Manhattan for the past 25 years, I've watched the construction of luxury buildings in my neighborhood to the exclusion of other dwellings for low- and moderate-income residents. I am in a high density area of the city and would welcome the re-development of vacant properties - churches, schools - for residential buildings to welcome people with lower incomes. Just recently there was an article in a local "rag" about all of the vacant storefronts along the streets of the Upper West Side. Could some of those be repurposed to make way for one or two-story housing? The better housing options that our city offers, the more we will continue to be the city that welcomes the world!

Please pass this housing development plan, and let's get started on building for the people and the climate!

Thank you,
~Tamara Kirson

From: [Tanya Ravnic](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] No new building in Whitestone
Date: Tuesday, October 22, 2024 10:54:37 PM

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A 50 unit building in Whitestone would be detrimental to the community. Let's use what we have.

I want my kids to grow up in nice area like I did and overcrowding such a nice are is not the answer.

Thank you,

Tanya Ravnic
Sent from my iPhone

[EXTERNAL] Parking Minimums

Tawny Tidwell <>

Wed 10/23/2024 2:57 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hello,

I am writing to oppose parking minimums for developments in NYC. I have lived in the city for 6 years, and what drew me here was that I could live without a car. New York is the only city in America where you can live without a car and go anywhere you like. Rent is also extremely high because of how attractive this proposition is to city dwellers and those who would like to move here. Removing parking minimums would allow us to build more housing, while those that want to store a car in the densest city in America can utilize one of our many, many garages for their vehicle.

Please remove parking minimums!

Best,
Tawny Tidwell

[EXTERNAL] REMOVE ART'S FUND FEE/ OBJECTION TO CITY OF YES!

Ronnie Wolf <

Wed 10/23/2024 10:49 AM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

Cc:

>;

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Hello!

Please reject the "City of Yes" plan unless the provisions in Section 15-01 against Soho and NoHo residents are removed.

You are going to hear from members of Open NY and alike that it's justifiable to charge solely SoHo and Noho residents the Art's Fund Fee" in order to convert. They are referring to commercial buildings, where artists and seniors live and work LEGALLY in JLWQA units. These individuals are among those who saved this neighborhood from being bulldozed. If this FEE is not paid and their building doesn't convert, then their children must pay it in order to inherit.

These provisions impose a discriminatory tax, OF MILLIONS of dollars on them and does not make housing more affordable. DCP has targeted solely the residents of SoHo and NoHo and will not allow them to convert their buildings from commercial to residential unless they pay an "Art's Fund Fee".

My name is Ronnie Wolf.

As a Glass artist we purchased our loft SPECIFICALLY because it is a "Joint Live Work Quarters for Artists" which meant I could LEGALLY work and raise our family here.

This FEE equates to over a quarter of a million dollars to my family, alone.

It's audacious of DCP to force these neighborhoods, filled with artists and seniors, to FUND ART NONPROFITS in order to convert, while they are removing financial barriers for commercial building owners, across the 5 boroughs, to make conversion less expensive.

COUNCIL MEMBERS, I implore you to OPPOSE this plan UNLESS it treats all New Yorkers EQUALLY by REMOVING this UNJUSTIFIABLE ART'S FUND FEE.

Thank you.

The Wolf Leon Family



www.socialists.us

– <https://socialists.us>

New York City Council testimony on City of Yes – October 22, 2024

My name is Theo Chino, and I serve as the First Secretary of the Social Democrats of America, also known internationally as the Committee of the Second Socialist International. We are the socialist faction within the Democratic Party.

The City of Yes is another racist concoction of the real estate industry and forces the City Council to perpetuate systemic governmental racism.

No matter how you try to spin it, a yes vote is simply perpetuating racism.

Mayor Adams' gift to the real estate industry should be known as the Aunt Jane and Uncle Tom City of Yes.

In 1920, the real estate industry launched the Red Scare against our socialist comrades by ensuring that five duly elected Socialists were expelled from the Assembly for siding with tenants. It took 96 years for Julia Salazar to become the first socialist elected official.

Karl Marx and Adam Smith are two authors who explain commodities and the danger of commodifying things, including housing.

City of Yes is a project that attempts to solve a problem created by the market, and the proponents want to find a solution by only tackling the supply side, which only benefits those who contribute to the supply stock while doing nothing on the demand side, hence changing nothing.

We Socialists have managed growth all over the world, in cities like Paris, London, and Vienna. The Vienna project is a great example to study.

On a practical note, how do I know City of Yes is garbage? Because all the people that made my life miserable are criminal organizations that support it.

We are Socialists; therefore, we believe in Free Education, Universal Health Care, Anti-Death Penalty, Pro-Abortion, Universal Basic Income, the Right to Unionize, the sanctity of the Separation of Church and State, and the belief that the Government should make life bearable for all and ensure citizens' Liberties.

This bill, if allowed to pass as is, would only perpetuate the legacy of racial redlining initially set up by banks to prevent Black and Brown communities from building wealth.

We, the Social Democrats of America, are committed to educating the public to run and get elected to City Council until all these racist, liberal policies are dismantled.

The Social Democrats of America have launched the "Rep My Block" program to educate citizens about partisan politics—whether Democratic, Republican, or Independent. To educate, we've sponsored the documentary *COUNTY*, now available to stream on PBS.

Our position is clear: we are against the City of Yes, and we will train any registered Democratic voter to challenge anyone who pushes for liberal, supply-only market policies.

I'm available to answer any questions you may have.

From: [Teri Kurtz](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes Housing
Date: Wednesday, October 23, 2024 8:47:21 AM

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TO: NYC Land Use Committee,

I live in City Island, known as the Seaport of the Bronx. I have been actively volunteering in my community since I was a teenager (approximately 50 years) in various ways. I am currently a Member of the Garden Club of City Island, The City Island Civic Association and St. Mary, Star of the Sea Church. I volunteer for all three (3).

I have many concerns regarding the plan "City of Yes Housing Opportunity". City Island is a small, diverse community. The Island is 1.5 miles long and .5 a mile wide. We have the feel of a small village in the midst of a bustling city. People move and visit here for the small town feel. We have approximately 4500 residents. We have one way on and off the island; and our infrastructure is at capacity. Adding residents will only exacerbate issues with traffic, parking, etc. We have a small school, Grades K through 8. Our parking is limited, most streets are dead end. We currently are a special zoning district, taking the zoning designations away, will eliminate our input on future projects, residents should have a say in what changes come to their communities, it's the democratic way. The changes that will be brought by City of Yes will negatively impact us both economically and as residents. Please preserve City Island's Special District Zoning.

Any time there is a major event (hurricanes, storms, major accidents, fires, etc) we do not have resources readily available. We will also get additional emergency services on the island? We have a small firehouse.

We already have wonderful restaurants which welcome thousands of visitors who then stroll the neighborhood shops, which generate millions of dollars in revenue for the City. We are at the saturation point and do not need more stores or housing, we do not have the parking and support services to sustain it.

I am also asking you to vote no the ADU proposal for the above reasons.

I am respectfully asking you to vote no to the City of Yes Housing.

Theresa Kurtz

[EXTERNAL] Ill conceived proposal should be trashed

Korahais, Therese <[REDACTED]>

Fri 10/25/2024 11:19 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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City of Yes nonsense - is not about affordable housing. And there is no shortage of houses that some are pushing for this agenda. Whoever is pushing this forward should be investigated, 12 out of 14 Community boards are completely against this- with the 2 having landmark status that would not affect them at all.

Shame on councilmembers if they vote this thru with their constituents completely against it. This bill needs to get re-written from scratch and specific neighborhoods taken into consideration that 1 size does not fit all..

I live in a quiet, mostly single and 2 family neighborhood. Parking here is very useful and appreciated...I do not want to see a building going up on my street or anywhere else around my neighborhood. with no access to parking, utilities and minimal services. Overcrowding our schools already with illegal migrants, We have problems here already with flooding every time it rains. Why not tackle problems before adding to them.

There are plenty of places where changes are welcome to better the community and neighborhood. There are so many vacant places, rehab should start there where it is needed most and more appropriate..

THERESE KORAH AIS

LICENSED ASSOCIATE REAL ESTATE BROKER

DOUGLAS ELLIMAN REAL ESTATE

TERRY K

Certified for Seniors, Fine Homes and Relocation Specialist

NYS Court Approved Guardian Broker

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[MY LISTINGS](#)

[CLICK HERE NYS HOUSING DISCRIMINATION DISCLOSURE NOTICE & FORM](#)

[CLICK HERE NYS TENANTS' RIGHTS TO REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES](#)

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From: [Colson, Brandon](#)
To: [Land Use Testimony](#)
Subject: FW: Attn: LAND USE (COY) Testimony (against)
Date: Thursday, October 24, 2024 4:41:13 PM

From: Thomas Caffrey [REDACTED]
Sent: Thursday, October 24, 2024 4:35 PM
To: Office of Correspondence Services <OfficeofCorrespondenceServices@council.nyc.gov>
Subject: [EXTERNAL] Attn: LAND USE (COY) Testimony (against)

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I tried the "Landuse" email address provided online, but it bounced back. Hence, your address. Below is my testimony re COY Land Use proposal by CPC:

October 22, 2024

Dear New York City Council:

The City needs more AFFORDABLE housing.

But the Mayor's plan (COY) completely MISSES that need, focusing instead on a raft of opportunities for developers to crowd their square feet of rentable and purchasable space into our already-overcrowded city. This results in a more-crowded city, and in spaces potentially available for AFFORDABLE housing being consumed by further housing for the rich. More sinisterly, as already cited by other witnesses, it rewards the destruction of now-affordable housing, with that housing to be replaced by lucrative market-rate units.

Nowhere in the plan is there a mandate for housing that would be affordable to middle-class or poor New Yorkers. No such provision whatsoever. One speaker after another has first supported COY, and then added that OTHER or COMPLEMENTARY plans could address affordable housing. Why is the Mayor treating the City's number ONE need as a MAYBE issue?

This affordability gap in the Mayor's plan constitutes its greatest shortcoming. There are more shortcomings, such as the endangering of green spaces, the cutting-loose of air rights, and the surrender of oversight by the Council. But I feel this one

need – affordability – is so evident to all of us, that I would like to speak of your, the Council's role.

You are the City's Council, our legislators, our ***law-makers***. You are the law-makers for ALL New Yorkers. Please do not bow, or cow-tow, to the Mayor or to the Mayor's Planning Commission. Theirs is a proposal. It's ***you*** who make the laws. Stand tall and firm. And as you stand tall, keep ALL of us in mind, especially the unhoused, the poor, and the middle-class New Yorkers, as you deliberate on how COY addresses, or fails to address, housing for all of us.

Thomas A. Caffrey

Executive Director,

Committee for Environmentally Sound Development

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New York, NY 10023

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Thomas A. Caffrey, Ph.D.

████████████████████

New York, NY 10023

████████████████

From: [Tommy Balbone](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes Testimony
Date: Friday, October 25, 2024 9:37:08 AM

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CITY COUNSEL OF NEW YORK

Hello I am a 62 year resident of New York and have lived within 2 miles my whole life in south western Queens. My name is Tom Balbone and if history has not taught us anything in New York is that any Governmental City driven housing does not work. As I listened to the testimony the other day all I heard is Non-Profit Organizations and construction-based companies are all for the City of Yes. Yet the true New Yorkers, the Citizens that pay all the bills for this City know that this is another Money Grab for the elite companies and influencers of our corrupt government. The City Council needs to see this and stop catering to the establishment and use common sense and do what's best for the city. Utilization of the resources and buildings we have in front of us and use them. No need to waste more of our tax money on named projects that are a money grab or paybacks for friends of government officials. CITY COUNSEL YOU NEED TO SAY NO TO THIS INSANITY!!!

VOTE NO TO THE CITY OF YES!!!!


I have a few recommendations of what needs to be considered to help in the housing issue that I really feel is a larger issue with developers selling condos in the city to foreign interests and the mega wealthy.

- The city and HPB cannot control and get current projects that have been on the table for years. You can't get these projects completed yet you want to take on more projects.
- The City and State does not assist homeowners that rent. The City and State do not stand up for them when the City has sponsored a property to abusive tenants or the owner has rented property to abusive tenants. Your focus is on housing and should be on education of respect for property and country.
- Your focus on eliminating parking is your attempt to adopt 15 minute cities which is a socialist concept which is a way for government control. This should not happen.
- Focus on the land that is available due to years of neglect where buildings were removed due to condemned or destroyed. Rebuild these and stop with a blanked solution that does not

help all areas of the city.

- Fix the unoccupied NYCHA apartments and maintain these decaying buildings and again you have a solution.
- People are leaving the City of New York due to the rapid corruption of city government.
- We as taxpayers were never given an opinion on sanctuary city. Since we had a housing issue why did our representatives allow this for additional contribution to even more housing issues.
- We do not have adequate resources for schooling for more children as our schools are overcrowded with one school even having trailers in its school yard in my area.
- We have inadequate infrastructure for utilities and sewers. In my area Cross Bay Boulevard is often closed during high tide and coastal weather events because of the danger of passing through.
- We have inadequate staffing for NYPD, FDNY and EMTs to cover more people that would be living in the community. The response times to 911 calls have increased in many communities with the depletion of the police department.
- We see on a regular basis the inadequacies of the 311 system as the Department of Buildings is trying to address the problems created by developers, who are not closely monitored by city agencies.

Thomas Balbone



[EXTERNAL] City of Yes

THOMAS GIUDICE <[REDACTED]>

Fri 10/25/2024 7:26 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

Cc: [REDACTED]

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I'm writing to state my unequivocal rejection of the proposed "City of Yes"

I am a resident of an R1 zone in a NYC community that prides itself on enjoying a little suburbia in an Urban setting. I have worked hard over many years to be able to afford a relatively safe, less dense community and welcomed the opportunity to have my children share the same. Why do you wish to force us to accept a more dense area, with unregulated parking, more traffic, more pollution and much higher density of both homes and vehicles. Why take the attractiveness of R1 living away from us?

The proposed land use should not be a one fit for all. Granted there are needs but a requirement to fix a certain requirement should never be at the expense of another's attractive quality of life. NYC should welcome and pride itself in having motivated and hard working individuals realize one's American Dream.

With the fact that a half a million residents have left NYC since 2020 and indications that this trend will continue, does a plan that is proposed make any sense. Certainly my neighbors, our council woman, intelligent planning experts such as Mr. Paul Graziano do not think so.

Please do not move forward to eliminate R1 zoning and destroy the NYC neighborhoods. Small R1 neighborhoods provide NYC with a gem that helps to make living in here most desirable.

I ask that you reconsider passing the "City of Yes".

Thomas Giudice
Whitestone, NY 11357
[REDACTED]

From: [Thomas Lamadrid](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote Yes on City of Yes!
Date: Wednesday, October 23, 2024 5:12:24 PM


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Good Afternoon,

As a New Yorker living in Manhattan's Central Business District with my wife as we try to start a family, as the owner of a small business in Manhattan, and as a voter and registered Democrat, I urge the City Council to pass the City of Yes.

New York needs more affordable housing now and we need to build, build, build! Maintaining parking mandates in NYC of all places is absurd. We need housing for people and not cars. And we need fewer cars in NYC. We have the best public transportation in the country (which we should focus on improving). There is no need for parking mandates.

Please pass the City of Yes.

Thank you,
Thomas Lamadrid

New York, NY 10001

[EXTERNAL] COYHO Testimony

Thomas Smyth < >

Wed 10/23/2024 10:43 AM

Inbox


To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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To the City Council:

I am a renter living in Manhattan. I write to express my strong support for the City of Yes for Housing Opportunity Zoning Amendment as written.

I hope that you will pass this zoning amendment in its current form without making changes so that the maximum number of new homes will be built. Our city is stronger when more amazing individuals have an opportunity to live here.

Thank you,
Thomas Smyth

Manhattan

From: [Thomas Southwick](#)
To: [Joseph, Rita](#); [Speaker Adams](#); [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony in opposition to upzoning For "Housing Opportunity"
Date: Friday, October 25, 2024 9:30:16 AM

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[REDACTED]

[REDACTED]

Landusetestimony@council.nyc.gov

SpeakerAdams@council.nyc.gov

Subject: Testimony For Zoning For Housing Opportunity

Dear Speaker Adams , Council Member Joseph, and members of the Land Use committee,

My wife, two adult children, and I oppose the City of Yes for Housing Opportunity text amendment. We live in Flatbush Prospect Lefferts Gardens where many blocks are not yet landmarked. Our block enjoys community and connections with its neighbors, some of whom have been residing here for over 40 years. There is a strong commitment to the community from long-time and recent home owners and apartment residents. There is great value in a neighborhood where people aren't forced to leave and can live where they appreciate their neighborhood.

We oppose the Zoning for Housing Opportunity amendments and request that your council members vote "No." These amendments are not ideal. As you are aware, there is not a need for further upzoning to create housing or affordable housing; in fact, there is a need for "right zoning" to preserve the stability of our residential community, historic architecture and ensure that population density does not overwhelm infrastructure, including sewers, public schools, parking, sidewalks, subways and sanitation.

We ask you to support community based planning to allow local community boards and council members to determine where and whether zoning or parking waivers are appropriate in exchange for affordable housing or other community benefits and mitigation of environmental effects. Adding density or reducing parking is appropriate in different places in different communities. Most of District 9 is covered by R6 and R7 zoning that would receive massive density increases, leading to the demolition of

most of our neighborhood, with current tenants having to leave and wait years before competing with the rest of the city in a lottery for new apartments.

Instead, please support non zoning affordable housing strategies, especially affordable housing preservation. According to the city planning equitable development data explorer, 2/3 of Community District 9 dwelling units are in rent stabilized buildings. In addition, over 25,000 units of buildable housing remain possible under the current zoning.

Thank you for your attention.

Sincerely,
Thomas Southwick

From: [Thomas Turnbull](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Wednesday, October 23, 2024 4:29:22 PM

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I support lifting parking mandates.

As an NYC resident for 17 years, I support removing parking candidates for the entire city to help make housing more affordable, and to help reduce the number of cars in the city. I hope for a safer and healthier environment for pedestrians and cyclists, and a more efficient public transportation system on streets that have fewer private cars.

Kind regards,
Thomas Turnbull
Brooklyn, NY 11221

City of Yes for Housing Opportunity Comments

I appreciate that the city appears to be taking steps to address housing affordability for New Yorkers. I do believe that the architects of the City of Yes plan are well-intentioned, but after reading through the plan, I am writing to express my disapproval of the proposed City of Yes plan in its existing state.

The plan states that it will provide desperately needed affordable housing. But this plan does not *mandate* any truly affordable units. Without any changes to address this, the common experience of finding lotteries on NYC Housing Connects and being not able to meet the absurdly high income requirements will continue leaving working class New Yorkers unable to find homes. Your proposed incentives simply aren't enough...when will the city leverage its power and stand up for the people? Stronger enforcement mechanisms and even new schemes are necessary to ensure affordability such that developers are not prioritizing building market-rate and luxury housing out of reach for the working class.

We've seen the risk of gentrification playing out in real-time. Thousands of generational minority families were displaced out of Williamsburg, a community they had deep connections with and didn't want to leave but had no choice. City of Yes would further expand the risk of displacement to areas without great transit coverage such as Northeast Bronx, Southern Brooklyn, and Eastern Queens. In these lower-density neighborhoods, minority groups in Southeast Queens already face significant pressures. For example, as recently reported by THE CITY on October 22nd, 2024, Black mortgage borrowers are paying way more than other borrowers. We also already know from the city comptroller's report that residents in lower-density neighborhoods are paying 3x the effective tax rates of those in Manhattan and Brownstone Brooklyn. Whether it is through a rise in rent, a rise in property taxes, discriminatory behavior & practices against our communities, if there are no preventative measures in place, residents in these lower-density neighborhoods will also find themselves displaced, with City of Yes being the catalyst for this unfortunate situation. With so many challenges already facing these neighborhoods, it is rather insulting that the proponents of "City of Yes" had press conferences and testimony that stated opponents are "loud and well-housed" or that they are "segregationists" and dismiss their complaints. I urge you to do better at community engagement and hearing out concerns. We all know that housing is needed, but once again, affordability and protection from displacement is needed as well, otherwise the opportunity that you claimed to provide throughout the City Council hearing and other presentations simply won't be realized for working class New Yorkers.

Increased housing density in lower density neighborhoods will undoubtedly burden existing infrastructure. This is evident in the schools in Eastern Queens where students have to start school earlier at 7am or end later at 4pm to accommodate everyone. Queens also faces consistent flooding issues that continue unresolved. The already limited healthcare facilities on Staten Island would be overburdened. At the hearing on Tuesday, I was very disappointed to hear from our local news channels the very dismissive nature that supporters of City of Yes expressed to these concerns. The administration must plan on funding infrastructure improvements alongside housing development that will strengthen and improve quality of life, not make New Yorkers resent and fight with each other.

A controversial element frequently discussed at the hearing was parking mandates. Eliminating parking mandates in areas without the subway would be detrimental. Buses are already very crowded in areas without the subway such as Eastern Queens and Southern Brooklyn. Some areas do have Long Island Railroad and Metro-North Railroad, but we're not the primary intended destinations of those trains, so many of them just bypass our neighborhoods. The express buses that bring people to the CBD are far more expensive and operate less frequently and even the targets of service cuts by the MTA. If you are to move forward with eliminating parking mandates, then it should be strictly limited to areas that are ¼ mile to a subway station.

Finally, I want to make sure that people can trust their city government again. Too much of government is simply using the "my way or the highway" approach and disregarding the input of community members in favor of special interest groups and dark money. As our public advocate Jumaane Williams stated in his comments, there must be evidence that you really are taking into account feedback from the community.

I believe that New York City is great because it accommodates all sorts of living arrangements. If you want somewhere with more density, you've got Manhattan, Downtown Brooklyn, LIC to name a few. If you want somewhere with more open space, you've got Staten Island, Eastern Queens, and Southern Brooklyn. There is something for everyone in this city and I would like you to keep it that way. I am saddened by City of Yes unilaterally imposing the will of those who want more density against those who want lower density. I am also saddened that the promises of affordability are being made over and over again and again without any actual mechanisms to see it through fruition. I hope to see a final product that is reflective of our input and know that you are capable of doing much more and being responsive to the community.

Thank you.

Tim Ip

Subject: Parking Mandates
Date: 20241023

To Whom It May Concern,

I'm a life-long New Yorker, former car owner, and long time resident and property owner in Council District 39 in Cobble Hill/Carroll Gardens, and am writing in support of ending parking mandates for new construction.

While street parking in Cobble Hill and Carroll Gardens outside of summer is challenging, driving in general is frustrating, inefficient and dangerous to pedestrians and bikers - the city is just not designed to accommodate so much traffic and individual car ownership. Mass transit is by far the fastest and most efficient way to get around, especially for going to work or shopping outside the neighborhood.

Meanwhile lots of people want to move here but there aren't enough apartments, so Brooklyn needs more residential capacity. Rents and condo costs are through the roof because supply is, and has been for the last 30 years, completely unbalanced.

The needs of the vast majority of New Yorkers, especially new, younger residents, has evolved beyond the need for individual car ownership, as the popularity of bike usage can attest. Cars don't make sense for my neighborhood or the neighboring Boerum Hill/Gowanus/Waterfront areas, and requiring the developers build parking into the design is antiquated and unnecessary, and makes it difficult to develop more affordable housing space for residents who desperately need it.

Best,
Tim Reed




Brooklyn, NY 11231

From: [Tina Ruggiero](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] NO to the City of Yes for City Island
Date: Thursday, October 24, 2024 6:30:08 PM

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Subject:City of Yes Housing No to City of Yes . Preserve City Island's Special District Zoning . Sign your name City Island Resident That's all you have to write and hit send on your email .

Kind Regards,
Tina
Vittina M. Ruggiero
NYS Associate Broker
Century21 Marciano

CNE,ABR,SFR,RSPS
Visit my website www.tinaruggierorealtor.com
Inline image

From: [Toby Jones](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of yes zoning for housing opportunity
Date: Wednesday, October 23, 2024 9:27:13 AM

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Hi!

Im writing in to voice my strong support of ending parking mandates and passing the city of yes overall to alleviate our dire housing crisis.

Thank you!
Toby
Brooklyn 11211

[EXTERNAL] City of Yes

Toby Walfish



Wed 10/23/2024 1:49 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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meeting re- the "City of Yes" proposal & I'm sure that you are well aware that the Bayswater community is adamantly opposed to it as demonstrated at earlier meetings such as last January. My neighbors and I are pleading with you to vote NO as it will be the destruction of our community and the Rockaway Peninsula in general.

*The eastern end of the Rockaways has already taken the brunt of over- development, so much so that we worry about the repercussions of another major storm or disaster. Evacuation and safety would be life threatening due to the over population already at the eastern end and with even more residents planned if this proposal passes. The fact that this Peninsula is a unique piece of land – surrounded by water on 3 sides with only one main roadway from east to west adds more danger if evacuation becomes necessary again as it did during Storm Sandy. There is only one exit out in this area. We are a child friendly community and it would not be beneficial to our area. Please vote NO!

With much appreciation

Toby Walfish

From: [Thomas Navin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Removing parking minimum requirements
Date: Wednesday, October 23, 2024 7:51:36 AM

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Hello,

As a resident of Brooklyn I would like to express my support for removing parking minimums from our zoning laws.

Thank you,
Tom Navin

From: [Tom Strauss](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Wednesday, October 23, 2024 4:53:18 PM

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Hi!
I support lifting parking mandates!!
Thank you,
Tom

Tom Strauss

[REDACTED]
New York, NY 10023
[REDACTED]

[EXTERNAL] The City of Yes plan

Tom Tramantano, Sr. <

Wed 10/23/2024 12:32 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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To Whom it May Concern:

The City of Yes plan, a 1 size fits all agenda, is a poor fit for our communities. This proposal will put additional burden on already overwhelmed infrastructure in flood prone areas. Place stress on already overcrowded and many underperforming schools. In most situations increased population and density will jeopardize public safety.

Our police force, fire department, EMS, health and human services cannot withstand additional work loads. This aggressive plan will remove parking mandates for new development projects. Our car-centric, R 1 - R 5 neighborhoods are already parking deprived. A housing crisis is the alleged reason for this over reaching plan. However, allowance of tens of thousands of new entrants to our city while there is a crisis is akin to strategically placing additional holes in a sinking ship. New York City cannot maintain their sidewalks. Over 9,000 sidewalks damaged by tree roots await repair. The repair wait list exceeds 5 years. New York City please fix what you have before adding more.

Go back to the drawing board and do a district by district assessment. Determine which fingers properly fit the gloves and bring a modified product back to the respective council members and their constituents for approval. Reject this City of Yes-Housing opportunity initiative in its entirety and VOTE NO! Tell City Planning to go back to the drawing focusing on affordability, home ownership and our needed infrastructure.

Force feeding creates a gag reflex. This plan in its current state is not digestible for many New Yorkers. Thank you in advance for your anticipated cooperation.

Tom Tramantano Sr.

 Bronx, NY 10462

US POW flag

From: [REDACTED]
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Thursday, October 24, 2024 10:40:27 PM

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Council Members,

While we (residents of Victorian Flatbush) are in favor of affordable housing in this neighborhood, we strongly disagree with the proposal to allow 5 story apartment buildings on “wide” streets in this historic and architectural gem of a neighborhood that is enjoyed by so many people beyond those who live here.

The streets are already gridlocked, there are parking and other infrastructure stresses, and there must be more carefully and thoughtful solutions.

The well thought out and prepared rezoning from 2009 allows this type of development on Coney Island and Ocean Avenues, and although building continues there, it’s not clear that any of these new buildings are affordable; it seems that affordable is the intent, but perhaps there’s no way of writing that into law ; we have seen the goalposts moved over and over to the benefit of developers.

Please do not allow this ill-prepared “one solution fits all neighborhoods” to proceed as written; please find ways to ensure affordable on the wide commercial streets included in the 2009 zoning changes and allow our his neighborhood to remain intact for the enjoyment of all New Yorkers.

Thank the for your service to our community,

Regards,

Tony and Gillian Mark

[REDACTED]
Sent from my iPhone

From: [Tony Johnson](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity proposal written testimony
Date: Thursday, October 24, 2024 7:58:37 PM

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To whom it may concern,

I support the city's efforts to address the housing crisis by easing restrictions and expanding affordable housing. However, it is just as crucial to preserve the local industries that make New York City a global leader—particularly the specialty garment manufacturing sector that has long defined the Garment District. This neighborhood is not only a hub for fashion but also a vital part of New York's identity, serving Broadway, film, television, and the wider fashion industry. It is home to fabric and notion vendors, artisans, and specialty legacy makers whose expertise fuels creativity and innovation across multiple industries.

I started my costume construction and technology company, Pintler Costumes and Technologies, in December 2022 and wasn't able to get work for my company until I moved it into the Garment District in April 2023. Since then I have seen and understood the importance of my company's current location in the Garment District. The Garment District gives my clients and employees from all over the city, state and country immediate access through the proximity to the midtown subway stations, Penn Station, Port Authority, and the PATH. It is closest to my biggest Broadway production clients which was the main factor in my company not receiving work before moving to the Garment District. My Broadway clients will not pay for their performers and designers to go anywhere farther than a 20 minute trip away from their theater or rehearsal space, nor will they pay for one of my representatives to travel to them. If my company can not be within that 20 minute travel range from my biggest clients, I might as well be located in a more affordable state.

Another important factor for my business is that the Garment District is one of the few locations in the city that are accustomed to the equipment that we require to construct the costumes we build. Most of the newer builds refuse to allow any industrial machines, let alone industrial sewing machines. This company has four specialty industrial machines that we use frequently and would require the space a structural soundness currently offered in the Garment District in the new space we move into.

So far this season I have hired over 20 new employees and we have brought in \$250,000.00 in revenue. As we begin to build up our technologies portion of our company, we are anticipating tripling our revenue and number of employees by the end of our 2027 season. One of our big goals has been to develop ways to bring the quality of work provided by being a New York City studio to clients outside of the city by bringing them here. This year, we have gained 3 regional, out of state, theater clients who not only use our services here in the city, but have begun sending representatives to New York City in efforts to expedite their construction process. Without our studio being in the Garment District, we will need to take

our employees, revenue and clients outside of New York City and would most likely leave New York State all together.

I know this small business may not seem like a big thing to lose, but we are just one story among thousands of the same story. I have witnessed hundreds of staple businesses in the Garment District either close or move out of the city for various reasons, and I think if more folks in my generation can pick up the torch we can bring the neighborhood back to the thriving creative district that we have heard so many stories about. Right now there are not enough incentives for them to start companies or continue existing companies.

Pintler Costumes and Technologies is all about creativity and innovation in the costume construction industry. We currently choose to do it in the Garment District because this is the best location in the country to develop the technologies for the costuming industry which provides us with direct access to Broadway, Fashion, Film and the other industries in this area. However, if we are forced to leave, we will be forced to leave the city entirely and take work, jobs and income that could have easily been done in this great city away with us.

As the city moves forward with housing expansion, I strongly urge you to implement incentives that protect maker and manufacturing spaces in the Garment District. These industries provide good, stable jobs and are the backbone of a thriving local economy. Without such protections, we risk losing the infrastructure that supports Broadway's iconic productions, the fashion that drives New York's global reputation, and the costuming that brings film and television to life. By ensuring that both affordable housing and our world-class manufacturing sector can coexist and grow, we can secure a future where New York remains a city of opportunity, innovation, and creativity for all.

If you have any further questions, please feel free to reach out to me [REDACTED]

Thank you for your time,

Tony J. (he/him)

pintlercostumes.com

Pintler Costumes and Technologies LLC

[REDACTED]

New York, NY 10018

[REDACTED]

[EXTERNAL] YES to City of Yes

Tony Shitemi <[REDACTED]>

Tue 10/22/2024 11:30 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Dear Council /members:

As a 42-year resident of Brooklyn, I want to unequivocally support The City of Yes.

By promoting mixed-use developments, City of Yes fosters diverse and vibrant neighborhoods which engage the community, one activity supporting another, a rich ecosystem that will generate economic growth. It encourages small business growth and entrepreneurship and supports innovation hubs and creative industries.

Increasing housing provides Affordability simply by the law of supply and demand.

- COY simplifies the building process, which has become arduous.
- It provides mixed-income residences that are inclusive, and it increases housing thereby ameliorating the affordability crisis

COY allows us to build right - with Sustainability and the Climate foremost.

- It does this by promoting green building standards and energy efficiency that reduces the causes of climate change, storms, and flooding.
- It promotes electric vehicle infrastructure and alternative transportation that enhances pedestrian and cyclist safety. The quality of air and the quality of life are improved as well as public spaces and street life.
- City of Yes will increase the amount of green spaces including planted roofs.

Over the years, the zoning resolution has become burdened with well-intended provisions that create an artificial complexity that deters the growth that the City needs. As a Principal of UAI, a local architectural firm, I have firsthand knowledge. City of Yes simplifies and clarifies some of these zoning regulations.

Through this robust community engagement, I recognize the challenges that have been expressed. I want to stipulate that City of Yes in itself provides a vehicle to solve some of these concerns including regenerating decades old infrastructure. I urge the City Council to vote YES on this initiative.

Tony

Anthony K. Shitemi, AIA

Principal



URBAN ARCHITECTURAL INITIATIVES



New York, NY 10279



www.uai-ny.com

[EXTERNAL] City of Yes testimony

Tracy Koutsoulidakis



Mon 10/21/2024 7:56 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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I am the Treasurer of A Better College Point Civic Association and on behalf of our members, I would like to remotely testify in opposition to the City of Yes proposal.

The City of Yes needs work to meet its potential. This proposal should not be forced upon the entire city, such as in neighborhoods where it isn't wanted by the majority of home owners. If this is a true democracy, it should be voted on by the voters and each area or district should follow what the majority wants.

This proposal has only developers winning and making money. There are plenty of vacant spaces that can be repurposed as rental space. Why aren't those being considered to help with the "Housing Crisis"?

With the current issues surrounding the mayor, I think this proposal should be brought back to the drawing board for a revamp which will keep the majority of New Yorkers in NY.

By forcing this upon all areas of NYC, you will continue to see the exodus of life long residents flee the area.

Thank you
Tracy Koutsoulidakis

From: [Trevor Scott](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] End Parking Requirements on New Construction
Date: Tuesday, October 22, 2024 9:07:44 PM

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Hi-

I fully support lifting parking requirements on new residential buildings as part of the City of Yes reforms. As a Manhattanite living in a pre-war building so much of our city life is thanks to affordable housing & vibrant streetlife. Making buildings more expensive by requiring parking limits the overall number of new homes & forcing parking podiums leave sidewalks empty & barren.

As to CM Paladino, while I was born elsewhere & moved to the city as an adult I very much consider this place my home. To gatekeep what our city should look like & who can live in it based on ancestry is nonsense—but if it helps the CM, my ancestors have lived on this island for over a century (having fled religious persecution in Europe) on one side & since 1702 on another, including relatives buried at Wall St & Broadway since before the Revolution.

Thanks!

--

Trevor Scott (He/Him)



From: troypugmire@gmail.com
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes for Housing Opportunity
Date: Wednesday, October 23, 2024 4:30:54 PM

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Please stop requiring parking spots for buildings – this city needs to stop focusing on cars. It's insane, most cities in the world have realized this a long time ago and acted accordingly.

Thanks,

Troy



Written Testimony for the New York City Council Committee on Land Use

Hearing on City of Yes for Housing Opportunity

October 22, 2024

Urban Homesteading Assistance Board (UHAB)

Honorable Chair Riley and Members of the Committee,

Thank you for the opportunity to testify. My name is Margy Brown and I am the Executive Director of UHAB. For 50 years, UHAB has empowered low- and moderate-income residents to take control of their housing and become homeowners in the buildings where they already live. We turn distressed rental housing into lasting affordable co-ops, and provide comprehensive training and technical assistance to keep these homes healthy and stable for the long term. UHAB has created 30,000 cooperative homes across the five boroughs, predominantly in formerly redlined neighborhoods where rates of homeownership continue to lag behind the rest of the city. UHAB is also a founding member of Interboro CLT, the city's only citywide community land trust.

While UHAB's mission is centered on preserving existing housing and helping residents to remain in their homes, we are also keenly aware that adding to the City's housing supply is a crucial pillar in stabilizing communities of color and bolstering opportunities for homeownership. That's why we are here today adding our voice in support of the City of Yes for Housing Opportunity (ZHO). UHAB stands alongside the Mayor, affordable housing advocates, and New York City communities to call on the Commission to implement what we see as common-sense reforms to alleviate our dire housing crisis.

ZHO creates more housing and creates it more fairly. These reforms ensure that communities that have historically benefited from zoning restrictions support their fair share of development, easing pressure on historically disinvested communities of color like Harlem, Washington Heights, the South Bronx, Central Brooklyn, and Williamsburg, which are now experiencing rapid gentrification and displacement of longtime residents.

In 2023, the New York Times shared an alarming statistic—nearly 200,000 Black New Yorkers have left the City in the last two decades, primarily due to the precipitous rise of basic costs for families like food, childcare, and of course, rent.¹ ZHO aims to create more affordable housing

¹ (2023) Why Black Families are Leaving New York, and What it Means for the City, New York Times
<https://www.nytimes.com/2023/01/31/nyregion/black-residents-nyc.html#:~:text=The%20decline%20mirrored%20a%20national,decades%2C%20or%20about%209%20percent.>



and thereby a more livable city, while also spreading out development so that a few communities are not disproportionately affected by upward market pressure and drastic change.

What's more, ZHO opens up the opportunity to create more affordable cooperatives, a proven source of stability for at-risk residents and communities faced with rapid change. In Williamsburg and Greenpoint, a 2019 study by Churches United for Fair Housing (CUFFH) revealed that while aggressive gentrification after the 2005 rezoning resulted in the displacement of one quarter of the Latinx population between 2000 and 2010, high concentrations of affordable co-ops and rent-regulated units in South Williamsburg helped to abate similar displacement pressures, resulting in higher rates of stability.²

UHAB knows from 50 years of experience that expanding homeownership for low- and moderate-income New Yorkers is a critical step toward interrupting the cycle of displacement in an increasingly unaffordable housing market. In affordable co-ops, where low-income New Yorkers cooperatively own their multifamily buildings, residents use economies of scale to keep energy expenses and other housing costs as low as possible while maintaining healthy and affordable housing for the long term. Building more middle housing typologies like HDFCs that prioritize affordable cooperative homeownership helps neighborhoods benefit from long-term community investment and control. ZHO interventions like the Universal Affordability Preference (UAP), transit-oriented development, town center zoning, and the conversions of office buildings to housing could all be used to create more affordable cooperative homeownership.

City of Yes presents bold proposals to address New York City's housing crisis. It creates new housing supply, distributes it fairly across neighborhoods, and creates space for more housing typologies including affordable co-ops. For all these reasons, UHAB is here to say "Yes, please" to the City of Yes!

We are also here to say "Yes, and..." As we boldly create new housing, we need to be just as bold in our plans to preserve and revitalize our aging housing stock. Zoning alone cannot ameliorate the dire housing crisis New York City finds itself in. We need a preservation plan that ensures all New Yorkers' homes are healthy and safe; a plan that creates a blueprint to ensure the longevity of the new affordable housing City of Yes creates.

² (2019) Zoning & Racialized Displacement In NYC, Churches United For Fair Housing Report
<<chrome-extension://efaidnbmnnnibpcjpcglclefindmkaj/https://static1.squarespace.com/static/5dc0429de5717c7ff1cae0/t/5de6c0e683bec649d37ab0cc/1575403753814/Zoning+and+Racialized+Displacement+in+NYC.pdf>>



Specifically, we would like to highlight a few key measures and initiatives that we believe can create more deeply affordable housing, open up affordable homeownership opportunities, protect tenants from displacement, and preserve our existing stock of affordable housing:

- **More robust funding for HPD preservation programs that help create homeownership and support existing homeowners** like the Green Housing Preservation Program (GHPP), Participation Loan Program (PLP), Affordable Neighborhood Cooperative Program (ANCP), Neighborhood Pillars Program, and Third Party Transfer Program (TPT)
- **Additional funding to create new affordable cooperatives** through the Open Door program
- **More support to desperately-needed tenant protections** to stem the tide of displacement and eviction, and stabilize New Yorkers in their homes, like the Right to Counsel and the Anti-Harassment Tenant Protection Program (AHTP)
- **Additional voucher subsidy to house New Yorkers** in most need of housing stability, and for whom the vast majority of affordable housing programs are still out of reach

We are encouraged by the Council's effort to deepen its commitment to affordable housing and push for a comprehensive housing plan to complement ZHO. We offer our firm support behind the City of Yes for Housing Opportunity, and would encourage that this commission think of this package of zoning amendments as an opening for a broad swath of interventions to ease our housing crisis, stabilize New Yorkers in their homes, and both build *and preserve* the New York of the future.

Thank you for your time.

Civic Association of Utopia Estates, Inc.

Fresh Meadows, NY 11366
website: www.utopiaestatescivic.org

Subject: City of Yes written testimony

October 23, 2024

My name is Maria DeInnocentiis. I am the President of the Utopia Estates Civic Association in Fresh Meadows, Queens and the Area 6 Chair for Community Board 8Q. As Area Chair I represent over 18,000 residents who live in private homes, garden apartments, coops and condos in the 23rd and 24th Council Districts. We are an active community and have held numerous meetings on this topic. CB8Q and our community groups are opposed to the City of Yes for Housing.

Eastern Queens and especially the Fresh Meadows area is a wonderful mixture of residential types. We have areas of one, two and three family homes, garden apartments, coops and condos and larger apartment buildings. We worked with City Planning to re-zone our community. To do that we worked together to up-zone and down-zone areas that would help us build yet maintain the character of our community.

This proposal is a one size fits all sledge hammer solution to zoning that will destroy our communities. Most of the speakers are non-profit lobbyists, and owners or employees of architectural firms. Their jobs will benefit from this approval.

Residential homes are a small part of the zoning picture. We are opposed because we want to maintain the character of our community and our neighborhoods. If you listen to the opposition from many parts of the City they are homeowners who are worried that the current infrastructure cannot sustain this plan and they are correct. NYC is 30 years behind in infrastructure planning and this plan does nothing to change that statistic.

A City Planner pulled statistics which show that NYC has lost 800,000 residents in the past 6 years. Our population has dropped to below 8 million people for the first time in 30 years! And the best part is that current zoning can accommodate 16 to 20 million people! As most people said, "the rents are too damn high" and "housing is too damn expensive". This shows that the lack of housing is not the

issue. Affordable (below market rate) housing is the real problem. Fixing this can't be accomplished with this proposal.

CPC Chair Garodnick dismissed our concerns and stated that we are racist and segregationists and all we want is to keep people out. This, from the man who lives in a \$2.4 million coop on Central Park West; which will not be impacted by any of these changes. Shame on him and shame on you for not seeing through the lies. What would be the result if it was decided that part of Central Park needed to be upzoned for housing? I am sure none of the millionaires living there would allow it to happen but we are being told we are the cause of the housing problem and must give up our green space and our communities for more development.

This plan is made to take away our community rights to choose. It takes the ULURP process away from the Councilmembers we voted for and from our Community Boards and hands our rights over to developers.

NYC has lost about 800,000 residents in 6 years. You need to stop the bleeding. We have an affordability crisis in NYC NOT a housing crisis! We know that working families cannot afford the rent on multi-bedroom apartments. We know that a family of 4 making under \$100,000 a year before taxes must pay over \$3000 a month for a suitable apartment. The City of Yes only creates market rate and luxury rentals. The Mandatory Inclusionary Housing rules for creating affordable housing has been proven to show that all it does is help gentrify a neighborhood. The local lower income families have no chance of getting one of those apartments or coops. If City Planning were sincere it would look at ways to build homes that families can live in by creating housing where rents are based on income not the greed of developers.

The City of Yes proposal was created by the Mayor and his development donors to enrich developers. No voter or community input was sought. You need to look at the motives behind this to find an answer. Based on information from the news media the Mayor is under scrutiny for corruption. Voters throughout the City know that his dictates are not going to make us a better City. He has sold us out to corporate interests and his own gain.

Take a look at the supporters speaking today. The majority are from corporate developers, architects or organizations that get funding from the City for housing. None of their efforts has moved the needle in the positive direction and they can't convince the voters this idea is sound. They can only push you. The people who

vote FOR YOU and who are paying taxes so that those not-for-profits can exist are telling you THIS IS NOT THE WAY.

It's time you stopped looking out for personal and political interests and remember who is voting to put you into office.

This City of Yes proposal cannot be fixed. It needs to be voted down in its entirety with a change in focus on finding truly affordable housing. You need to maintain the contextual zoning currently in force, and to create a comprehensive plan that includes infrastructure reviews for sewers, schools and open spaces. To create this vision a new direction for re-zoning communities is needed along with a change in leadership.

I strongly state that the Council should vote NO on the City of Yes proposal. Go back to the drawing board and let's begin an inclusive, meaningful dialogue to fix NYC to make housing affordable while maintaining the character that makes us uniquely NYC.

Respectfully submitted
Maria DeInnocentiis, President



LISC NY

Valerie White

Senior Executive Director

City of Yes

Oct. 22, 2024

Good morning. Thank you to the Zoning Subcommittee for holding this important hearing. New York City is in the midst of housing crisis that's been deepening for years. The crisis has raised costs to the point that the people who work day-in and day-out to make this city function can no longer afford to live in it. It's holding back homeownership, particularly for disenfranchised communities, and it's deepening the racial wealth gap that's undermining our economy.

There is only one true way out of this crisis and that's to build more affordable homes in every community; in every neighborhood of New York City. For too long, new development has been held up by those across the city who play on the fear that new housing will change the fabric of their neighborhoods, when the reality is it'll only serve to strengthen that fabric. The City of Yes will help break down those blockades as it spurs housing development.

As it does so, it's critical that we use this opportunity to raise up those who for too long have been on the sidelines. We need to be sure that with new development comes real opportunity for underinvested and underrepresented developers. They need both access to participate in these projects and support to allow them to actually seize the opportunity that access will create. Making these developers a part of this potential new wave of much-needed growth for our city will help them grow their businesses, take on larger projects and ultimately build the generational wealth that's necessary to close the racial wealth gap.

The same goes for using this opportunity to create pathways for homeownership for disenfranchised communities. The reality is that Black homeownership declined by 13 percent over the last two decades, the Center for New York City Neighborhoods has found. This is after decades of redlining kept Black homeowners out of certain neighborhoods, an issue that's still around, though it has taken different forms. Last year, Attorney General Letisha James released a report that found black home buyers in New York pay an additional \$200 million in interest and other costs associated with their mortgages when compared to white and Asian homebuyers.

Yet despite these hurdles to homeownership, too often, the focus of new development is only on rental housing. Yes, we need that to get out of this crisis, but in the process of creating new homes, we should be making it easier for all our neighbors to afford buying one, too.

We must dig our way out of the housing crisis we find ourselves in and I'm thankful the City Council is taking this initiative, and the promise it can hold, seriously. With the proper guardrails, City of Yes can not only help pave the way for critically needed housing, but also open the doors to opportunity for all communities in New York City. Let's be sure we're making every effort to ensure all boats rise with this potential new growth.

From: [Vanessa Raptopoulos](#)
To: [Land Use Testimony](#)
Cc: [Speaker Adams](#)
Subject: [EXTERNAL] Testimony For Zoning For Housing Opportunity
Date: Friday, October 25, 2024 12:37:37 PM

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Dear City Council,

My family and I oppose the City of Yes for Housing Opportunity text amendment. We live in Flatbush and own a home as well as a brick and mortar business in Brooklyn.

We oppose the Zoning for Housing Opportunity amendments and request that your council members vote "No." These amendments are not ideal. As you are aware, there is not a need for further upzoning to create housing or affordable housing; in fact, there is a need for "right zoning" to preserve the stability of our residential community, historic architecture and small business and ensure that population density does not overwhelm infrastructure, including sewers, public schools, parking, sidewalks, subways and sanitation. The city of yes does NOT address affordability and building more will not ensure a drop in prices.

We really think that bigger ideas need to be thought up. The same - build more and prices will drop is just not effective or realistic.

For our neighborhood in Flatbush the incentive to smash and rebuild will be much greater with upzoning forever destroying the beauty and charm of our streets.

It is not responsible for us as a city to greenlight the plans of this mayor who is being investigated. For over a decade Adams has had a love affair with developers, power and as he said himself - Build baby build. In those same years Brooklyn has gotten increasingly more unaffordable. This man had done nothing to help real New Yorkers and has only helped the Real Estate Industry.

We don't think the city has examined big picture environmental concerns or issues either. In one breath the city is saying it's going to provide more housing on a massive scale and then say it's not going to have an environmental impact. Both things can not be true. More concrete and less sunlight is never a good formula. From our vantage point there has not been a completed study that would show the impact of upzoning the entire city. The green spaces in the city are disappearing one by one and as far as we're concerned we must protect our parks and green spaces at all costs. In addition there were no requirements to build more environmentally sound. We heard no mention of rooftop gardens or solar panels or any of the things we know makes our cities air cleaner.

There's also issues with parking requirements being removed and backyard dwellings. All in all this is not a good plan. There are just too many holes. Maybe this is a starting point but


this city is magical and special because the neighborhoods are unique and special. Some of us don't want to live in Manhattan and this plan makes it so there's more of a chance that the outer boroughs will be ruined by excessive development without an affordability factor.

Please please please vote NO.

Thank you for your attention,
Vanessa Raptopoulos & Miles McAfee

--

Awesome Brooklyn LLC

 Brooklyn NY 11225

Follow us on INSTAGRAM [@awesomebrooklyn](https://www.instagram.com/awesomebrooklyn)

Check out the website www.awesomebrooklyn.com

From: [Victor Gangi](#)
To: [Land Use Testimony](#)
Cc: [Stacy Gangi](#)
Subject: [EXTERNAL] City of Yes
Date: Friday, October 25, 2024 9:37:11 AM

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No, to the city of yes.

We are living like sardines and they want to add to our congestion.

NO, NO, NO. to the city of yes.

Victor Gangi

Victor Starsky Land Use committee member CB 9 Queens: October 24, 2024

The following testimony “City of Mess” is not only coming from the standpoint of a 60 resident of Queens but also a forty-five year construction professional, Union NYC Carpenter and a New York State certified teacher and school administrator with Three Teaching certifications plus 90 credits in various degrees in construction/building maintenance and construction management.

I am a 60-year resident of Richmond Hill Queens and a home owner of 34 years. I am trying to make the hardworking residents/homeowners and landlords aware of the dismantling of Zoning laws which would be total devastation and ruination to the neighborhoods in which we live.

The Department of city planning (DCP), Mayor Adams, Assembly woman Jenifer Rajkumar and Queens Borough President Richards are pushing the **City of Yes** (C of Y). **Housing opportunity** this is up for a final vote by years end. The DCP and Mayor Adams have produced several slide shows and video presentations. They also have had “town hall” meetings promoting their **“City of Mess”**. Some of the issues are as follows which will be a horror show to good taxpaying homeowners throughout the 5 boroughs creating “Strangerhoods”.

The DCP has both Incorrectly assessed and presented their information in their “Dog and Pony show” to the public. The politicians and investors will be the only ones to profit from this. They forget that this is **“OUR CITY!”** Greed and political aspirations should not be allowed to have precedence over the good citizens who live and breathe and pay heavily to keep our wonderful city going! Regarding rezoning (Housing and economic opportunity phase) and contrary to facts, that contextual zonings, lower-density communities and the Zoning Resolution itself are the main cause of the “housing crisis” WHICH IS NOT TRUE! The adoption of this plan would further limit input from neighborhoods, Community Boards and elected officials in terms of planning and zoning among other issues raised due to dramatically increased “as-of-right” development scenarios. Contrary to the program’s assumptions, creating new upzoning mandates through TODs, ADUs and “Town Center” zoning. These drastic changes of basic zoning regulations, specifically in lower-density neighborhoods will result in total devastation of our neighborhoods! They want to do away with all off-street parking requirements for all new residential development as well as among other proposals within the “City of Yes – Housing Opportunity” package. Also, the elimination of single- and two-family zoning, parking requirements and proposed legalization of basement/cellar, attic, garage units and new apartments in backyards would, in fact, disproportionately negatively affect “all home owners but will deal a devastating blow to the minority communities across the city”. The above-mentioned housing units were in fact something the local politicians lobbied against a few short years ago when people were drowning in basements and dying in fires.

They are also bribing lower income homeowners with the premise of loans and grants to transform their property to accommodate these ADU's basically to the tune of \$170,000 to as much as \$385,000.

Sign a "Deal with the Devil"! They are trying to lessen the burden of NYCHA and put it on these homeowners! THERE IS NO AFFORDABLE HOUSING BEING OFFERED UP! Only the developers and investors (mostly foreign money) will profit from this! A perfect first-hand example of this is an area in Kew Gardens where (**SEE Attached photos**) developers have built at least nine new apartment buildings in a three block area. There is "NO AFFORDABLE HOUSING BEING BUILT". The units that have gone up are all being put in place by foreign investors, owners, contractors that do not give anything back to the neighborhood. Substandard construction work performed by a class of workers that are not from around here! They don't support the local businesses/Deli's/restaurants in the area. The old school "lunch/coffee truck has been replaced by people showing up with coolers with food for sale.

One deceiving aspect that ties to the economic opportunity is **Agricultural grow space within "mixed residential commercial space"**. The Mayor's/DCP slideshow razzle dazzle make the public believe this is a good thing; they're not going to be growing lettuce. So, in essence they are saying you can have a six-unit building ("mixed use") with three floors of Agricultural grow space and three residential units. This is total insanity; a true disaster waiting to happen with dangerous chemicals, toxic fumes and public safety at its worst.

Let's discuss building infrastructure, Department of Buildings (DOB) and community involvement. The current infrastructure is already stressed to its limit. The DOB is down about 1/3 of its inspection workforce. They say create affordable housing because of shortage (what about the 30 families that have to move because you place a building beyond its "lot-lines") and took away their air space because what was one a view out of their windows in now a brick wall six inches away! The only ones benefiting from this are the investors, developers and the politicians. **THIS IS A VERY DEADLY SITUATION AND WILL ONLY CHASE MORE PEOPLE OUT OF OUR BEAUTIFUL CITY!**

It has taken Thirty-Two years for my wife and I to pay off our mortgage. We abide by all City/HPD rules regulations and Laws. How can you take away our rights as property owners and tax paying citizens?

ADDING INSULT TO INJURY: I have been shut out of participation and testimony from several on line meeting of which I was properly registered and given to meeting number and password to attend. The DCP meeting, The Borough Presidents meeting and the latest meeting on the 22nd of this month. Hours spent from the beginning of the meeting to closure of the meeting never called upon and never allowed to communicate my testimony. **THIS IS A DISCRACE AND INSULT TO MYSELF AND SEVERAL OTHERS OF WHICH THIS HAS HAPPENED!**

Please record my testimony and view attachments of photos from 116th street between Metropolitan Avenue and 84 Avenue in Kew Gardens.

Victor J. Starsky

Victorian Richmond Hill

Cc: DCP, CB 9 Donovan Richards, Mayor Adams



NO STANDING
Anytime
←→

Work In Progress: Commercial

NO SMOKING
NO VAPING

PROJECT MANAGED BY
StoneHill
Construction
富盛建設



83-05 116 ST.
Q2-2023144-A12

October 21st, 2024

Dear City Council,

My name is Vienna Levitan, and I am here to testify on behalf of myself as a resident of Ridgewood, the Ridgewood Property Owners Civic Association, and thousands of residents in my community to firmly oppose the City of Yes agenda. I previously testified before the Council in May and again in August before Queens Borough President Donovan Richards, where I outlined why this agenda will have irreversible and devastating effects on my neighborhood and much of our great city.

The City of Yes agenda was designed by developers, for developers. You were elected to represent us, the voters—not developers whose sole focus is profit. Over the years, many of NYC's historic structures have been demolished through rezoning efforts, proving that cultural, historical, and architectural heritage is repeatedly sacrificed in the name of profit.

Now, this City of Yes plan is being driven by a mayor under indictment, who seeks to repay his most powerful donors in the development industry.

Let's look at the facts: Since the pandemic, the city has experienced a mass exodus, losing 800,000 residents, returning us to the same population levels as the 1960s. Many residential buildings and commercial offices across neighborhoods now have over 30% vacancy rates. Why, then, does my neighborhood—and others like it—need a 500% plus increase in density? Our infrastructure is outdated and crumbling, and the city is already struggling to maintain it. Who will regulate this flood of new units? Developers have no interest in building affordable housing because it cuts into their profits. And who will ensure that these new apartments and businesses meet fire safety and compliance standards when we are already so far behind in addressing these needs?

We are over 30 years behind in infrastructure updates, and if this plan moves forward, we will be dragged back to conditions resembling the 19th century. The environmental consequences alone will be disastrous.

Since 1960, over 800,000 housing units have been added to the city's inventory, and the Department of Buildings has approved another 150,000 units this year alone. The reality is that the current zoning, even without changes, can accommodate 16-20 million people. Why hand over our neighborhoods to developers on a silver platter?

The problem is not a lack of housing—it's affordability. Most new developments are market-rate or luxury, far beyond the reach of everyday New Yorkers. These projects cater to wealthier outsiders, pushing long-term residents and working families out of their neighborhoods. Instead of addressing the city's true housing crisis—the need for

genuinely affordable housing—developers are focused on maximizing profits, while those who have built their lives here are priced out and displaced.

The City of Yes takes away the rights of residents and undermines democracy. It is an affront to the very people who live in these neighborhoods.

Now, 34 of you are up for re-election. Remember, you were elected to serve your constituents, not the interests of developers. Those of you who are term-limited, consider the legacy you will leave behind. Do you want to be remembered for selling out our neighborhoods and compromising the future of this city? Or will you stand with the people who trusted you to protect their homes, their communities, and their quality of life?

The City of Yes is not progress—it's a betrayal of the very people you were sworn to represent, by a mayor under investigation for the very same matters. This is your opportunity to act with integrity, to stand up for the residents who depend on you, and to say no to a plan that threatens the fabric of New York City. Vote against the City of Yes and show us that you prioritize the people, not profits.

**TESTIMONY REGARDING
“CITY OF YES FOR HOUSING OPPORTUNITY”
AT THE NEW YORK CITY COUNCIL ZONING SUBCOMMITTEE
October 22, 2024**

EXECUTIVE DIRECTOR
Andrew Berman

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Leslie Mason
Ruth McCoy
Yukie Ohta
Katherine Schoonover
Jessica Dean Schiffer
Marilyn Sobel
Carole Teller
Linda Yowell
F. Anthony Zunino

**232 EAST 11TH STREET
NEW YORK NY 10003
212-475-9585
VILLAGEPRESERVATION.ORG**

Village Preservation is a community organization which works to preserve the history and character of Greenwich Village, the East Village, and NoHo. We strongly oppose multiple provisions in City of Yes for Housing Opportunity, and urge the Council to remove these provisions or vote the plan down. These include:

- In Manhattan Community Boards 1-8, City of Yes would increase the allowable size of purely market rate residential developments in contextual zoning districts, which would mean nothing more than bigger, taller luxury condo developments in areas where zoning was designed to ensure some harmonious relationship between new and existing development. We oppose this.
- City of Yes would allow transfers of air rights from individual landmarks over much broader geographic areas, with little or no public oversight or input. This would result in nothing other than larger luxury condo, commercial office, and hotel development in our neighborhoods. It's being billed as helping to maintain individual landmarks, but would take an overly broad route to doing so while removing oversight to ensure such benefits are accrued. In neighborhoods like ours with scores of individual landmarks, this would have incredibly far reaching impacts.
- City of Yes would allow increased encroachments on rear yards and other precious open space in high density districts like ours where it is extremely limited and essential to quality of life. Worse, the encroachments would be allowed for purely market rate luxury condo developments.
- City of Yes would increase allowances for construction on open spaces on what it calls “campuses,” including religious institutions, university Superblock developments, and NYCHA complexes. The city has refused to provide more information on the impact of these allowances, but in many cases sandwiching more large buildings into these spaces, particularly just for luxury condo development, would not justify erasing these precious open spaces, which were often required as balance for the large towers around them.

This plan is premised largely on the notion that building more unaffordable housing will have beneficial trickle down effects on the entire housing market and benefit everyone. This is a doubling down on the failed policies of the past, and a deeply misguided approach that posits that deregulation, and a “build baby build” approach, will solve our problems. It won't.

Currently New York City builds more expensive housing than any city in the country, and our existing zoning allows for hundreds of millions of additional square feet of residential development which can accommodate millions more residents. The problem isn't that we're not building enough housing — housing construction in NYC has actually outpaced population growth. The problem is we're building the wrong kind of housing — expensive housing that too few New Yorkers can afford. And in the process, we're actually encouraging the accelerated loss of the existing affordable housing we have, by incentivizing demolition of existing older, more affordable housing. Don't just believe me; look at the numerous studies done across the country. And look at our own city, where areas with the most new housing construction also see the most displacement and steepest increases in housing prices.

The other thing you should not do is trust the city's figures on this or any other zoning proposal. Like so many other city plans, City of Yes is premised on the promise of copious amounts of housing being produced, and much of it affordable. But look at the city's track record on predictions of impacts of its rezonings, especially as it relates to housing. They are consistently wildly inaccurate, constantly offering rosy predictions of what their plans will do that never approach reality. Don't continue to make the same mistakes that each city council and administration before you has. New Yorkers deserve better than that, and better than this plan.

Additionally, one particularly pernicious aspect of this plan is the proposed changes in voluntary inclusionary zones, where City of Yes would actually eliminate existing incentives for including affordable housing in new development without replacing the incentives, and give away market rate floor area to developers with nothing in return.

Currently in these zones, developers can only build 90% of the allowable residential FAR if they do not include any affordable housing. To incentivize developments including affordable housing, developers can only build the full 100% of residential FAR ***IF*** they also add an additional 20% of affordable housing on top of it, resulting in a building with 120% of the allowable residential floor area.

City of Yes would throw this away, and allow developers to build the full 100% of allowable FAR without having to include any affordable housing whatsoever. Why on earth, when we have an affordable housing crisis, would we eliminate a strong incentive to include new affordable housing in new developments, and just give away floor area to developers to build more luxury condos?

In attempting to justify this, the city has said that in these zones, the new "Universal Affordability Preference" would apply, in which developers could ***choose*** to add 20% or more additional affordable housing on top of the market rate development. But under this plan, there is absolutely no requirement that they do so, and the existing incentive for including affordable housing — holding back 10% of the allowable market rate FAR — would be gone. This is simply a gift to developers with nothing in return for the public.

This provision **MUST** be rethought. We adamantly oppose raising the allowable FAR for purely market rate developments in voluntary inclusionary zones, and so should you.

From: [Virginia Brown](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposed to City of Yes
Date: Wednesday, October 16, 2024 4:47:51 PM

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I am opposed to the City of Yes. This will destroy Bayside which is already becoming overly crowded. Virginia Brown

Testimony of Virginia Waters for City of Yes Housing Opportunity

I submit this letter in opposition to the City of Yes (COY), specifically the Transit Oriented Development (TOD) provisions. I am on the Board of the West Midwood Community Association, one of 10 neighborhoods in Victorian Flatbush. I have lived here for 36 years.

Our neighborhood in West Midwood (Coney Island Avenue to the subway cut and Foster Avenue to Avenue H) has 210 1-2 family homes built 1905-1910. It is a bucolic tree-lined area with 3 story detached homes with pitched roofs and uniform street setbacks. These homes are typically 2,000 to 2,500 of square feet of FAR on zoning lots of 40 or 50 by 100 square feet. We are in the TOD zone since we are adjacent to Q/B subway line.

Under COY homes of 5,000 square feet can be built on 5,000 square feet lots. They also can be built up to 5 stories and contain 10 housing units. Thus, our low-scale neighborhood suddenly can have numerous Multiple Dwellings (MDRs), none of which would be affordable.

Victorian Flatbush has the largest collection of free-standing Victorian homes in the country. Only 5 of the 10 neighborhoods in Victorian Flatbush are Landmarked. When the unlucky five applied for designation, we were told not to worry about demolition since R2 zoning would protect us. Indeed, for 63 years it has preserved the low-density scale and character of our historic neighborhood.

We are told that under COY each neighborhood has to do its part in creating new housing. But we have done our part. As part of the 2009 Flatbush rezoning, upzoning adjacent commercial strips like Coney Island Avenue, Community District 14 has already added 1,600 units between 2010-2020.

COY says that it will create a “little housing” in each neighborhood. It estimates a mere 166 new units in each Community District per year. If this is true, is it really worth destroying the character of this beautiful residential areas for so few new units?

But this broad City-wide zoning change does not explain or study where exactly this housing will be built or provide any limit on the number of units in a specific are

Under COY TOD 29 of our 200 homes or 15% are now susceptible to demolition to be replaced by 4 story 10-unit developments. (See attached map). At 10 housing units of MDR on each site that would permit 290 new housing units in a neighborhood with only 200 housing units, effectively more than doubling our population. I know the theory is that only a few units will go to each neighborhood over 10 years, but this is just a “theory.” There is nothing to prevent developers from deciding that a particular block is very attractive for immediate demolition and development and creating the estimated 166 units in one neighborhood at one time.

For example, the four block long Glenwood Road is the heart of our neighborhood. In its center is the “Flatbush Mall” owned by the Parks Department. This ten-foot-wide mall with grass, shrubs and trees is used as a mini-park for area residents. (This is in a Community District that ranks 56th out of 59 Community Districts in park space). It is the site of neighborhood food pantries, block parties, Halloween parades and other neighborhood gatherings. Significantly there is no on-street parking on Glenwood Road. Under COY 20 of the 30 homes on these blocks could be demolished and replaced with 200 units of four-story housing.

Let's consider the effect of COY on Glenwood Road on one block between Rugby and the subway cut. Of the 14 houses on this block, 10 houses could be demolished, and 100 units of housing could be constructed destroying the scale and character of this block. The block could go from 14 housing units to 104.

This is not a "little housing" as COY claims and there is nothing in the new provision which would prohibit it. It is alleged that this nightmare scenario is not likely, but it is totally up to developers to decide what housing gets built, where and when. The rezoning of Coney Island and 4th Avenue have proved that if upzoned, developers will build.

Buried on page 165 of the annotated 1,386-page ZR, it says that CDs 11, 14 & 15 -- apart from the rest of the City, will have a new ENHANCED FAR. So in my R2 neighborhood in CD14, it will NOT be increased from our current 0.5 to .75 which is proposed for the rest of the City. Instead, it will go up to 1.0 FAR, as of right. Why? Because some people in Midwood complained that it's too expensive to go to the Board of Standards & Appeals in order to McMansion-ize their homes. This was inserted without consultation with CB14. In fact, DCP's public presentations did not even mention it. CB14's recommendation to DCP was to remove it for Victorian Flatbush (the area south of Avenue I) and we hope this will be removed by the Counsel.

Area residents like me and my husband scrimped and saved to be able to buy our homes in the 1980s when the area was not "trendy" and was recovering from red lining. As a former land use attorney with Corporation Counsel I was well aware of the limits of development in R2 districts and deliberately chose this low scale zoned area not adjacent to apartment houses.

Do not let CoY pass and destroy our bucolic historic neighborhood.

Impact of TOD on West Midwood - Houses on 29 Qualifying Sites Eligible for Teardown and As-of-Right Development of MDRs (Multiple Dwelling Residences)



[EXTERNAL] City of Yes - My Testimony to Stop This!!

Wanda <

Fri 10/25/2024 8:28 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

Cc:

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I grew up and have lived in Whitestone, Queens since 1977. My parents chose to move to this neighborhood because it is less densely populated and they can raise their young family in a quiet neighborhood, with a backyard for my father to garden and green lawns for us to play. The City of Yes will get rid of these homes for future families like ours and force people to live on top of each other with no room for children to run around on their own property.

Here are a list of other issues that will arise if the City of Yes is passed:

- **STRESS ON CURRENT INFRASTRUCTURES** - There has been more issues of flooding in the past few years due to the large developments that are being built. In Whitestone, the sewers are only made to handle one-two family homes. But by adding more apartments/units on a single block, wouldn't that cause problems with flooding, water pressure and stress on other utilities such as gas and electricity?
- **OVERCROWDING & PARKING ISSUES** - One family generally owns at least 2 cars, but with 3-4 family homes, at least 6-8 cars will come from that 1 property causing major parking issues in neighborhoods.
- **QUALITY OF LIFE** - Having people live on top of one another disrupts the quality of life. Some people love to have some space away from neighbors and live with some peace and quiet. Everyone has a right to feel safe and maintain their privacy and quality of life. In 2022, my mother decided to sell her Whitestone home of 45 years because a massive 9-bedroom house was built in our backyard in place of a one-family ranch house. She felt claustrophobic and suffocated when this massive house was built in our backyard. We used to be able to see beautiful sunsets, but now a brick wall is in the way and we can see into someone's bedroom when the house was built. This forced my mother to sell our childhood home. As a visual reference, here is a before and after of what our backyard view was in 2021 and then in 2022 when the massive house was built in Whitestone:



- SEPTEMBER 2021

- DECEMBER 2022
- ENOUGH MASS TRANSIT AVAILABLE - Will there be enough mass transportation to handle these neighborhoods once they become highly dense? Will there be enough local buses to handle the extra residents?
- FORCING PEOPLE TO BE LANDLORDS - If there are no more one-family homes and only multi-family homes left, then you are forcing people to be landlords. Dealing with tenants is not meant for everyone and you're forcing people to live with strangers on the same property. The squatter issue has been prominent in the past year and people will have to deal with this problem if they come across someone who takes advantage of this.
- PROPERTY TAXES WILL INCREASE FOR EVERYONE - As you know, NYC property taxes are based on the "market value" of the houses being sold around a property. With the cost of the new homes built in Whitestone averaging \$2,000,000-\$2,500,000, then our property tax will increase based on these new construction. If a multi-family home is built costing over \$4,000,000, then how can this be "affordable" for anyone?
- KILLING THE "AMERICAN DREAM" OF HOME OWNERSHIP - One-family houses are selling over \$1,000,000, which already is hard for many to purchase. But multi-family homes will cost 2-3 times more, making it unaffordable for the young generation to purchase their own home.
- DRIVING PEOPLE TO MOVE OUT OF NY - People will move out of NY if they want one-family homes and move to other states.
- GLOBAL WARMING ISSUES? - It's very confusing that we try to fight global warming, but yet the City of Yes

contradicts what we are trying to fix. Building more larger multi-family homes and apartment buildings adds more pollution and carbon emissions to the environment, wouldn't it? Also, there will be no green space left which helps with eliminating carbon emissions. Backyards with gardens, greenery and trees will be eliminated in order to make rooms for more housing. This makes no sense.

These are just a few points I want to make for you to consider rejecting the City of Yes. This is not going to provide affordable housing. You are benefiting greedy developers. This will also add to global warming issues.

There are already so many new buildings and highrises being developed in downtown Flushing, Queens, which I suspect will generate about several thousands new apartments ready for occupation when they are done. Currently, there are over 16,000 rental listings in Manhattan alone on Zillow. There are thousands more rental listings in Whitestone, Bayside, Flushing and the surrounding areas. Isn't there plenty of housing available already?

If you allow this the City of Yes to pass, you will kill the "American Dream" of home ownership for the young generation. Rents in Whitestone are already over \$3,000 for a 2-bedroom. It will only go up. How is this affordable for young families and/or seniors on a fixed income? Think about your friends and family members who might be struggling with this dilemma. My young nieces, ages 12 and 10, have already expressed their concerns of their inability to buy a home of their own when they are older. They love living in a one-family home with no other strangers on the property and they say they may consider leaving NY in order to live in one-family homes as opposed to multi-family and apartment buildings.

Please do the right thing and say NO to the City of Yes.

Regards,
Wanda & Linda (Mom) Young
Whitestone, Queens

[EXTERNAL] City of Yes

Warren Schreiber <

Fri 10/25/2024 4:28 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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City of Yes Testimony

I am Warren Schreiber. I live in northeast Queens and am the president of the Queens Civic Congress, representing more than seventy civic groups in Queens. I am also co-president of the Presidents Co-op & Condo Council, representing over a hundred thousand cooperative and condominium housing residents. Additionally, I am the past president and founding member of the Bay Terrace Community Alliance, representing ten thousand people in Northeast Queens.

The City of Yes is a tainted zoning proposal surrounded by allegations of corruption and must be rejected pending a complete investigation. The City of Yes is a gift to developers and builders that will destroy our one and two-family communities and their associated generational wealth.

Council members, at the end of the day, there is nothing more important than your reputation. Supporting the City of Yes will tarnish your legacy. There will be an asterisk next to your name.

City Council members, you are voting to eliminate your job. Nothing you do is more important than land use and zoning.

I am a term-limited vice chair of Queens Community Board 7 who can resign now because my service is not needed without ULURP.

Regarding ULURP, Community Board 7 has an excellent record of approving affordable housing. The recent Willets Point development is a perfect example, accomplished under the current zoning without a City of Yes—a record of accomplishment in which we take great pride. In fact, in some instances, CB7 obtained concessions from an applicant, resulting in more affordable units than initially proposed. The City of Yes will eliminate such negotiations.

I reside in a transit desert where residents will not relinquish their cars. Instead, vehicles searching for available spots will only add to air pollution and put pedestrians at greater risk. Also, I am the president of a garden apartment co-op. Not usually mentioned is campus infill, which will allow my property to develop as-of-right housing on what is now green space. This will also apply to churches and similar institutions with large campuses.

New York City is not one size fits all.

I urge the council to preserve community input and protect the American dream by rejecting the City of Yes.

Warren Schreiber



Warren Schreiber
President, Queens Civic Congress
Co-President, Presidents Co-op & Condo Council
President, Ba Terrace Cooperative Section I, Inc.



**Written Testimony of
Eustacia Smith, Director of Advocacy
West Side Federation for Senior and Supportive Housing (WSFSSH)
City of Yes for Housing hearing, October 22, 2024 @ New York City Council
Subcommittee on Zoning**

My name is Eustacia Smith and I am from West Side Federation for Senior and Supportive Housing (also called WSFSSH.) Thank you to the City Council and the Zoning and Franchises Committee for the opportunity to submit testimony. WSFSSH develops, operates and provides services for low-income senior and supportive housing in NYC, as we have done for nearly 50 years.

NYC's housing crisis weighs disproportionately on older New Yorkers. Older New Yorkers are more prevalently low-income than other groups. They are the fastest growing group of homeless people. The city's shelter system saw single adults 65 and older more than double from 2014 to 2022. Older New Yorkers are more likely to need *deeply* affordable housing. Let me give you a sense of the scope: According to data in a recent report by LiveOn NY, there are over 520,000 people in NYC on waitlists for affordable senior housing. And, 57% of senior households on the Housing Connect wait list are "extremely low-income", meaning that housing them requires deeply affordable units.

WSFSSH staff are themselves suffering in the housing crisis. A growing number have experienced homelessness or have to commute several hours daily because they cannot afford to live in NYC.

NYC must take all possible measures to increase the supply of affordable housing. **WSFSSH strongly supports the zoning changes outlined in City of Yes for Housing.**

- We support Universal Affordability Preference, which will mean additional affordable and supportive housing could be built by giving developments a density bonus, but we would like to see a **deep** affordability band.
- We support changing outdated zoning regulations that would allow for the creation of affordable housing in in all neighborhoods and areas of the city, rather than the situation we are in now where some neighborhoods have developed a lot of affordable housing and in other areas there has been none. There are senior households registered on Housing Connect from every community district in NYC. They should be able to stay in their communities with affordable senior housing.
- We support the aspect of City of Yes that would allow for the development of small, shared housing, which could significantly increase housing supply. But our experience has shown that it must be paired with adequately funding on-site services.

However, zoning changes alone will not solve NYC's housing crisis. NYC must take additional measures to dramatically expand affordable senior and supportive housing production.

We also want to call for additional action by the City, needed to protect incentives to specifically create *senior* affordable housing as City of Yes goes forward.

The development of senior housing has long depended on AIRS incentives. While we support these incentives being applied more generally through the provisions of City of Yes, we will need ***additional*** incentives specifically for senior housing development – otherwise developers will likely prefer to build general affordable housing that has a wider market but is not suitable for seniors.

We echo all of LiveOn NY's recommendations in their recently released report, "How Long Do We Have to Wait," including that the city

- set annual production and preservation goals for affordable senior housing, including at least 1,000 new units of deeply affordable senior housing with fully funded services per year.

Again, We say Yes to City of Yes, ***and*** NYC must also protect and prioritize the production of deeply affordable senior housing with services.

From: [Wil Fisher](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] City of Yes
Date: Friday, October 25, 2024 10:59:33 AM

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Hello,

I support passage of the City of Yes for Housing Opportunity without amendments or changes. City Planning has worked very hard to find ways to deliver more housing for our neighbors and I hope that it passes without caveats or changes brought about by political considerations. New Yorkers living in overcrowded, expensive, and unsafe conditions are counting on it.

Thank you
Wil Fisher
Jackson Hts Queens

October 19, 2024

Dear City Council Members,

I am writing to express my strong opposition to the City of Yes zoning proposal to eliminate single-family zoning citywide, an initiative that would have a severely negative impact on my community and life. I am respectfully requesting you act on the behalf of myself and other members of the community and vote against this proposal.

The City of Yes for Housing Opportunity proposition as proposed includes a misguided zoning plan that should not be considered. Ostensibly, the objective of this plan is to create more affordable housing. Unfortunately, the simplistic flawed approach being proposed – changing zoning to allow for overbuilding – will not achieve this objective. Addressing the present need for affordable housing is complex and tied to the general cost of living. What is needed is to make the existing housing more affordable, through a combination of increasing wages, creating higher paying jobs and lowering rents, not by overbuilding. Moreover, under the Mandatory Inclusionary Housing (MIH) options, only 25% of units in the new multifamily apartments built are required to be affordable. Therefore, the majority (75%) of the units in this new housing will still be unaffordable as landlords will charge high rents on these units to compensate for lower rents of the affordable units.

The City of Yes proposal is fiscally unsound. Where will the money come from to fund the increased need for municipal services (police, fire, sanitation, public transportation) and infrastructure expansion (electrical, gas, communication and sewer systems) that would accompany the enormous building growth resulting from the proposal, when currently the city budget is already overstressed? Additionally, this overdevelopment will lead to an increase in local traffic and congestion. Also, the increase from low density to high density will likely lead to an increase in crime in that neighborhood.

Furthermore, overdevelopment of low density neighborhoods will only benefit the developers, who see this as a golden opportunity to enrich themselves. While the catch phrase of this plan is “a little extra housing everywhere”, in reality developers will mainly target low density areas for their projects. High density areas primarily have large multifamily dwellings on their lots while low density areas consist primarily of single family homes. It is much less expensive to buy and clear a property that has a single family home on it versus the same size property with a large multifamily dwelling on it. Developers realize this, that it is much easier and more profitable to build in low density than high density areas.

Importantly, for many, single family home ownership is a reward for their hard work. People work hard understanding that this will enable them to have a higher quality of life, and to have an uncrowded sanctuary space of their own, essential for their well-being, including their mental health. It is well documented that overcrowding leads to mental health illness. Moreover, destruction of low density neighborhoods removes critical green open space which is a necessity for a healthy living environment. I and my neighbors have chosen to live in an area of single family homes because we love the character of our neighborhood – a small, safe oasis of quiet tranquility in a busy city. The City of Yes (high-density development) will devastate the fundamental character of our neighborhood as well as our quality of life.

Please reject and vote against the City of Yes for Housing Opportunity proposal to eliminate single-family zoning citywide.

Sincerely,
William Drosopoulos

From: chilli13@juno.com
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Over crowding
Date: Thursday, October 24, 2024 9:02:03 PM

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To whom it may concern: The city of yes plan a 1 glove fits all agenda is a poor fit for our community. Our area is not built for this and its going to be an overload on our structure that is already stretched out of control, we don't have enough Police or emergency service in this area, if you want to build something build a hospital if you need care and go to Einstein hospital you wait in a hallway for 4 days till a bed is ready. We have floods constantly for the fact that our sewer system was built for a small community, we lke having a small community and need toes it this way there is plenty of housing stop letting illegals in. PLEASE RETHINK THIS OVER ITS NO GOOD TO BE ON TOP OF EACH OTHER. Thank you for he opportunity to express myself. William Mulhern [REDACTED] bx ny 10465

From: [Yaritza A](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] The city of yes plan.
Date: Friday, October 25, 2024 7:16:43 AM

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Hello,

As a lifelong resident of the Bronx, I understand the challenges of living in a densely populated area. However, after living in Throggsneck for almost a decade, I have come to appreciate the small-town atmosphere that this neighborhood offers, which is what I want for my children.

I urge you to advocate for the needs of the community's residents.

Sincerely,
Yaritza Agramonte
Of Roberts Ave.

[EXTERNAL] City of Yes for Housing Opportunity

Yasmina Palumbo <>

Fri 10/25/2024 10:33 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Dear City Council,

I am a public school parent and resident on the Upper East Side. I am writing to submit testimony AGAINST City of Yes for Housing Opportunity, not because I am against housing, but because I am against this farce designed by developers and a City Planning Department that has proven time and again that it can not be trusted to generate affordable housing or protect quality of life for the working class.

Manhattan is a cautionary tale - we have no shortage of housing or luxury construction. Indeed our entire neighborhood seems to be perpetually under construction with scaffolding on every block. What we have is an affordability and quality of life crisis - every district will become just as unaffordable and unlivable as Manhattan if Council Members don't get serious about rejecting this catastrophic rezoning proposal that will result in the displacement of hard working New Yorkers.

We know it. You know it. Now vote for the people, not special interests. Vote NO.

Yasmina Palumbo Caleo

From: [eyi lee](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I Vote NO to "the city of yes housing opportunity"
Date: Thursday, October 24, 2024 5:59:37 PM

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To Council members:

I stand with my neighbor and Vote NO.

I am a single family homeowner.

This plan was designed by developers to benefit developers!

This plan will lead to over development through out the city.

12 of 14 Community Boards in Queens voted No

To council members: VOTE NO

Respectfully,
Yi-Wen Chen

Sent from my iPhone

[EXTERNAL] City of Yes for Housing Opportunity

Yotam Ohayon <

Wed 10/23/2024 1:40 PM

Inbox

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hello! My name is Yotam, and I was raised in NYC, having lived here for over 25 years.

I'm writing because I am worried about myself, friends, and family being forced to leave because of the cost of living here.

I am really excited about the "City of Yes for Housing Opportunity" initiative, and I hope the Council Members approve this proposal in its strongest possible form.

For too long, a few neighborhoods have borne the crucial task of adding new housing in New York City. "City of Yes" is a real proposal to fix that, so we can add a little more housing to every neighborhood and provide new opportunities for New Yorkers to live in all types of areas.

I want to specifically focus on the [Office-to-Residential](#) initiative, which allows office-to-residential conversions in buildings built before 1991 across the city. Some Points in its favor:

- Creates more active, vibrant neighborhoods, helping small businesses who have been hurt by reduced office foot traffic.
- Current rules are arbitrary in terms of where offices can be converted and when the buildings were built.
- The State included a program in the budget to pay for affordable housing in office-to-residential conversions. The City needs to pass these zoning changes so we can take advantage of these benefits and get new affordable housing in our community.

Overall, simplifying the office conversion rules and allowing new housing across the city where it makes sense is a great step forward.

Thank you for the opportunity to speak! I hope the Council members will approve the strongest possible version of this proposal.

Sincerely,
Yotam Ohayon

From: [Zachary Beller](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] In Support of City of Yes
Date: Tuesday, October 22, 2024 7:24:18 PM

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Hello,

I am a North East Queens home owner voicing my support for the city of Yes housing initiatives. Especially ending the parking mandates. I was appalled by the comments from council member Paladino, and disappointed that more of the Queens CMs don't seem to be in support.

Please keep the supporters in mind, owners and renters and people who can't afford to live in NYC as a result of the outdated and stifling zoning restrictions in place currently. Hopefully with the City of Yes NYC and NY as a whole will start growing and growing instead of shrinking

Thank you.

[EXTERNAL] support lifting parking requirements

Zachary Long <>

Tue 10/22/2024 10:26 PM

To: Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hi,
I support lifting parking requirements. I live in Brooklyn. I'm married with my wife - we've lived here pretty much our whole lives.

Absolutely need more housing. Don't need more parking. Lift parking requirements.

Zach

[EXTERNAL] Keep the end of parking mandates in City of Yes

Zeke Dunn <

Wed 10/23/2024 10:14 AM

Inbox

To:Land Use Testimony <landusetestimony@council.nyc.gov>;

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Hello,

I'm writing to urge the council to pass the City of Yes policy package and to keep the planned removal of archaic and misguided parking mandates in the package. Parking mandates are bad everywhere, but especially in New York City.

I'm a Brooklyn dad with a car and I commute by bike and transit. My landlord is moving a family member into my family's unit and we need to find a new apartment for the first time in 6 years. Since we found this apartment the rents on comparable apartments have risen 15-20% but our income is unchanged. Not only am I not able to afford the rent, I can't afford to pay daycare providers enough for *them* to pay *their* rent. In that same period NYC has become the most traffic-congested city on earth and car trips have reached an all-time high. City and state leaders have failed to create a sustainable plan to finance the vital transit infrastructure that keeps the city alive.

Everything is moving in the wrong direction. NYC cannot be a car city and it can't be a low-density city. If those forces aren't resisted we will see large-scale hardship. We need massive new housing construction and we need to build as if transit and non-motorized travel are the default for average New Yorkers. Because more parking means less housing, we need high-density housing near transit with no parking mandates attached.

We also need massive new amounts of social housing. The market alone will never provide sufficient supply for the lowest tiers of working people and an abundance of high quality social housing would lowering rents in the for-profit market, keeping more money in the hands of hard-working New Yorkers and less in the hands of landlords who contribute nothing to society.

Kill the parking mandates. Pass City of Yes.

Thank you very much,
Zeke Dunn

Zeke Dunn




Lorraine Collins
Government Relations and Public Affairs Manager,
Northeast Region

To: New York City Council Subcommittee on Zoning and Franchises

Date: October 23, 2024

Subject: Supporting the City of Yes for Housing Opportunity Proposal

Dear Chair Riley,

On behalf of Zillow and as a member of the Yes to Housing Coalition, thank you for the opportunity to express our support for the City of Yes for Housing Opportunity proposal, which will modernize the city's housing policies, lift unnecessary roadblocks, and increase housing options and affordability by facilitating the creation of much-needed housing across income bands and in every neighborhood across the city.

Zillow was founded to bring transparency to the real estate market, empowering consumers to make smarter, more informed decisions in what is often the most significant financial transaction of their lives. We achieve this vision by not only offering innovative products and services but also by "turning on the lights" for consumers and policymakers with [industry-leading economic research](#) and [advocating for effective housing policies](#) that make it easier for consumers to move.

According to an analysis of the U.S. Census Bureau's American Community Survey (ACS) conducted by Zillow, the New York City metro area's housing shortage is the worst in the nation, [with a deficit of 389,924 homes](#) — more than the San Francisco, Chicago, and Boston metro areas combined. In 2022, for every home for sale or rent in the NYC area, there were [nearly four families in need of a home](#), compared to two for each home in 2012.

This competition has driven up rent prices. Recent analysis from Zillow's NYC brand StreetEasy shows that the typical New York City rent has increased 36% since before the pandemic to \$3,800 in August 2024. New York City's rental market puts a heavy financial burden on renters. Monthly rents are at an all-time high and [have grown seven times faster than wages](#) in the last year (the highest gap of any city in the nation).

NYC's housing affordability crisis has reached a boiling point. Supply isn't the silver bullet to solving the affordability crisis — it's also important to ensure we're also taking measures to reduce upfront costs and mitigate any unnecessary friction in the process — but addressing supply is critical to creating long-term, systemic change.

Building more housing supply is an essential starting point and one piece of a multifaceted approach. The City of Yes for Housing Opportunity is a vital step towards implementing citywide zoning reforms to bolster housing creation across all neighborhoods. Zoning reform efforts outlined in the City of Yes would significantly increase the city's housing supply, helping to ensure all neighborhoods do their part in creating a fairer and more inclusive city by enabling the construction of a variety of housing types tailored to the specific needs of each community.

According to a joint report recently released by StreetEasy and Tech:NYC entitled [Affording an Apartment in NYC is a Challenge - Even for Tech Workers](#), targeted zoning reforms that allow for new housing in underutilized lots near mass transit routes in the city's outer boroughs would unlock opportunities to create up to 1.1 million more homes. Exclusionary zoning rules limit NYC's housing capacity, and the City of Yes to Housing Opportunity would start to remedy these exclusionary policies.

Parking requirements and other provisions, such as yard requirements and minimum lot size for developments, make increasing density in transit-rich areas more challenging and more expensive. Relaxing these restrictive provisions would increase the potential number of new homes that can be created in a neighborhood.

These efforts would complement those currently underway, such as the inclusion of the elimination of the floor-to-area ratio (FAR) cap for residential buildings in the NYS 2024-25 Enacted Budget. StreetEasy and Tech:NYC's joint housing report found that an increase in the FAR by just 20% in medium to high-density districts currently zoned for residential use could increase housing capacity in Manhattan by 85,338 from its present capacity of 421,911 housing units. Clearly, this estimate would increase with the complete elimination of the FAR cap.

A joint playbook by Zillow and the Casita Coalition entitled [Build the Middle](#) includes measures found in communities across the country and internationally to empower advocates, policymakers, and community leaders in addressing the low housing supply and expanding housing choices. One of the essential steps outlined in the playbook starts with accessory dwelling units or ADUs, a vital component of the City of Yes for Housing Opportunity.

These changes are critical, but they are only one piece of the puzzle to help New Yorkers afford to live and move in the city. They must be paired with a holistic approach to housing affordability and equity that reforms upfront costs, such as [broker fees](#) in the rental housing market, and eliminates points of friction, such as the housing discrimination with [voucher utilization](#) that we still see today.

Thank you for the opportunity to express our support for the City of Yes for Housing Opportunity. We encourage you to support this proposal to help address New York City's severe housing affordability crisis.

Sincerely,

Lorraine Collins
Government Relations and Public Affairs Manager, Northeast Region
Zillow Group

From: [Janet Linde](#)
To: [Testimony](#)
Subject: [EXTERNAL] Census data shows upzonings like 'City of Yes' make NYC neighborhoods less accessible and diverse, a
Date: Thursday, November 7, 2024 5:40:46 PM

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Dear New York City Council Testimony,

I oppose upzonings like 'City of Yes.' Because as shown in Village Preservation's new study "Analysis of Housing Production Levels and Changes in Racial Demographics in NYC Neighborhoods," upzoned neighborhoods with surging levels of housing construction have overwhelmingly tended to become whiter and less Black and Hispanic. This is especially true as compared to neighborhoods with lower to more moderate levels of new housing construction, and the landmark and zoning protections that often go along with them, which saw the exact opposite trends. Even NYC's Asian population, which boomed during this time period, saw above-average growth in its share of the population in the low-to-moderate housing growth areas, and lower levels in the upzoned areas with vastly increased housing production.

Why would we want to replicate this citywide? This is another example of how the contention that just building lots more housing, no matter how expensive or what kind, will help make our cities and neighborhoods more affordable, equitable, and accessible. It won't, and in fact, evidence indicates it will make them worse in those regards, as well as many others.

I strongly urge you to oppose the measures in 'City of Yes,' and any other measures, that would upzone and increase the allowable size and scale of market-rate housing, and weaken existing landmark and zoning protections. Instead, I urge you to support measures that work to retain existing affordable housing, and create new affordable housing when and where needed and able. Our city is not lacking for housing; it's lacking for the right kind of housing to meet the needs of the people who live here, and policies like upzonings and 'City of Yes' don't address that, and will likely do more harm than good.

Regards,
Janet Linde



NY 11238

From: [Jim Charlton](#)
To: [Testimony](#)
Subject: [EXTERNAL] Census data shows upzonings like 'City of Yes' make NYC neighborhoods less accessible and diverse, a
Date: Thursday, November 7, 2024 5:40:13 PM

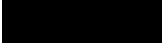
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Regards,
Jim Charlton

New York, NY 10003

From: [Nancy Kremsdorf](#)
To: [Testimony](#)
Subject: [EXTERNAL] Census data shows upzonings like 'City of Yes' make NYC neighborhoods less accessible and diverse, a
Date: Thursday, November 7, 2024 5:44:04 PM

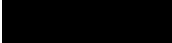
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Dear New York City Council Testimony,

I oppose upzonings like 'City of Yes.' Because as shown in Village Preservation's new study "Analysis of Housing Production Levels and Changes in Racial Demographics in NYC Neighborhoods," upzoned neighborhoods with surging levels of housing construction have overwhelmingly tended to become whiter and less Black and Hispanic. This is especially true as compared to neighborhoods with lower to more moderate levels of new housing construction, and the landmark and zoning protections that often go along with them, which saw the exact opposite trends. Even NYC's Asian population, which boomed during this time period, saw above-average growth in its share of the population in the low-to-moderate housing growth areas, and lower levels in the upzoned areas with vastly increased housing production.

Why would we want to replicate this citywide? This is another example of how the contention that just building lots more housing, no matter how expensive or what kind, will help make our cities and neighborhoods more affordable, equitable, and accessible. It won't, and in fact, evidence indicates it will make them worse in those regards, as well as many others.

I strongly urge you to oppose the measures in 'City of Yes,' and any other measures, that would upzone and increase the allowable size and scale of market-rate housing, and weaken existing landmark and zoning protections. Instead, I urge you to support measures that work to retain existing affordable housing, and create new affordable housing when and where needed and able. Our city is not lacking for housing; it's lacking for the right kind of housing to meet the needs of the people who live here, and policies like upzonings and 'City of Yes' don't address that, and will likely do more harm than good.

Regards,
Nancy Kremsdorf

New York, NY 10011

From: [Shelley Wood](#)
To: [Testimony](#)
Subject: [EXTERNAL] Census data shows upzonings like 'City of Yes' make NYC neighborhoods less accessible and diverse, a
Date: Thursday, November 7, 2024 5:45:58 PM

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Regards,
Shelley Wood


New York, NY 10016

First Name	Last Name	Organization	For/Against	In Person/Remote	Testified?
Mark	Levine	Manhatan Borough President	For	In Person	yes
Antonio	Reynoso	Brooklyn Borough President	For	In Person	yes
Emily	Goldstein	Association for Neighborhood & Housing Development (ANHD)	For	In Person	yes
Matthew	Dunbar	Habitat for Humanity NYC and Westchester County	For	In Person	yes
Matthew	Murphy	NYU Furman Centet	For	In Person	yes
Patrick	Boyle	Enterprise Community Partners	For	In Person	yes
Sam	Burnick	HANAC	For	In Person	yes
Thomas	Devaney	The Municipal Art Society of New York	For	In Person	yes
George	Janes		Against	In Person	yes
Lucie	Levine	Historic Districts Council	Against	In Person	yes
Megan	Fitzpatrick	LANDMARK WEST!	Against	In Person	yes
Paul	Devlin		Against	In Person	yes
Zeynep	Turan	FRIENDS of the Upper East Side	Against	In Person	yes
Zool	Zulkowitz		Against	In Person	yes
Bria	Donohue	American Institute of Architects New York	For	In Person	yes
Chad	Purkey	Association for a Better New York (ABNY)	For	In Person	yes
Emily	Kurtz	RiseBoro Community Partnership	For	In Person	yes
Howard	Slatkin	Citizens Housing and Planning Council	For	In Person	yes
Michelle	de la Uz	Fifth Avenue Committee	For	In Person	yes
Tom	Wright	Regional Plan Association	For	In Person	yes
Jennifer	Petit		Against	In Person	yes
Matthew	Robinson		Against	In Person	yes
Naomi	Bushman		Against	In Person	yes
Paul	DiBenedetto	Chair, Queens Community Board 11	Against	In Person	yes
Peter	Miller	510 Broadway Cooperative, Inc.	Against	In Person	yes
Ronnie	Wolf		Against	In Person	yes
Annemarie	Gray	Open New York	For	In Person	yes
Anthony	Ortolano	SEIU 32BJ - member testimony	For	In Person	yes
Joseph	Rosenberg	Catholic Community Relations Council of NY	For	In Person	yes
Maddie	DeCerbo	Real Estate Board of New York (REBNY)	For	In Person	yes
Rachel	Fee	New York Housing Conference	For	In Person	yes
Sara	Lind	Open Plans	For	In Person	yes
Barbara	Larkin	Belle Harbor Property Owners Association (BHPOA)	Against	In Person	yes
Bernadette	Ferrara		Against	In Person	yes
Bruce	Rosen		Against	In Person	yes
Charles	Ny		Against	In Person	yes
Chris	Coppa		Against	In Person	yes
Mary Ann	McGowan	Clove Lake Civic Association	Against	In Person	yes
Charlene	Davis		Against	In Person	yes
Alia	Soomro	New York League of Conservation Voters	For	In Person	yes
Gregory	Smithsimon	Center for the Study of Brooklyn, at Brooklyn College	For	In Person	yes
John	Wilson	concerned citizen	For	In Person	yes
Julie	Chou	Manhattan Community Board 5	For	In Person	yes
marc	greenberg	Interfaith Assembly on Homelessness and Housing	For	In Person	yes
Rosa	Chang		For	In Person	yes
Alfred	Brand	Kew Gardens Civic Association	Against	In Person	yes
Gordon	Lee	All of them	Against	In Person	yes
Layla	Law-Gisiko	The City Club of New York	Against	In Person	yes
Paul	Briscoe		Against	In Person	yes
Renee	DeSantis	Community First Development Coalition	Against	In Person	yes
Ronald	Colangelo		Against	In Person	yes
Braden	Crooks		For	In Person	yes
Derek	Marcus	TF Cornerstone/DCP	For	In Person	yes
Diah	Mehera	Tech:NYC	For	In Person	yes
Eric	Shiner	Powerhouse Arts	For	In Person	yes
Jackson	Chabot	Open Plans	For	In Person	yes
Kazi	Hossain	Hotel and Gaming Trades Council	For	In Person	yes
Alice	Barrett		Against	In Person	yes
Anna	Barrett Mitchell		Against	In Person	yes
Evidelia	Boyd	Rosedale Civic Association	Against	In Person	yes
Laure	Travers		Against	In Person	yes
Patricia	Loftman	Park West Village Tenants Association	Against	In Person	yes
Tammy	Meltzer	MCB1	Against	In Person	yes
Emily	Klein	No	For	In Person	yes
Eric	Goshow	Community Preservation Corporation	For	In Person	yes
Gigi	Gerefetari	Hotel and Gaming Trades Council	For	In Person	yes
Juan	O'Neill	Hotel and Gaming Trades Council	For	In Person	yes
MacKenzie	Fillow		For	In Person	yes
Romario	Rodriguez Aguilar		For	In Person	yes
Andrea	Goldwyn	New York Landmarks Conservancy	Against	In Person	yes
Connie	Murray	n/a	Against	In Person	yes
Danniel	Maio		Against	In Person	yes
Ronda	Wist		Against	In Person	yes
Susan	Breindel	27 Great Jones Street Condominium	Against	In Person	yes
Baruch	Yehudah	B'nai Adath Kol Beth Yisrael	For	In Person	yes
Catherine	Trapani	Volunteers of America-Greater New York	For	In Person	yes
Jacob	Brooks	Open NY	For	In Person	yes
Michael	Sutherland	Open Plans	For	In Person	yes
Rashida	Tyler	NYD Council of Churches/Interfaith Affordable Housing Collaborative	For	In Person	yes
Susan	Zinder	B'nai Adath Kol Beth Yisrael	For	In Person	yes

Celines	Miranda		Against	In Person	yes
June	Moses	N/A	Against	In Person	yes
Renee	Kinsella	29th Street Association	Against	In Person	yes
Thomas	Duane	Former NYC Council Member and Former NYS Senator	Against	In Person	yes
Guillermo	Gomez	Urban Design Forum	For	In Person	yes
Isaac	Adlerstein	Broadway Community	For	In Person	yes
Margy	Brown	UHAB	For	In Person	yes
Rachel	Simpson		For	In Person	yes
Talya	Schwartz Naor	Open Plans	For	In Person	yes
Yahel	Carmon		For	In Person	yes
Jack	Bolembach		Against	In Person	yes
Michelle	Alleyne	Distinguished Women of September 11th	Against	In Person	yes
Migdalia	Cortes	Met Council on Housing	Against	In Person	yes
Thomas	Diana	Private	Against	In Person	yes
Vienna	Levitan	RPOCA	Against	In Person	yes
Austin	Celestin		For	In Person	yes
Ben	Wetzler		For	In Person	yes
John	Woelfling		For	In Person	yes
Paul	Peart	New Testament Temple Church of God	For	In Person	yes
Thomas	Lopez-Pierre	Black Real Estate Forum, LLC	For	In Person	yes
William	Scarborough	Addisleigh Park Civic Organization	Against	In Person	yes
Cheyenne	Deopersaud	Fair Futures / Next100	For	In Person	yes
Sharon	Pope-Marshall	CIVITAS	For	In Person	yes
Edwin	Westley		Against	In Person	yes
John	Lynch		Against	In Person	yes
john	mudd	Midtown South Community Council	Against	In Person	yes
Laura	Sewell	East Village Community Coalition	Against	In Person	yes
Roxanne	Delgado	Friends of Pelham Parkway	Against	In Person	yes
Chloe	Phitoussi	Open New York	For	In Person	yes
Elizabeth	Denys		For	In Person	yes
Julie	Stein	Union Square Partnership	For	In Person	yes
Rev. Dr. Terry	Troia	Project Hospitality	For	In Person	yes
Allie	Ryan		Against	In Person	yes
David	Lawrence	Ironclad Artists	Against	In Person	yes
Pilar	Dejesus		Against	In Person	yes
Kurtis	Weatherford		For	In Person	yes
Luke	Lavanway		For	In Person	yes
Matthew	Denys		For	In Person	yes
Stephen	Crim		For	In Person	yes
Toby	Hyde		For	In Person	yes
Vishnu	Reddy		For	In Person	yes
Christopher Leon	Johnson	Self	Against	In Person	yes
David	Holowka		Against	In Person	yes
Prof Joseph	Kleinplatz		Against	In Person	yes
Alex	Armlovich	Niskanen Center	For	In Person	yes
Bill	Cryer		For	In Person	yes
Dan	Kent	Lantern Organization	For	In Person	yes
Gabriel	Dougherty		For	In Person	yes
Olivia	Killingsworth		For	In Person	yes
Puneet	Lath		For	In Person	yes
Rochelle	Thompson		Against	In Person	yes
Cassandra	O'Hearn		For	In Person	yes
Daniel	Arnow	Actors Fund Housing Development Corporation	For	In Person	yes
Daniel	Golliher		For	In Person	yes
Geoffrey	Thomas		For	In Person	yes
Jorge	Romero		For	In Person	yes
Barbara	Blair	Garment District Alliance	For	In Person	yes
Amie	Gross	Amie Gross Architects	For	In Person	yes
Kayt	Tiskus		For	In Person	yes
Michael	Zoorob		For	In Person	yes
Virginia	Crawford	Met Council on Housing	For	In Person	yes
Phil	Wong		Against	In Person	yes
Emily	Eisner	Fiscal Policy Institute	For	In Person	yes
Eustacia	Smith	West Side Federation for Senior and Supportive Housing	For	In Person	yes
Jesse	Lang		For	In Person	yes
Sean	Scott		For	In Person	yes
Stan	Liao		For	In Person	yes
Theo	Chino	Social Democrats of America	Against	In Person	yes
Andy	Zhang	Open New York	For	In Person	yes
Igor	Nikitenko		For	In Person	yes
Eddie	Siegel		For	In Person	yes
Nick	Felker		For	In Person	yes
Salvatore	Franchino		For	In Person	yes
Raul	Rivera		Against	In Person	yes
Assemblywoman Jaime	Williams	59th Assembly District	Against	Remote	yes
Vanessa L.	Gibson	Bronx Borough President	For	Remote	yes
Daniel	Cohen		For	Remote	yes
Erica	Turner	2955 tenant association	Against	Remote	yes
LaShaun	Ellis	MTOPP	Against	Remote	yes
Mark	Anaya	Neponsit Property Owners Association	Against	Remote	yes
Adeola	Deloatch		For	Remote	yes

Darrick	Borowski		For	Remote	yes
DJ	Falkson		For	Remote	yes
Sadia	Rahman	BASE Coalition	For	Remote	yes
Alicia	Spears		Against	Remote	yes
Angela	Kravtchenko	Community Board 13, 1st Vice-Chair	Against	Remote	yes
Cathy	Cebek	City island Civic Association	Against	Remote	yes
George	Calderaro	29th Street Neighborhood Association	Against	Remote	yes
Lora	Tenenbaum		Against	Remote	yes
Ilan	Rabinovitch	N/A	For	Remote	yes
Michelle	Kuppersmith		For	Remote	yes
Tyler	Baldwin		For	Remote	yes
Carin	Bail	HHCA	Against	Remote	yes
Esther	Gimelfarb	Defending Our Neighborhood of Central Queens	Against	Remote	yes
Kevin	Jones	AARP NY	For	Remote	yes
Jess	Coleman		For	Remote	yes
Kyle	Jeremiah	BRC	For	Remote	yes
Lindsey	McCormack		For	Remote	yes
Michael	Kaess		For	Remote	yes
Corey	Bearak	Queens Community Board 13	Against	Remote	yes
David	Mulkins	Bowery Alliance of Neighbors	Against	Remote	yes
STELLA	GRILLO		Against	Remote	yes
Suwen	Cheong		Against	Remote	yes
Adam	Brodheim		For	Remote	yes
Gregory	Marvin		For	Remote	yes
Leo	Guttmann		For	Remote	yes
Rohan	Kalyani		For	Remote	yes
Claudia	Valentino	Forest Hills Community and Civic Association	Against	Remote	yes
Colette	Wong	Doug-Bay Manor Civic Association	Against	Remote	yes
Dee	Vandenburg	Staten Island Taxpayers' Association, Inc.	Against	Remote	yes
Diane	Viggiano	Old Town Civic Association	Against	Remote	yes
Chloe	Sarnoff	Robin Hood	For	Remote	yes
Dan	Miller	Open New York	For	Remote	yes
Kevin	Wolfe	The Center for NYC Neighborhoods	For	Remote	yes
Sunny	Ng		For	Remote	yes
Arlene	Schlesinger		Against	Remote	yes
Dena	Tasse-Winter	Village Preservation	Against	Remote	yes
Elaine	Young	The West Cunningham Park Civic Association	Against	Remote	yes
Grace	Marrero	ABBA	Against	Remote	yes
Roland	Nimis	Legal Services NYC	For	Remote	yes
Susan	Lunn		For	Remote	yes
Tyler	Lewis	Open New York	For	Remote	Yes
Cliff	Bruckenstein		Against	Remote	Yes
Ed	Goydas	Hollis Hills Civic Association	Against	Remote	Yes
Latonia	Harris 4403		Against	Remote	yes
Paul	Graziano	S. T. O. P. (STOP THIS OVERDEVELOPMENT PLAN) City of Yes	Against	Remote	yes
Sally Ann	Sinisgalli 6690		Against	Remote	yes
Craig	Gurian	Anti-Discrimination Center	For	Remote	yes
Ernie	Smith	Artisan makers working for the textile industry	For	Remote	yes
Jessica	Rothkuo		For	Remote	yes
Marc	Pittsley		For	Remote	yes
Gui	Marques 4875		Against	Remote	Yes
Saaif	Alam	N/A	Against	Remote	yes
Sherida	Paulsen		Against	Remote	yes
James	Dill	Housing and Services, Inc,	For	Remote	yes
Carolyn	Iodice	Open New York	For	Remote	yes
Émilia	Decaudin		For	Remote	yes
Judine	Johnson-Harriott		For	Remote	Yes
Shams	DaBaron	Da Housing Hero	For	Remote	yes
Andrew	Berman	Village Preservation	Against	Remote	yes
Carlene	Thorbs	Community Board 12 Queens	Against	Remote	yes
Jane	Buchanan		Against	Remote	yes
Joseph	McAllister	South Beach Civic Association	Against	Remote	yes
Maria	Deinnocentiis	Utopia Estates Civic Association	Against	Remote	Yes
jenny	dubnau		Against	Remote	yes
Joseph	Vaini		Against	Remote	yes
Karen	Argenti	Bronx Council for Environmental Quality & PBNFO	Against	Remote	yes
Laura	Spalter	Protect Bronx Neighborhoods from Overdevelopment	Against	Remote	yes
Pamela	Wolff	SAVE CHELSEA	Against	Remote	yes
Jason	Stahl		For	Remote	yes
Jonathan	Ortiz	Open New York	For	Remote	yes
Lana	Irons		For	Remote	yes
Marieke	Thomas		For	Remote	yes
Valerie	Mason	I am testifying on behalf of CB8	For	Remote	yes
Amanda	Agoglia	Neponsit Property Owners Association	Against	Remote	yes
Kirsti	Jutila		Against	Remote	yes
Lo	van der Valk	Carnegie Hill Neighbors	Against	Remote	yes
Margo	Margolis		Against	Remote	yes
Mark	Anderson	Westerleigh Improvement Society	Against	Remote	yes
Hien	Piotrowski		For	Remote	yes
Kate	Van Tassel		For	Remote	yes
Samir	Lavingia		For	Remote	yes

Sanford	Miller		For	Remote	yes
Julie	Reyes	Bronx Community Board No. 8	Against	Remote	yes
lucy	koteen		Against	Remote	yes
Marie	Marsina		Against	Remote	yes
Michael	Plottel		Against	Remote	yes
Richard	Gibbs		Against	Remote	yes
Elisa	Koenderman		Against	Remote	yes
Jacqueline	Dolly		Against	Remote	yes
Leigh	Behnke		Against	Remote	yes
Renée	Monrose		Against	Remote	yes
Daisy	Colon	Home Owner	Against	Remote	yes
Henry	Euler	Auburndale Improvement Association	Against	Remote	yes
Roberta	Gelb	Chelsea Reform Democratic Club	Against	Remote	yes
Zishun	Ning		Against	Remote	yes
Abigail	Cliche		For	Remote	yes
Ayaz	Lavingia		For	Remote	yes
Erik	Nilsen		For	Remote	yes
Shamina	Lavingia		For	Remote	yes
Alyssa	Manfredonia		Against	Remote	yes
Joanne	Sullivan		Against	Remote	yes
Juan	Rivero	village preservation	Against	Remote	yes
Yiatin	Chu	Asian Wave Alliance	Against	Remote	yes
Alan	Gerber		For	Remote	yes
Felix	Stetsenko		For	Remote	yes
Robert	Jeffery	Welcome Home Plants	For	Remote	yes
William	Meehan		For	Remote	yes
Doris	Hughes		Against	Remote	yes
George	Tormo	Midland Civic Association	Against	Remote	yes
Maria	Fiocca		Against	Remote	yes
Steve	Barrison	Bay Improvement Group coalition	Against	Remote	yes
cara	eckholm	self	For	Remote	yes
Isabel	Kirsch		For	Remote	yes
Mollye	Liu	Bronx Pro Group	For	Remote	yes
Sam	Zimmerman		For	Remote	yes
Felicia	Johnson	Community Board 14 Queens	Against	Remote	yes
Rob	Mazzuchin	Marine Park Community Organization	Against	Remote	yes
Sadie	Kol		Against	Remote	yes
Theresa (Tara)	Westerdahl		Against	Remote	yes
Clayton	Sanford		For	Remote	yes
Elena	Sytcheva		For	Remote	yes
Nancy	Kong		For	Remote	yes
Yehuda	Pollack		For	Remote	yes
Jeremy	Kaplan		Against	Remote	yes
Linda	Cohen		Against	Remote	yes
Nichola	Cox	Sullivan Ludlam Stoddard Neighborhood Association	Against	Remote	yes
David	Pecoraro		Against	Remote	yes
Joe	Enright	West Midwood Community Association	Against	Remote	yes
John	Sheridan		Against	Remote	yes
Mark	Young	South Midwood Residents' Association (SMRA)	Against	Remote	yes
Ariana	S		Against	Remote	yes
Carol	Donovan	Richmondton & Clarke Ave. Civic Association	Against	Remote	yes
Jack	Spadaro	Bay Improvement Group	Against	Remote	yes
Jean	Hahn		Against	Remote	yes
Sade	Falebita	DCTV	For	Remote	yes
Bonnie	Harper		Against	Remote	yes
Israel	Peskowitz		Against	Remote	yes
Roisin (Ro)	Ford		Against	Remote	yes
Thomas	Caffrey	Committee for Environmentally Sound Development, Inc.	Against	Remote	yes
Andrew	Stern		For	Remote	yes
Daniel	Fischer		For	Remote	yes
James (JP)	Freeley		Against	Remote	yes
Joan	Gilbert		Against	Remote	yes
Lindsay	Lamb		Against	Remote	yes
Ramona	Ferreya	Save Section 9	Against	Remote	yes
Sarah	McKenna		Against	Remote	yes
Ryder	Kessler	Abundance New York	For	Remote	yes
Ken	A		For	Remote	yes
Neil	Miller		For	Remote	yes
Peter	Touma		For	Remote	yes
Sachi	Takahashi		For	Remote	yes
Zachary	Thomas		For	Remote	yes
Charles	Ober	Ridgewood Property Owners & Civic Association Inc.	Against	Remote	yes
Victoria	Hillstom 2058	Tribeca Trust	Against	Remote	yes
Amit S.	Bagga	Public Progress Solutions	For	Remote	yes
Kevin	LaCherra		For	Remote	yes
Nicholas	Oo		For	Remote	yes
Eric	Miao		For	Remote	yes
Pedro	Rodriguez		For	Remote	yes
Peter	Estes		For	Remote	yes
David	Gordon		For	Remote	yes