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# City of Yes for Housing Opportunity

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# DCP is asking for Community Board recommendations, using this worksheet →

## City of Yes for Housing Opportunity

Instructions: This worksheet is for anyone who chooses to express their support or concerns. If you choose to complete this optional worksheet, please review each part of the proposal. Check the box to express whether you support or do not support that specific goal or project component. You can leave notes in the comments section.

### Low-Density

#### Town Center Zoning



Re-introduce buildings with groundfloor commercial and two to four stories of housing above, in areas where this classic building form is banned under today's restrictive zoning.

Support

Do Not Support

#### Transit-Oriented Development



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.

Support

Do Not Support

#### Accessory Dwelling Units



Permit accessory dwelling units such as backyard cottages, garage conversions, and basement apartments.

Support

Do Not Support

#### District Fixes



Give homeowners additional flexibility to adapt their homes to meet their families' needs.

Support

Do Not Support

# To help the CB prepare its recommendation, I have prepared a memo

- It's designed as a reference, not to be read front to back
- Each DCP topic area is summarized
- Each topic includes considerations, pro and con arguments for each topic
- But we will not be reviewing this today

## Housing Opportunity Topic Areas

### LOW DENSITY PROPOSALS

1. [Town Center Zoning](#)
2. [Transit-oriented Development](#)
3. [Accessory Dwelling Units](#)
4. [District Fixes](#)

### MEDIUM AND HIGH DENSITY PROPOSALS

5. [Universal Affordability Preference](#)

### CITYWIDE

6. [Eliminate Parking Requirements](#)
7. [Convert Non-Residential Buildings to Housing](#)
8. [Small and Shared Housing](#)
9. [Campus Infill](#)

### MISCELLANEOUS

10. [New Zoning Districts](#)
11. [Update to Mandatory Inclusionary Housing](#)
12. [Sliver Law](#)
13. [Quality Housing Amenity Changes](#)
14. [Landmark Transferable Development Rights](#)
15. [Railroad Right-of-Way](#)

### MISSING TOPICS

16. [New Residential Building Standards](#)
17. [New Tower on Base Building Envelope](#)
18. [Bulk Modifications for Non-Complying Buildings](#)
19. [Floor Area from Low FAR to High FAR Districts](#)

## Topic 1: Town Center Zoning

**Summary:** The proposal would allow housing above businesses on c streets in low density zoning districts. Newly constructed buildings on

# Today is to follow-up on outstanding questions

- In a previous meeting I showed the following data, prepared for CB11 in 2021

## Total affordable housing (new + preserved) in Manhattan 2014-2021

Manhattan Community District	Extremely Low	Very Low	Low	Moderate	Middle	All Affordable	Share of Manhattan
1	-	12	131	-	6	149	0%
2	-	185	101	-	7	293	1%
3	1,116	2,741	2,716	709	692	7,992	20%
4	801	913	1,703	777	806	5,008	12%
5	284	299	738	3	81	1,406	3%
6	51	50	1,119	131	4,795	6,149	15%
7	864	570	897	164	50	2,557	6%
8	487	246	313	79	417	1,545	4%
9	393	400	1,031	164	151	2,159	5%
10	1,441	3,159	2,589	639	429	8,326	21%
<b>11</b>	<b>2,074</b>	<b>4,486</b>	<b>2,366</b>	<b>1,771</b>	<b>1,023</b>	<b>11,766</b>	<b>29%</b>
12	660	683	622	222	43	2,252	6%
<b>Manhattan total</b>	<b>8,171</b>	<b>13,744</b>	<b>14,326</b>	<b>4,659</b>	<b>8,500</b>	<b>49,602</b>	<b>100%</b>

# Q. What affordable housing has been built (or preserved) in CB2 and what tax programs was used?

- There have been seven projects 2014-2024 with affordable units developed or preserved. They are:

Project ID	Project Name	Project Start Date	Project Completion Date	Building ID	Number	Street	Program	Type	Extended Affordability Only?	Extremely Low Income Units	Very Low Income Units	Low Income Units	Moderate Income Units	Middle Income Units	Other Income Units	Counted Rental Units	Counted Homeownership Units	All Counted Units	Total Units	% Affordable
50875	68 Charlton	4/28/2015	7/14/2017	950146	68	CHARLTON STREET	421a	New Construction	No	0	0	29	0	0	0	29	0	29	122	24%
51607	261 Hudson Street	6/26/2014	8/29/2017	953385	261	HUDSON STREET	421a	New Construction	No	0	0	41	0	0	0	41	0	41	201	20%
59411	102 CHARLTON STREET	6/26/2017	6/30/2022	968997	102	CHARLTON STREET	421a	New Construction	No	0	7	9	0	1	0	17	0	17	67	25%
59856	Washington Square Southeast	12/1/2015	12/18/2015	43811	501	LA GUARDIA PLACE	Article II	Preservation	No	0	175	0	0	0	0	0	175	175	175	100%
65086	100 BARROW STREET	3/15/2017	1/18/2019	970563	100	BARROW STREET	421a	New Construction	No	0	0	0	0	7	0	7	0	7	33	21%
67493	111 VARICK STREET	11/27/2018	6/24/2022	986507	111	VARICK STREET	421a	New Construction	No	0	0	25	0	5	0	30	0	30	100	30%
68891	LITTLE ITALY RESTORATION APARTMENTS (L.I.R.A.)	11/19/2021	11/19/2021	27685	13	SPRING STREET	Article XI	Preservation	Yes	128	11	8	2	0	3	152	0	152	152	100%
<b>Total</b>										<b>128</b>	<b>193</b>	<b>112</b>	<b>2</b>	<b>13</b>	<b>3</b>	<b>276</b>	<b>175</b>	<b>451</b>	<b>850</b>	<b>53%</b>

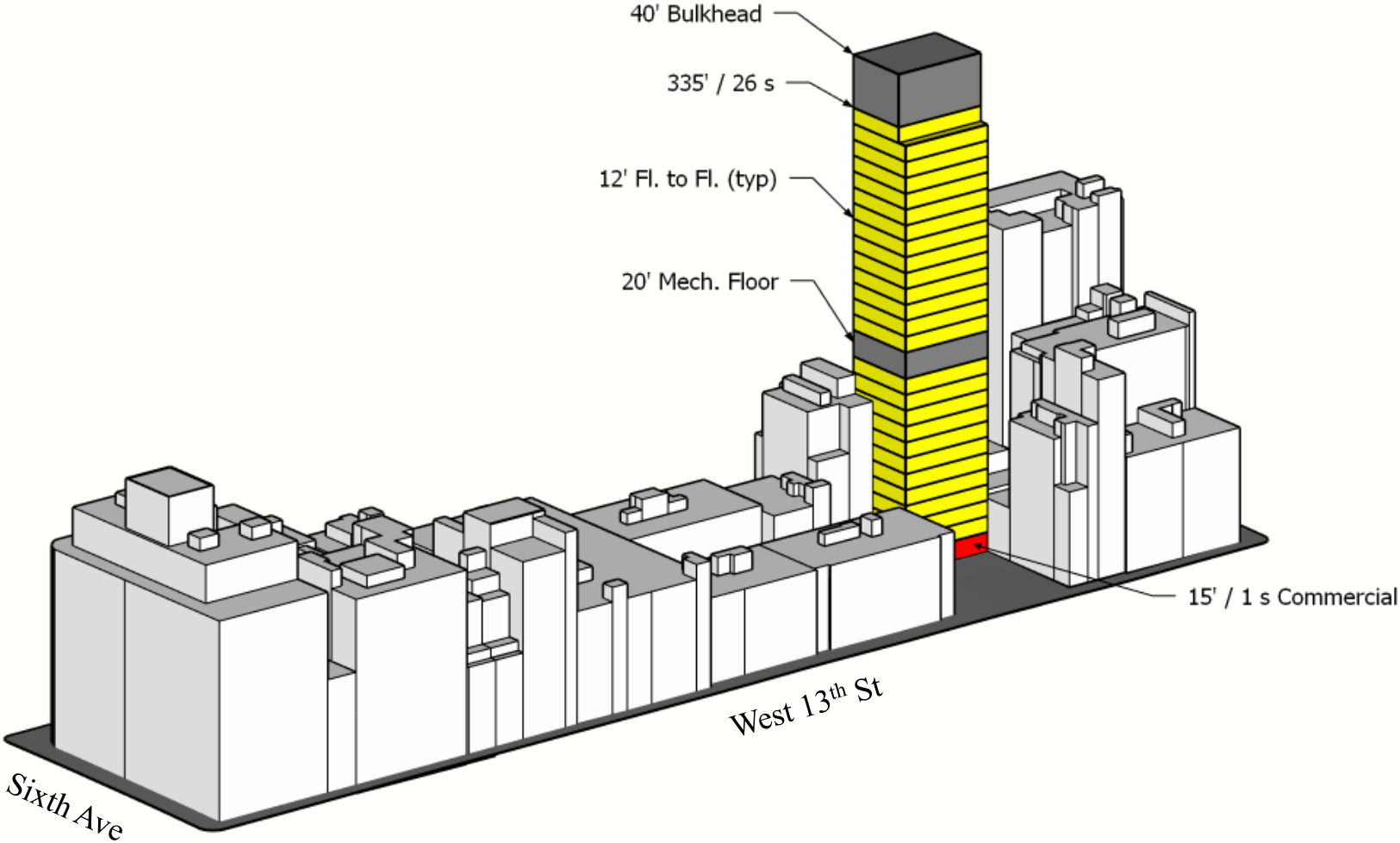
- All new construction affordable got 421a and totaled 124 affordable units in five projects
- Preserved affordable housing used different programs and totaled 327 units in two projects

## Q: What might happen at 8 West 14<sup>th</sup> Street?

An 18,070 SF through lot in a C6-2 district. This is not in a historic or special purpose zoning district. What might happen today? What might happen under COYHO regulations?

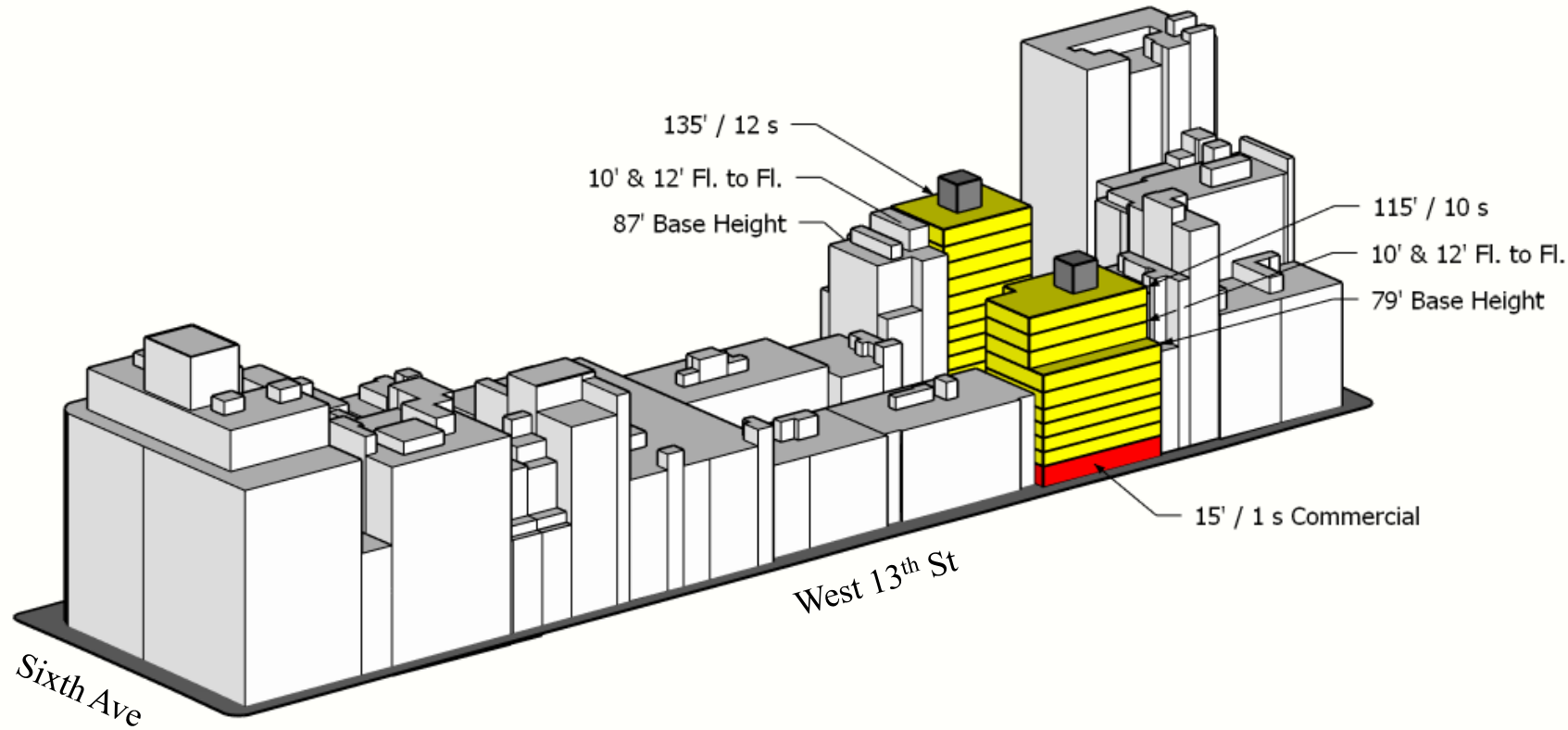


**Currently, this district permits either Quality Housing or a height factor building. This is a height factor building on this site reasonably maximizing height**



A 300' building is possible on this site and no affordability is available from zoning

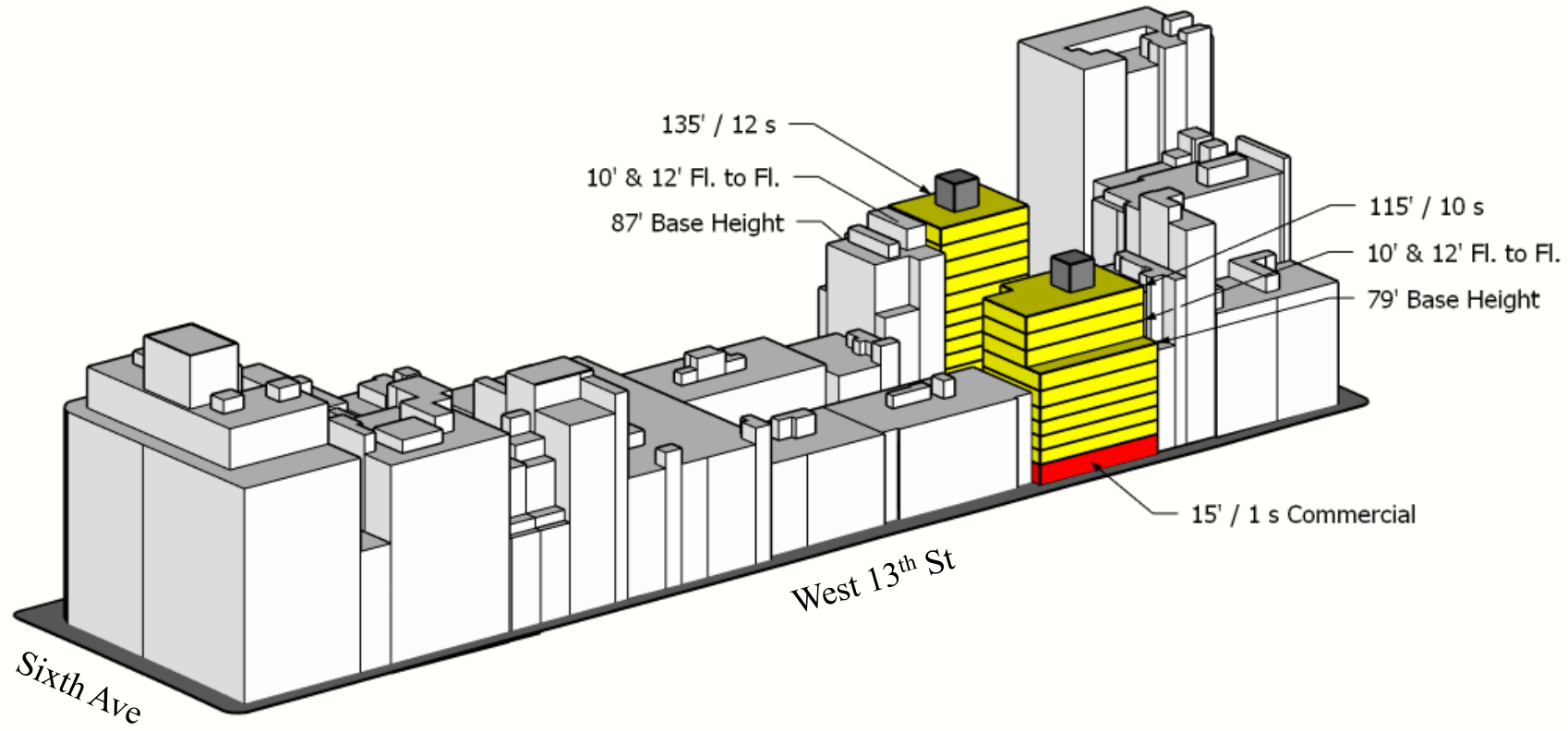
**Optionally, the developer can currently do a Quality Housing building, like this:**



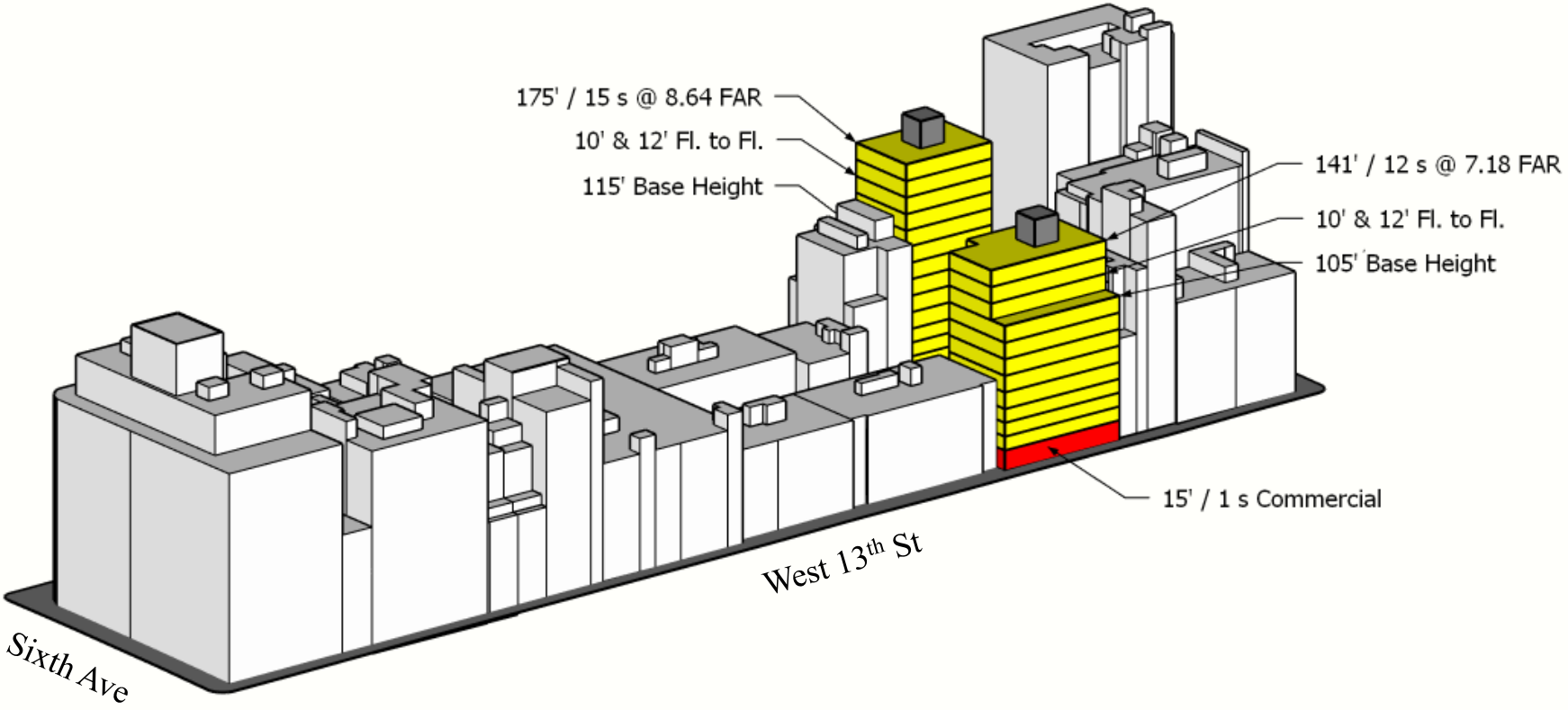
This building is actually larger than the height factor building, but it covers most of the lot.  
No affordability is available from zoning



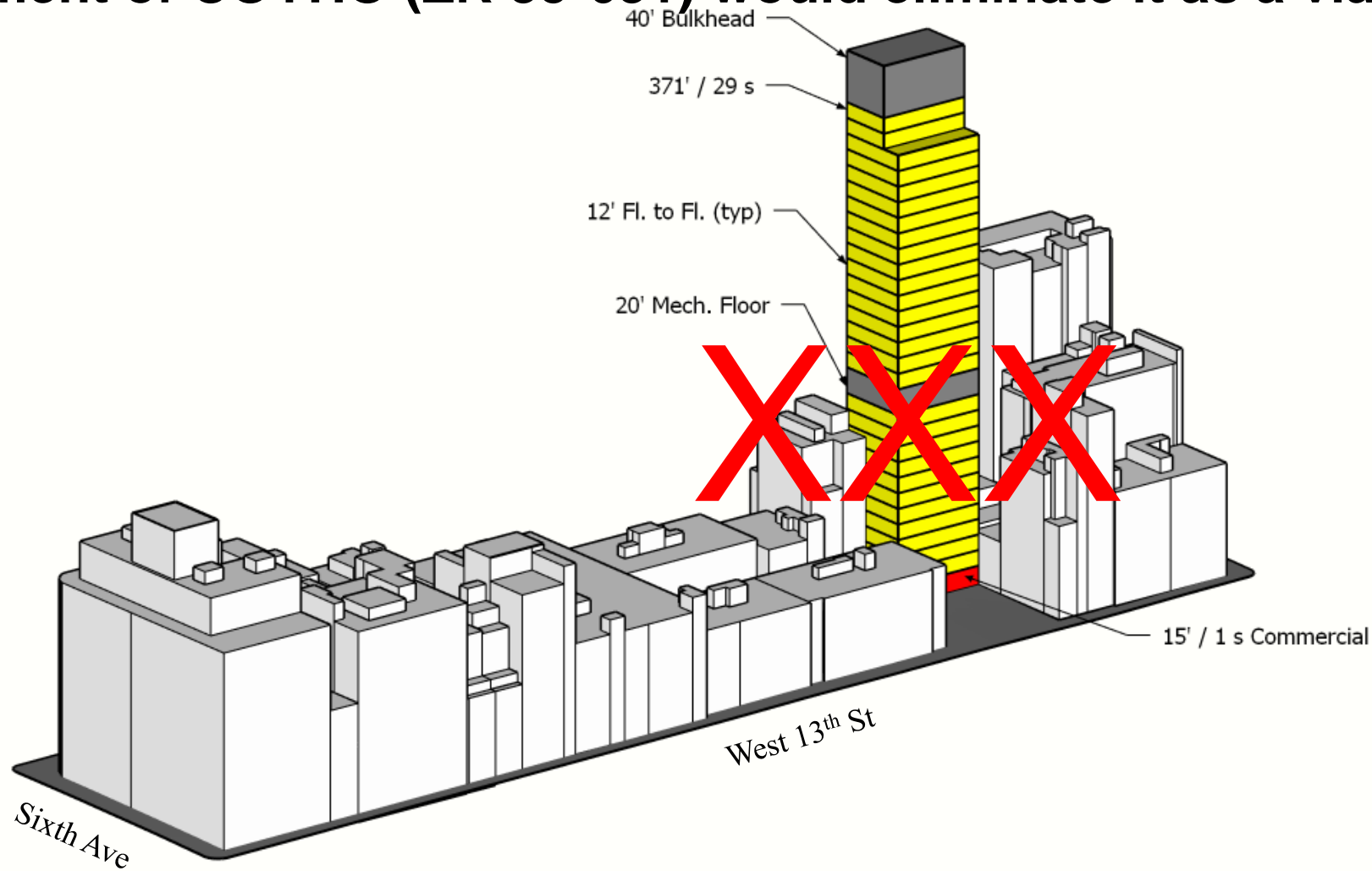
# COYHO would also permit this same building with no affordability



# Or COYHO would permit this building using UAP allows the building to grow by 20% for 20% affordable housing



# Height Factor buildings are still possible in COYHO, but the street wall requirement of COYHO (ZR 35-631) would eliminate it as a viable option



COYHO certainly discourages the use of height factor buildings on a site like this and would make very tall height factor buildings impossible because of the streetwall requirement

## Q: Does COYHO make changes to the special purpose zoning districts?

A: Yes! COYHO is 1,386 pages of zoning text and 478 of those changes (35%) deal with changes to special purpose zoning districts

- CD2 has the following special purpose districts: Little Italy, Soho/Noho, Hudson Square, Hudson River Park and a portion of Union Square
- In general, COYHO simplifies: it often (but not always) removes custom bulk regulations that exist only in one or another special district in favor of bulk regulations that exist elsewhere
- COYHO also makes changes to implement COYHO themes. For example, many of the changes are simply to apply UAP and UAP FARs to the Special District
- **Only Little Italy has substantial changes, but even there, those changes are NOT major changes**

## Q: What are the changes to Little Italy?

A: Little Italy was adopted in 1977. COYHO's changes are wide-ranging in LI. LI has subarea (A, A1, B and C). Each are discussed below. **Bolded items** are more significant changes

- COYHO removes the requirement that sidewalk cafes be approved by the Board of Estimate. Open Restaurants moved sidewalk cafes out of zoning and into to the jurisdiction of NYCDOT
- COYHO increases FAR for UAP and senior housing by 20% (Area A)
- COYHO increases maximum lot coverage to the underlying proposal (from 60% (or 70%) for interior and through lots to 80%). It eliminates the 30 foot rear yard requirement (Area A)
- COYHO removes the requirement of 230 SF of floor area per room (Area A)
- **COYHO removes the 75 foot height limit. It is replaced by R8B (for interior and through) and R7D for Corner lots (Area A)**
  - **R8B has a 75 foot height limit, which can get to 105 with UAP**
  - **R7D has a 105 foot height limit, which can get up to 125 with UAP**

## **Q: What are the changes to Little Italy? (Continued)**

- The streetwall provision is no longer custom, but the standard 35-631 applies, which is similar to what is currently required (Area A)
- **The recreation space is deleted, replaced Quality Housing requirements, which is a fairly significant change (Area A)**
- **Landscaping regulations removed, replaced with underlying regulations, which are not as extensive (Area A)**
- The special conversion regulations are deleted. Conversions will be governed by the standard 15-00 (Area A)
- Street tree regulations are removed. Citywide requirements would apply (Area A)

## **Q: What are the changes to Little Italy? (Continued)**

- In Area A1, FAR and coverage is updated, 20% increase for UAP and coverage that can go to 80%
- In Area B, all custom bulk regulations are replaced by the regulations for C6-3A and the front wall provisions are replaced with the standard provided everywhere (ZR 35-631)
- **In Area B, the Open recreation space, Landscape and street tree requirements change as in Area A**
- In Area C, height can increase up to 115 feet with UAP. Underlying is unchanged (85 feet)
- **In Area C, lot coverage goes from 60% to 80% (interior, through) or 100% (corner)**
- **In Area C, the Open recreation space, Landscape and street tree requirements change as in Area A**

## Q: What are the changes to Soho/Noho?

A: Soho/Noho was adopted in 2021. COYHO's changes are very limited in Soho/Noho

- It is an MIH area, so UAP changes are NOT applied to this special district
- There are changes to reflect the City-wide changes COYHO makes related to:
  - Quality Housing exemptions,
  - Dwelling Unit Factor,
  - Dormers,
  - Rear yards, and
  - Distance between buildings
- For example, Soho/Noho already permits 20 feet for legal windows. COYHO expands that everywhere, so that section of Soho/Noho is deleted. Dwelling unit factor is eliminated, so the density section is likewise eliminated



## Q: What are the changes to the Hudson Square?

A: Hudson Square was adopted in 2013. COYHO's changes to Hudson Square are limited

- Hudson Square is currently a Voluntary Inclusionary Housing (VIH) area. Most changes involve converting it to UAP
- Most of the existing custom regulations are replaced by those for C6-4A, but the existing regulations closely resemble the C6-4A regulations, so this a minor change
- Tall buildings have different tapering requirements at the top, which match those COYHO proposes for tower-on-base: Any #story# located within the highest 15 percent of such #building# shall not exceed 90 percent of the gross area of the #story# directly below it.
- Custom elements like the exemption of the floor area of schools, stays under COYHO

## **Q: What are the changes to the Special Hudson River Park District?**

A: Hudson River Park District was adopted in 2016. COYHO's changes to Special Hudson River Park District are minimal

- Most of the changes involve changing Inclusionary Housing to UAP
- The CPC special permit for transferring floor area from Hudson River Park stays
- The Findings the CPC must make to transfer floor area floor area adds the requirement that the affordable housing produced, “enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes;”
- Otherwise not materially changed

# Q: What are the changes to the Special Union Square District?

A: SUSD was adopted in 1985, when Union Square was a very different area. It was focused on the rezoning and development of 10 Union Square, which it facilitated

**COYHO's changes to SUSD are limited**, as follows:

- COYHO changes the underlying FARs to permit 20% more floor area with UAP or Senior Housing
- COYHO would maintain SUSD's unique height and setback requirements, but modifies them for UAP developments, allowing the use of heights in the underlying zoning
- COYHO modifies the streetwall location provision, largely to use the Citywide streetwall location requirements. It is not a substantial change



# Discussion / Questions



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