Community Planning and Rezoning in Today’s New York
Inwood Preservation
and
Northern Manhattan is Not for Sale
Alto Manhattan No Se Vende
Purpose statements

• Inwood Preservation's purpose and goal is to preserve the character of the Inwood (Upper Manhattan) neighborhood as a community of affordable, low-rise apartment housing, small businesses, and large public parks, and to uphold good quality of life, environmental values, and a strong community.

• Northern Manhattan is Not For Sale/Alto Manhattan No Se Vende (NMN4S) is dedicated to ensuring that Inwood and Washington Heights remain affordable, working and middle class communities and that our rich and vibrant culture are protected for generations to come.
“Sherman Plaza”

Original 27 stories higher than the Cloisters!

“As of right” R7-2 zoning

City Negotiated to R8X/R9A
Why we fought “Sherman Plaza”
Part 1

- “50% affordability” was a deception:
  - After rezoning, the developer could back out of the MIH 20% at 40% AMI, and opt for 30% at 80% AMI.
  - Additional “affordable” units were well above neighborhood income levels and could not be enforced through zoning.
  - Developer could flip the property after rezoning.

- Would set precedent for other spot rezonings.
- Encouraged speculation and rent increases in the surrounding neighborhood = More tenant harassment.
Why we fought “Sherman Plaza”
Part 2

• Encouraged landlords in surrounding neighborhood to deregulate apartments.
• Risk of overloading neighborhood subsurface infrastructure – gas, electric, and water lines between 60-100 years old.
• Out of Context. Doubling existing FAR.
• Negative effects on Fort Tryon Park.
• Destruction of the historic Packard building.
• Developer did not submit EIS for CB12 review.
ULURP

- March 7 – Residents turn out to oppose SP at Community Board hearing. Public opposes 300-0.
- May 23rd – Residents overwhelmingly oppose revised Sherman Plaza proposal at Town Hall (pictured).
- May 25th – Residents testify in opposition at the CPC hearing. CPC enthusiastically supports the development.
Inwood Preservation Petition Gathers 2,000 Signatures

We, the undersigned, urge The New York City Planning Commission, The New York City Council, and His Honor, Mayor Bill DeBlasio, to reject Acadia Trust's Application to up-zone 4650 Broadway (Sherman Plaza) and incorporate Mandatory Inclusionary Housing at that site.
“CB12 Approves Revised Sherman Plaza Plan Without Alerting Residents” DNA INFO 5/25/16

- On the evening of May 24, CB12 introduced a vote on the new Sherman Plaza proposal at 10:00 PM under “new business.”
- On 7/21 NMN4S organizes a protest at the NYCEDC presentation to CB12. CB12 Chair agrees to consider withdrawing resolution supporting Sherman Plaza.
Hundreds March to Save Inwood!
Councilman Ydanis Rodriguez Votes “No”
What’s Next: Inwood NYC Rezoning
WHAT WE WANT

• Preservation of Inwood’s affordable housing stock
• Contextual Zoning (R7A) to maintain the neighborhood character we love
• Protections for tenants
• Deep affordability in any new development
• Environmental Justice
• New Infrastructure
Contact

Inwood Preservation (Facebook):
Maggie Clarke  maggie@maggieclarke.com

Northern Manhattan Is Not For Sale
Alto Manhattan No Se Vende
Graham Ciraulo  gciraulo86@gmail.com
Inwood Preservation
• Facebook group started February 6, 2016 by Maggie Clarke and Jennifer Fox after an EDC meeting on upzoning Inwood.
• 32 members in 2 days. Currently 409 members.
• Serves as a think tank: sharing communications and related articles, comments and meetings
• A digital library for all things Inwood: zoning, environment, parks & history including IP testimonies, letters, videos and photos.

Northern Manhattan is Not For Sale
Alto Manhattan No Se Vende
• Formed in January 2016 as a coalition of several community organizations and residents. Member organizations include: Met Council on Housing, Faith in New York, Centro Altagracia de Fe y Justicia, Inwood Advocates Coalition for Tenant Rights, Mirabal Sisters, UHAB, RENA, Ben Davis Club -- CPUSA, Uptown for Bernie, Uptown Community Democrats
Community Planning and Rezoning in Today’s New York
SAVE HARLEM NOW!
COMMUNITY PLANNING AND REZONING IN TODAY'S NEW YORK

SEPTEMBER 13, 2016
MISSION STATEMENT:

SAVE HARLEM NOW! IS A MEMBERSHIP NOT FOR PROFIT ADVOCACY ORGANIZATION DEDICATED TO PROTECTING, PRESERVING AND CELEBRATING HARLEM’S IRREPLACEABLE BUILT HERITAGE.

OUR ADVOCACY IS NOT MERELY LIMITED TO SAVING INDIVIDUAL OUTSTANDING STRUCTURES, BUT ALSO WORKS TO PRESERVE CONTEXTUAL BUILDINGS, LANDSCAPES AND OTHER ELEMENTS THAT CONTRIBUTE TO DEFINE HARLEM’S SENSE OF PLACE AND SPECIAL CHARACTER.

OUR COLLABORATIVE EFFORTS ARE AIMED AT ENRICHING HARLEM’S QUALITY OF LIFE THROUGH CONTINUITY WITH THE PAST WHILE ENHANCING AWARENESS AND OUR LOCAL ECONOMY.
GOALS:

ADVOCATE FOR GREATER LANDMARK PROTECTION IN HARLEM THROUGH ADDITIONAL DESIGNATIONS AND CONTEXTUAL ZONING.

COLLABORATE WITH LOCAL ORGANIZATIONS, ELECTED OFFICIALS, NEIGHBORS AND OTHER STAKEHOLDERS TO INCREASE LANDMARK PROTECTIONS IN HARLEM.

SUPPORT ELECTED OFFICIALS AND PARTNER ORGANIZATIONS ON RELEVANT ISSUES AFFECTING HARLEM’S BUILT ENVIRONMENT AND QUALITY OF LIFE.

ASSIST AND EDUCATE THE GENERAL PUBLIC ABOUT HISTORIC PRESERVATION IN HARLEM, REAL ESTATE DEVELOPMENT, AFFORDABLE HOUSING, ETC.
SAVE HARLEM NOW!

WHY?

LACK OF LANDMARK PROTECTIONS

LOWER MANHATTAN AND THE VILLAGE

UPPER WEST AND EAST SIDES

HARLEM
EXISTING ZONING IN HARLEM

WHY?
INAPPROPRIATE UP-ZONING SINCE 1965 - IT SHOULD BE R6 …
SAVE HARLEM NOW!

LIKE PARK SLOPE & OTHER BROWNSTONE AREAS IN BROOKLYN

EXISTING ZONING
PARK SLOPE, FORT GREEN
SAVE HARLEM NOW!

WHICH MEANS THAT THIS...

FREDERICK DOUGLAS AND 114TH STREET (2007 @ Google Maps)
SAVE HARLEM NOW!

TURNS INTO THIS …

FREDERICK DOUGLAS AND 114TH STREET (2015 @ Google Maps)
SAVE HARLEM NOW!

... AND THIS OUT-OF-SCALE DEVELOPMENT IS AS-OF-RIGHT

128 WEST 111TH STREET (2007 @ Google Maps)

128 WEST 111TH STREET (2015)
SAVE HARLEM NOW!

OUT-OF-SCALE DEVELOPMENT SHOULD NOT BE AS-OF-RIGHT

WEST 123RD STREET AND MORNINGSIDE AVE, NEW YORK, NY (Photos by The New York Times, March 21, 2016)
SAVE HARLEM NOW!

CHURCHES IN PERIL ...

ALL SAINTS ROMAN CATHOLIC CHURCH (47 EAST 129TH STREET, NEW YORK, NY)
SAVE HARLEM NOW!

CHURCHES IN PERIL ...
SAVE HARLEM NOW!

CHURCHES IN PERIL …

ST MARKS UNITED METHODIST CHURCH (49-55 EDGECOMBE AVE, NEW YORK, NY)
SAVE HARLEM NOW!

CHURCHES IN PERIL …

CHILD'S MEMORIAL TEMPLE CHURCH OF GOD IN CHRIST (1763 AMSTERDAM AVE, NEW YORK, NY)
WHAT ARE WE DOING?
WORKING WITH LPC TO INCREASE LANDMARKS PROTECTIONS IN HARLEM.
WHAT ARE WE DOING?

ONLINE MAP

TO VISUALIZE AND ASSESS HARLEM HERITAGE THROUGH EXISTING AND PROPOSED HISTORIC DISTRICTS, ZONING, LAND USE, POPULATION, OWNERSHIP VS. RENTAL, OPEN SPACE, ETC. IDENTIFY SOFT SPOTS, SITES AT RISKS, ETC.
Community Planning and Rezoning in Today’s New York
Friends of the Upper East Side Historic Districts, founded in 1982, is an independent, not-for-profit membership organization dedicated to preserving the architectural legacy, livability, and sense of place of the Upper East Side.
"The present R8 Zoning allows the proliferation of assorted needles, slivers, splinters and other such skyward oriented structures which – if unchecked – will totally destroy New York City's mid-block residential streetscape."

-Halina Rosenthal, President, Letter to CPC
STUDY AREA
STUDY AREA

- Upper East Side
- Carnegie Hill
- East Harlem
- Yorkville
- Lenox Hill
OUR RECOMMENDATIONS

In order to plan for growth, control the consumption of public services by increased density, and ensure that the Upper East Side remains home to people from a diversity of income levels, we make these 12 recommendations:

1. Preserve and Protect Contextual Zoning.
2. Maintain Existing Densities.
3. Create New C1-9X Contextual Zoning for Avenues.
4. Restrict the Height of Buildings to 210 Feet.
5. Limit Zoning Lot Mergers.
6. Protect Affordable Housing.
7. Investigate Financial Opportunities for Property Owners.
10. Implement Open Space and Infrastructure Improvements.
11. Require Community-Based Planning around Station Areas.
12. Create 197-a Plan(s) for the Upper East Side Study Area.
CONTEXTUAL ZONING

75' maximum building height

Base height: 55' minimum
60' maximum

Above the maximum base height, building must be set back at least 15' from a street wall facing a narrow street

All open areas between the street wall and the street line must be planted

R&B General Residence District

<table>
<thead>
<tr>
<th>FAR (max)</th>
<th>Lot Coverage (max)</th>
<th>Base Height (min/max)</th>
<th>Building Height (max)</th>
<th>Required Parking (min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.0</td>
<td>80%</td>
<td>70%</td>
<td>55–60 ft</td>
<td>75 ft</td>
</tr>
</tbody>
</table>

40% in Brooklyn
“Hills and Valleys”
East 84th Street between First and Second Avenues
PARKS AND OPEN SPACE

- Less than 1% of land area
- 73 POPS

John Jay Park, East 76th-78th Street and FDR Drive
AFFORDABLE HOUSING

- 38% of all buildings contain affordable units
- Net loss of 26% affordable units in CB8
- 70% of rent stabilized units lost were east of Third Ave.

City & Suburban Homes York Avenue Estate
SECOND AVENUE

Subway Construction at East 94th Street and Second Avenue
Solow Tower, 265 East 66th Street, 1979

The Waterford, 300 East 93rd Street, 1987
SECOND AVENUE

Second Avenue between 80th and 81st Streets

Second Avenue at 97th Street
SECOND AVENUE – EXISTING ELEVATIONS
RECOMMENDATION

6. Protect Affordable Housing

- 39% of buildings contain rent regulated, subsidized or public housing units
- Vital that the area remains affordable to a broad range of households
- No net loss - Replacement one for one decentralized
- Greater Transparency
The Upper East Side--A Framework for the Future of Five Neighborhoods

Visit www.friends-ues.org to download the full report.
Community Planning and Rezoning in Today’s New York
LANDMARK WEST!
45 West 67th Street
New York NY 10023
UWS view North from Lincoln Square
Fordham Campus Expansion
Creeping of Billionaire’s Row
Central Park West Skyline Potential Futures
Potential as-of-right build out assuming 20% plaza bonus and transferred air rights from the Jewish Guild for the Blind and the First Battery Armory.
Potential as-of-right build out assuming 20% plaza bonus and transferred air rights from the Jewish Guild for the Blind and the First Battery Armory.

A further additional 20% potential could be exercised via Inclusionary Housing Program bonus.
Historic Districts on the UWS
Contextual Zoning on the UWS
Broadway on the UWS
Protected Broadway on the UWS

- Riverside Drive - West 80-81 St. HD
- Riverside - West End HD Ext. 1
- West End - Collegiate HD Ext. 1
- Central Park West/Upper West Side HD
Zabar’s
1914 Spreter Dept. Store, now DSW / Banksy
2016 Development Sites
2016 Development Sites

2253 Broadway

2231 Broadway

2228 Broadway
2228 Broadway
2228 Broadway

Work in Progress: Mixed Use

Anticipated Completion: Spring 2018

Owner:
2228-2236 Broadway LLC
22 East 65th St New York, NY 10021

For Additional Information
call 212-744-3300

Construction Manager:
New Line Structures
512 7th Avenue, 6th Fl, New York, NY 10018
212-280-3019

To anonymously report unsafe conditions at this worksite, call 311.

To reportar condiciones peligrosas en un sitio de trabajo, llame al 311.
No tiene que dar su nombre.

Para ver otros permisos emitidos en este bien, visite:
www.nyc.gov/buildings
2231 Broadway
2231 Broadway w/ZQA
2253 Broadway w/ZQA
Broader Broadway
Riverside West End Historic District
Extension II: on the de Blasio Diet

As Proposed...

As Designated...

2010 Boundaries

2015 Boundaries
Upper Broadway
AS-OF-RIGHT
NON-PROFITS
Shaare Zedek, 212 W. 93rd Street
Lincoln Sq Synagogue, 200 Amsterdam Avenue

1970, Hausman & Rosenberg
Congregation Habonim,  
44 West 66th Street

1958, Stanley Prowler, Frank Faillace; Windows by Robert Sowers
UWS view West from Central Park
R7-2: 129 West 94 Street
R7-2: 129 West 94 Street
R7-2: 129-131 West 94 Street
R7-2: 155-157 West 95 Street
R7-2: 155-157 West 95 Street
C2-8 (R10): 726 Amsterdam Ave @95/96 Street
C2-8 (R10): 726 Amsterdam Ave @95/96 Street
C2-8 (R10): 726 Amsterdam Ave @95/96 Street w/ZQA
15-17-19 West 96th Street
LANDMARK WEST!
45 West 67th Street
New York NY 10023
Community Planning and Rezoning in Today’s New York
EAST RIVER 50s ALLIANCE
Current Zoning Potential Soft Site As-of-Right Development at 12 FAR Axonometric View – Looking Northwest
Maximum Development @ 13 FAR
Max Height 260'
ZLM – Additional capacity up to 260'
Proposed Height Limit
ZLM’s for Potential 13 FAR Development

Floor to Floor Heights
Tower on a Base
Floors ≤ 150FT / 11FT
Floors > 150FT / 14FT
Towers 11FT

Proposed Zoning Potential Soft Site Development at 13 FAR
Axonometric View – Looking Northwest
For more information, please visit ERFA.NYC
Community Planning and Rezoning in Today’s New York
Proposal for Contextual Rezoning with Inclusionary Housing for the University Place/Broadway Corridors
University Place/Broadway Corridor
Zoning Districts:

- Date to 1961
- Non-contextual/no height limits
- Encouraged tall towers surrounded by open space or low platforms
- Bonuses for “plazas”
- Some reflect historically commercial nature of part of area
- Incentives for “community facilities” (incl. dorms, other university facilities)
- **No affordable housing component**

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Residential FAR</th>
<th>Commercial FAR</th>
<th>Community Facility FAR</th>
<th>Streetwall Height</th>
<th>Height Limit After Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1-7</td>
<td>up to 6.02</td>
<td>2.0</td>
<td>6.5</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td>C6-1</td>
<td>up to 3.44</td>
<td>6.0 + up to 20% plaza bonus</td>
<td>6.5 + up to 20% plaza bonus</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td>R7-2</td>
<td>up to 3.44</td>
<td>0</td>
<td>6.5</td>
<td>none</td>
<td>none</td>
</tr>
</tbody>
</table>
Allowable development in zoning districts around University Place and Broadway corridors

Could be residential, commercial (hotel), or community facility (dorm)
Bowlmor Site, 110 University Place
To be demolished and replaced with a 23-story, 52 unit, 308 ft. tall tower. 26 ft. high base covering most of the site, tower rising over approximately ¼ of site. Base will be lobby and some commercial and community facility uses. Tower will be residential, developer says it will be masonry. Does not require any special approvals or public review.
Allowable development in zoning districts around University Place and Broadway corridors

Could be residential, commercial (hotel), or community facility (dorm)
<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Residential FAR</th>
<th>Commercial FAR</th>
<th>Community Facility FAR</th>
<th>Streetwall Height</th>
<th>Height Limit After Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Zoning</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C1-7</td>
<td>up to 6.02</td>
<td>2.0</td>
<td>6.5</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td>C6-1</td>
<td>up to 3.44</td>
<td>6.0 + up to 20% plaza bonus</td>
<td>6.5 + up to 20% plaza bonus</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td>R7-2</td>
<td>up to 3.44</td>
<td>0</td>
<td>6.5</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td><strong>Proposed Zoning</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C1-7A (with incl. housing)</td>
<td>6.02 (5.4 &gt; 7.2)</td>
<td>2.0</td>
<td>6.5</td>
<td>60-85 ft.</td>
<td>120 ft.</td>
</tr>
<tr>
<td>C4-4A (with incl. housing)</td>
<td>4.0 (3.45 &gt; 4.6)</td>
<td>4.0</td>
<td>4.0</td>
<td>40-65 ft.</td>
<td>80 ft.</td>
</tr>
<tr>
<td>R7-A (with incl. housing)</td>
<td>4.0 (3.45 &gt; 4.6)</td>
<td>0</td>
<td>4.0</td>
<td>40-65 ft.</td>
<td>80 ft.</td>
</tr>
<tr>
<td>Zoning District</td>
<td>Residential FAR</td>
<td>Commercial FAR</td>
<td>Community Facility FAR</td>
<td>Streetwall Height</td>
<td>Height Limit After Setbacks</td>
</tr>
<tr>
<td>-----------------</td>
<td>-----------------</td>
<td>----------------</td>
<td>-----------------------</td>
<td>------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>C1-7</td>
<td>up to 6.02</td>
<td>2.0</td>
<td>6.5</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td>C1-7A (with incl. housing)</td>
<td>6.02 (5.4 &gt; 7.2)</td>
<td>2.0</td>
<td>6.5</td>
<td>60-85 ft.</td>
<td>120 ft.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Residential FAR</th>
<th>Commercial FAR</th>
<th>Community Facility FAR</th>
<th>Streetwall Height</th>
<th>Height Limit After Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>C6-1</td>
<td>up to 3.44</td>
<td>6.0 + up to 20% plaza bonus</td>
<td>6.5 + up to 20% plaza bonus</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td>C4-4A (with incl. housing)</td>
<td>4.0 (3.45 &gt; 4.6)</td>
<td>4.0</td>
<td>4.0</td>
<td>40-65 ft.</td>
<td>80 ft.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Residential FAR</th>
<th>Commercial FAR</th>
<th>Community Facility FAR</th>
<th>Streetwall Height</th>
<th>Height Limit After Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>R7-2</td>
<td>up to 3.44</td>
<td>0</td>
<td>6.5</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td>R7-A (with incl. housing)</td>
<td>4.0 (3.45 &gt; 4.6)</td>
<td>0</td>
<td>4.0</td>
<td>40-65 ft.</td>
<td>80 ft.</td>
</tr>
</tbody>
</table>
**Existing R7-2**

Community Facility FAR: 6.5

**Existing R7-2**

Residential FAR: 3.44

**Proposed R7A**

Residential FAR: 4.0
40’-65’ Streetwall
80’ Max Height

8 Stories
6 Stories
**Existing C6-1**

Comm. FAR: 8.0

**Proposed C1-7A**

Res. FAR: 7.2

(Inclusionary Housing Max.) 60'-85' Base, 120' max. ht.
**Existing C6-1**

Comm. FAR: 6.0

**Existing C6-1**

Res. FAR: 3.44

**Proposed C4-4A**

Res. FAR: 4.0

40'-65' Base, 80' max. ht.

**East Side Ludlow Street, near Rivington Street**

**East Village / Lower East Side Rezoning**
Community Planning and Rezoning in Today’s New York
Coalition to Protect Chinatown and the Lower East Side

Fighting against displacement in Chinatown and the Lower East Side
CSWA: Protecting our community, fighting against displacement

1986 Landmark legal victory against City of New York that people are part of the environment; thus displacement of people destroys the environment
Community District 3
East Village Rezoning Plan
passed under
Bloomberg Administration

- Proposed 2005, passed 2008

- “Upzoning” areas allow developers to build taller and larger buildings

- East Village is “protected” from upzoning

- Surrounding areas of Chinatown, Avenue D, and Delancey St were not protected

- Public housing not included

- Plan protects 73% of white residents of the district, but only 40% black residents and 23% Asian residents

- No requirement for “affordable housing”
Who was not protected under the plan?

Excluded from Protection:
- 28% Latino
- 7% African-American
- 44% Asian
- 90% low-income families
Late 2008: The Chinatown Working Group is created as a response to the widespread community criticism against the City for excluding the community in land use decision-making processes.
“For the Community, By the Community”

**June 1, 2009:** LES residents, predominantly Black and Latino residents, protest the Chinatown Working Group for excluding the Lower East Side from their planning processes.

**Summer 2012:** More than 10,000 community members and 500 small businesses have signed petitions to support rezoning Chinatown-LES to help protect the community from gentrification and displacement.

This plan was developed by local community groups with the aim of achieving this goal.
THE CHINATOWN/LOWER EAST SIDE SPECIAL ZONING DISTRICT

in collaboration with

HUNTER COLLEGE CENTER FOR COMMUNITY PLANNING & DEVELOPMENT
Protect the homes, workplaces, and businesses of the people who currently reside and work here. Planning should not be driven by tourism or to benefit developers.
Include and give equal protections to the members of the Chinatown and Lower East Side community as one with common interests; not be divisive, exclusionary, or discriminatory.
100% low-income housing on public land

Promote the building of low-income housing and preserve the stock of rent-stabilized, Mitchell Lama, Section 8, and NYCHA housing in which the majority of current residents reside, and protect against the privatization and sale of NYCHA housing.
Preserve and protect the ethnic small businesses that serve our community by prohibiting key money practices and promoting rent regulations for small businesses.
Provide 50% mandatory, on-site low-income housing for every new residential development
Height caps to limit luxury high-rise development: Reduce as-of-right FAR to reflect existing built environment
The Plan for Chinatown and Surrounding Areas

PRESEVIN
AFFORDABILITY
&
AUTHENTICITY

Recommendations to the Chinatown Working Group

Pratt Center for Community Development
The Collective for Community, Culture and the Environment
December 2013
February 4, 2015

• The Department of City Planning under Mayor de Blasio sends a letter to Community Board 3 stating that the CWG rezoning plan is too “far-reaching” and “ambitious.”

• DCP had not met with community groups over the past 7 years before stating that they will not pass the CWG plan.
Chinatown Under Threat

In most areas, current zoning allows super-size buildings up to 18 stories tall.

This is a major incentive for property owners to neglect and demolish rent-regulated buildings to replace them with luxury towers.
83-85 Bowery Tenants Facing Eviction
Demand Repairs
NYCHA Superblocks have millions of square feet of unused development rights, and NYCHA has already started to explore privatization and hire new staff to draft plans for development.

University of Michigan Plan for Infill Development of Lower East Side Public Housing
NYCHA residents not getting necessary repairs
Disparate Impacts

• Nearly 6,000 existing and new apartments became unaffordable between 2008 and 2011
• Median monthly rents increased from $1,762 in 2010 to $3,000 in 2014
• Incomes for whites between 2000 and 2010 increased from $35,504 to $58,265
• Incomes for Asians between 2000 to 2010 decreased from $31,368 to $29,524

* Angotti and Morse, “Zoned Out! Race, Displacement, and City Planning in New York City” (forthcoming)
Disparate Impacts

- 6,707 Asian residents lost
- 3,823 Latino residents lost
- 131 African American residents lost
- White population increased by 3,785

* AALDEF analysis of 2000 and 2010 U.S. Census data
September 25, 2015 March to City Hall
October 28, 2015 March to City Hall
“This time, it’s not powerful forces in Albany fighting Mayor Bill de Blasio’s housing agenda. It’s voices from communities throughout the city.”

- AM New York / Newsday, December 21, 2015
Community Planning and Rezoning in Today’s New York

Time for Q and A