

2023

# HOUSING MANHATTANITES

*A Report on Where and How to Build the Housing We Need*



OFFICE OF

**MARK  
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MANHATTAN BOROUGH PRESIDENT

# Housing Manhattanites

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**Housing Manhattanites**

# **Introduction**

## Introduction

# A Letter from the Borough President

Friend,

Manhattan and New York City aren't just facing a shortage of affordable housing. We are facing a full-blown affordability crisis—arguably worse than at any point in our history.

Market-rate apartments in Manhattan are now renting, on average, at an astonishing \$5,100 per month. It's not only low-income families who are getting priced out of our borough, but nurses, bus drivers, and teachers as well. Young people who've grown up in Manhattan increasingly feel that finding an apartment of their own here one day will be an impossible dream.

For families on the margins, the consequences of the affordability crisis are dire. Soaring rents are one of the main drivers of the tragic increase in homelessness, which has now forced over 60,000 of our fellow New Yorkers into the shelter system.

How did this happen? How did Manhattan, home for generations to people at every rung of the economic ladder, become a place where only the wealthy can afford to rent an apartment?

The short answer: We are simply not building enough housing. And that means that in the furious competition for the few apartments that are available, the wealthy are winning out. Everyone else is getting left behind.

It is urgent that we reverse this trend. Manhattan needs to dramatically increase the pace at which we create new housing, especially affordable housing. Thankfully, even on an island as built-out as ours, there is room to do this, while still balancing the need to preserve our history and maintain our quality of life.

This report, *Housing Manhattanites*, lays out a vision of where and how we can build the housing we need. We have identified opportunities at 171 sites—ranging from small vacant lots to underutilized garages to former manufacturing districts. In total we estimate the potential for no less than 70,000 new units, 41% of which would be affordable. An increase in our housing supply on this scale would be a historic game changer for our borough and city.

This is far from an exhaustive list of all the sites in Manhattan with housing potential. We have focused here mostly on locations where some form of public action is needed to bring projects to fruition. This includes City-owned sites and areas that require a zoning change or other accommodation to make them feasible.

With the publication of this report, we are beginning a process of working with all manner of stakeholders, including local elected officials, Community Boards, city agencies, and developers. I hope this leads to bold action.

One thing is certain: Continuing on our current path is not an option. We need to move aggressively—now—to address the affordability crisis in our borough. Together we can ensure that low-income and working-class families have a future here in the most exciting and dynamic place on earth.



**MARK LEVINE**

MANHATTAN BOROUGH PRESIDENT



## Introduction

# Executive Summary

**This report, *Housing Manhattanites*, seeks to answer a critical question: Where in our borough can we build the housing that Manhattanites so desperately need?**

### The Housing Emergency

The unmet need for housing—especially affordable housing—is intense and growing. This is in part due to the significant drop in housing production in Manhattan in recent years. Since 2017, we are averaging just 6,000 new units built per year in our borough, only 21% of which were affordable.

The intense competition among tenants for the relatively few units available has pushed rents to unprecedented highs. Today, almost 40% of households in the borough are rent burdened (meaning they are forced to pay over a third of their income in rent). There are Manhattan families who are being forced to choose between paying the rent, covering medical bills, or buying groceries. It is a moral imperative that we produce more—and more affordable—housing for them.

Expanding housing supply, while critical, is not the only strategy needed to address our housing crisis. It is also essential that we strengthen tenants' rights and protections, expand access to housing vouchers for low-income New Yorkers, protect rent-controlled and -stabilized buildings, and aggressively enforce laws against housing discrimination. It is of course urgent that we address the crisis in New York City's housing courts, where, amid rising evictions, thousands of tenants are being denied their legally established right to counsel.

### A Roadmap to Housing Creation

Calls for increasing the pace of housing creation in New York City are steadily becoming louder. But no New Yorker will be able to move into a new home unless we find specific locations where this housing can be built.

In this report, we identify 171 such locations in Manhattan. These are a mix of publicly and privately owned sites. They include vacant lots, empty buildings, outdated facilities, surface parking lots, and sites with single-story retail that could be converted to mixed-use buildings with housing above. Also included in this report are proposals for nine neighborhood rezonings, in which we propose adding opportunities for more housing and/or allowing for greater residential use in areas previously restricted to manufacturing or commercial development.

### The Housing We Need

In total, the locations we have identified have capacity for over 73,000 units, over 40% of which would be affordable. For too long, the burden of solving our affordable housing crisis has shamefully fallen on low-income communities of color. But every community must play a role in solving this crisis. The sites identified in this report are distributed throughout all 12 of Manhattan's Community Districts, and 75% of the units we are proposing are located south of 96th Street.

In creating this report, we have maintained enormous sensitivity to the need to preserve the historic legacy of Manhattan's built environment. None of the sites alter a landmarked property. We identified sites based on factors like proximity to public transit, availability of open space, and other amenities that make a location well suited for residential use.

### An Economic Boon

Building housing on this scale will lead to the creation of thousands of jobs in construction and building service professions. We strongly support the principle that those jobs should have strong pay, benefits, and worker protections, with strict

enforcement of prevailing wage standards. We also believe that the unique strengths of nonprofit, community development corporations, and other community-based organizations should be acknowledged in the NYC Department of Housing Preservation and Development's developer selection process.

### About the Sites

Some of the sites we have identified are currently in use by city, state, or federal agencies. In all cases, we believe these sites can be converted to housing without significant adverse impacts on agency operations. We have also included in this report a number of sites that though previously committed by the City for housing development, have nonetheless stalled or failed to adequately advance.

### Breakdown of individual properties:

	Number of Sites	Total Units	Affordable Units
Public	84	25,570	18,514
Private	87	21,139	4,267
	171	46,709	22,781
			48.77%

At the neighborhood scale we identified nine areas that are strong candidates for neighborhood-wide increases in housing capacity, either through rezonings or zoning text amendments.

Neighborhood	Total Units	Affordable
West Chelsea	5,902	1,771
Special Hudson River Park District	3,954	1,185
Kips Bay	942	235
Midtown Manufacturing Area	3,225	645
Hudson Yards	4,718	1,416
Clinton	4,433	1,330
East 90s Manufacturing Area	1,541	385
Morningside Heights	1,026	257
Southern Washington Heights	1,178	492
	26,919	7,716
		28.7%

### Office Conversions

We believe that the decline of in-person office work in Midtown offers a significant opportunity to convert older commercial buildings to housing. However, it is not yet clear what State and City policies will be implemented to facilitate these conversions, and it is too soon to identify which specific buildings are likely to be converted. Therefore, despite the significant promise of office conversion for future housing creation, we have not included those properties among those listed in this report.

### The Way Forward

This report is an effort to lay out a vision for what is possible in housing creation in Manhattan. However, implementing these proposals will require action by a wide variety of stakeholders: Community Boards, the City Council, the City Planning Commission, city and state agencies, and property owners. It will also be important that the broader public has input, including local elected officials, neighborhood groups, small business owners, and community nonprofits, all of whom have a deep understanding of the needs of their communities, as well as the lived experience of the impact of this housing crisis.

The office of the Manhattan Borough President will implement a key policy to expedite housing

\* This subtotal includes 4 sites that have mixed private and public ownership status.



approvals going forward: **We will reduce our ULURP review period from 30 days, as is currently allowed, to five days.** We will apply this standard to land use actions at any site listed in this report. We will also offer expedited approval for any site that should emerge in the future that meets a 100% affordability threshold.

As we act together on these proposals in the weeks and months ahead, it is critical that all of us keep one imperative in mind: We urgently need to create more housing, and especially affordable housing, for the families of this borough. The future of Manhattan and New York City is at stake.

## Introduction

# Methodology

### Site Identification

The methodology selected for this report was both quantitative and qualitative. Publicly owned and privately owned sites were identified using the Department of City Planning's PLUTO dataset. This dataset provides information that is sourced from different City agencies, including land use, building, and geographic details for individual tax lots. When identifying which publicly owned sites to include in our report, we focused on vacant or underutilized properties, as well as parking facilities. While we also used PLUTO data to identify privately owned sites, our criteria for these sites were slightly different. In that search, we focused on properties that:

- Are located in zoning districts that allow housing as-of-right
- Are vacant or contain buildings that are only one or two stories
- Do not have any landmark or historic district designation

Additional publicly owned sites were identified by reviewing the City's commitments from recent rezoning actions, including Essex Crossing, the East Harlem Rezoning, and the SoHo-NoHo rezoning, as well as sites in the NYC Department of Housing Preservation and Development pipeline. Our office also consulted various stakeholders, including Community Boards, who provided information as well as additional sites that we considered.

Sites were then individually researched and removed if the owner has recently filed a demolition or new building application, if the lot shape or other site conditions would prevent housing construction, or if the lot is used as publicly accessible open space.

### Site Analyses

The maximum residential square footage for each site was calculated by multiplying the lot area by the floor area ratio (FAR) and the dwelling unit ratio, both of which are determined by the site's zoning district. For sites that include commercial overlays or are located in commercial districts, 1.0 FAR of retail was assumed where deemed appropriate. These numbers are approximate figures and will vary depending on the type and size of units if construction occurs.

The following additional assumptions were made in our site analyses:

- For sites located in R7 and R8 districts outside of the Manhattan Core<sup>1</sup> and on avenues, a Quality Housing FAR was used
- For sites in Mandatory Inclusionary Housing (MIH) areas, we assumed MIH Option 2<sup>2</sup>
- For sites in R10 or equivalent districts or in inclusionary housing-designated areas, a 20% inclusionary housing component was assumed.

Furthermore, a few of the sites included in this report are not currently zoned for residential use, but the City of New York or a private developer has indicated a desire to develop housing on them. These sites would therefore need a rezoning to allow or increase their residential capacity.

Although extensive research was conducted on each site, some property records are not available to the public, including information regarding the transfer of development rights and ownership. This lack of data could lead to inaccuracies in the analysis and information presented.

Some sites included in the report are currently

**[1]** The Manhattan Core is defined as Community Boards 1 through 8.

**[2]** MIH Option 2 requires that 30% of the units be affordable at an average of 80% AMI.

lower-level parking garages. Although we recognize that these site conditions may present some construction feasibility issues, we did not eliminate these sites because we believe they could best serve as sources of housing.

Some of the sites included in this report are located in areas with significant flood risk. Mitigation efforts will be critical to establishing sustainable housing developments that can adapt to climate conditions. The developers of these sites may be able to make use of the City's Zoning for Coastal Resiliency and other programs that facilitate waterfront development. Our site analyses did not take these programs into account.

A full list of the sites included in this report can be found in Appendix B.

### **Rezoning Analyses**

Our office was able to identify areas with potential for greater residential opportunities by engaging community members who have put forth a variety of ideas and proposals. Information provided by Community Boards and community organizations was used to inform the description of these proposals and corresponding visual representations.

In evaluating the proposals for the Hudson River Park Trust Text Amendment, Special West Chelsea District Expansion, Special Hudson Yards District Text Amendment, and Special Clinton District Proposed Rezoning and Text Amendment, our office reviewed Community Board 4's 2022 Affordable Housing Plan, consulted with experts in urban planning, and vetted the proposals with City agencies and local elected officials.

In our analysis of Kips Bay, we surveyed the built FARs of buildings along 2nd Avenue and modeled new zoning districts that we deemed appropriate and contextual for that part of the borough. Local stakeholders suggested the portion of the avenue stretching from East 23rd to East 34th Streets has particularly compelling potential. Our unit calculations assumed ground-floor retail as well as an MIH mapping along this portion of the

avenue.

Figures represented for both the Midtown Manufacturing Area and the Morningside Heights proposals were similarly based on previous land use studies. The figures represented in this report regarding the proposed rezoning and text amendment in the Midtown Manufacturing Area were provided by the Garment District Alliance's report, Garment District Alliance Residential Study, prepared in 2022 by BFJ Planning, in collaboration with Urbanomics and Perkins Eastman. Our office used the 10-year units projection in the report and estimated 20% of the units produced by this proposal would be affordable, though it is important to note that the mechanisms to facilitate that requirement will be a part of future discussions.

Similarly, the Morningside Heights Planning Study, which was prepared in 2021 by the Morningside Heights Community Coalition, then-Council Member Mark Levine, then-Borough President Gale Brewer, Manhattan Community Board 9, and the City Council Land Use Division, informed our evaluation of sites in this part of the borough.

Our East 90s analysis was based on a proposal that was presented to Community Board 8. Unit estimates were calculated by our team based on a soft site analysis, which focused on sites that are underdeveloped or contain low-density industrial uses. The unit production estimate included in this report is lower than the one presented to the Community Board; the latter assumed redevelopment of all the properties included in the proposed rezoning areas in addition to soft sites.

The figures represented in the Washington Heights chapter are based on a proposal that has been discussed by Community Board 12 and pairs this proposal with density opportunities along Broadway. Our soft site analysis took into consideration various low-density commercial uses as well as the DOT's Safety City Site on West 158th Street. For soft sites along Broadway, 1.0 FAR was deducted to account for ground-floor retail.

## **Demographic and Housing Data**

The City, Borough, and Community District data in this report was drawn from a variety of sources including the U.S. Census Bureau, the NYC Department of City Planning, Community District websites, StreetEasy's November 2022 Data Dashboard, and NYU's Furman Center.

"Rent burden" is defined as when renter households spend 30% or more of their household income on housing costs. Affordability data was aggregated by Community District at the approximate census tract level. For those census tracts that were split evenly between two Community Districts, data was used in both districts.

# **Updating Zoning to Create Housing**

# Updating Zoning to Create Housing Special West Chelsea District

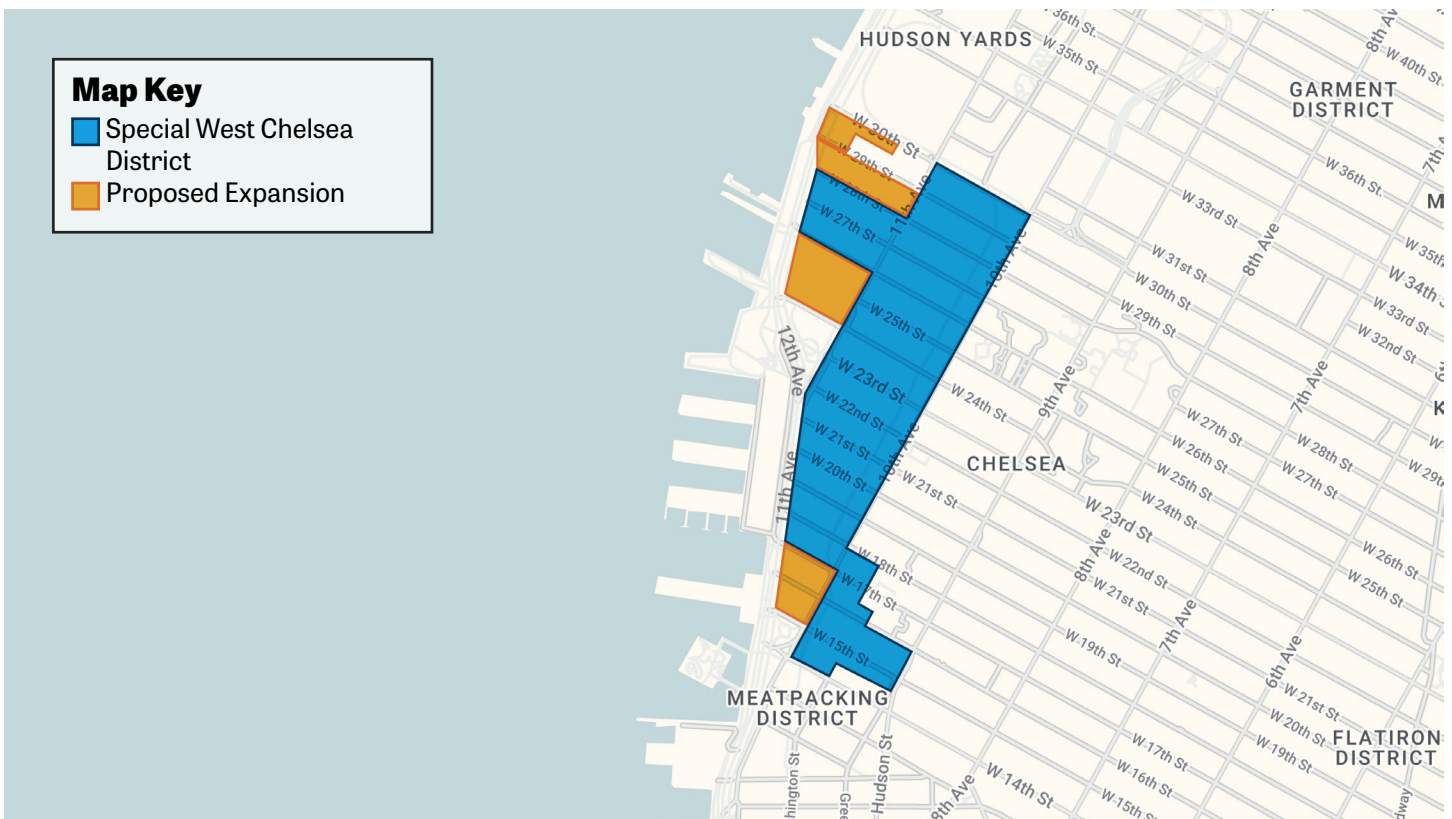


Image 1. Map of West Chelsea Special District.

**This proposal would expand the Special West Chelsea District, a special zoning district in Community District 4 that was established in 2005 to encourage mixed-use and residential development while supporting growth around the High Line and arts-related uses in the area. This is an extremely strong proposal with support from Community Board 4 and other local stakeholders that would effectuate a rezoning that could unlock the potential to build approximately 5,902 new units, 1,771 of which would be affordable.**

## Neighborhood Context

The Special West Chelsea District is a mixed-use area with commercial and manufacturing uses as well as residential areas. The district is close to or encompasses several entertainment and cultural institutions, including the High Line, Chelsea Piers, Chelsea Market, and a robust art gallery district. Buildings in the M1-5 and M2-4 districts along 10th Avenue range from two to 19 stories. M1-5 districts permit Use Groups 4-14, 16, and 17, while M2-4 districts permit Use Groups 6-14, 16, and 17. Use Group 4 includes health facilities, such as hospitals and ambulatory healthcare, while Use Groups 5-14

include a wide variety of commercial uses, and Use Groups 16 and 17 allow general service and manufacturing uses. M1-5 and M2-4 districts have a 5.0 FAR maximum and do not allow residential development.

Buildings in the C6-3, C6-4, and C4-X districts along 10th and 11th Avenues range widely in height, topping out at 60 stories. These areas permit Use Groups 1-13, which include residential, community facility, retail, and commercial uses. Buildings in these areas include local retail, service establishments, and supermarkets. The area is

also home to a stock of office buildings. These districts are mapped on West 33rd and West 30th Streets, between 12th and 11th Avenues and have a maximum residential FAR of 12.0.

### Proposed Rezoning

The rezoning would add the following areas to the Special West Chelsea District:

- Area A: The western portion of Block 675, which is bounded by West 29th and West 30th Streets, between 11th and 12th Avenues;
- Area B: Block 674, which is bounded by West 28th and West 29th Streets, between 11th and 12th Avenues;
- Area C: Block 670, which is bounded by West 24th and West 26th Streets between 11th and 12th Avenues; and
- Area D: Blocks 687 and 688, bounded by West 15th and West 17th Streets between 10th and 11th Avenues.

In addition to being added to the Special District, these areas would also be rezoned to C6-3 and C4-6 districts. These new designations would permit a maximum residential FAR of 12.0 and require a 30% inclusionary housing component. The proposal would establish design controls to ensure that new buildings maintain the height and bulk that is characteristic of West Chelsea, while also ensuring that any new buildings along the waterfront preserve views. Furthermore, the amendment to the Special West Chelsea District would increase public access to Hudson River Park.

These actions could result in approximately 5,902 new residential units, 1,771 of which would be affordable.<sup>1</sup>

### Community Input

This proposal is strongly supported by Community Board 4 (CB 4) and has been included in the board's 2022 Affordable Housing Plan. In late 2022, CB 4 voted to support this proposal, along with the Housing Plan as a whole. CB 4

is currently in the process of engaging a wide variety of stakeholders who could be partners in effectuating this and other parts of the Housing Plan.

### Considerations

There are several large parcels in the proposed rezoning area that contain essential operations facilities. The United States Postal Service operates a vehicle maintenance facility on Block 670, while the Department of Sanitation's Manhattan Borough Repair Shop is also located on that block. Additionally, Con Edison uses a significant portion of Block 674 to park its service vehicles and repair equipment. Each of these sites serves significant purposes, and any conversations about moving forward with this rezoning proposal would have to include discussions about the relocation—or possible incorporation—of these important functions as new development is planned. However, it is important to note that a rezoning would not preclude these facilities from continuing their operations while permanent relocation plans are finalized. The Zoning Resolution allows for non-compliant uses to be grandfathered if they existed prior to any zoning actions that restrict them.

Additionally, while this proposal contemplates a maximum residential FAR of 12.0, that maximum is based on a limit written into the New York State Multiple Dwelling Law. The New York Governor, New York City Mayor, and New York City Council Speaker have all discussed the possibility of eliminating that cap. If this legislation were to move forward, it would create significant opportunities for additional residential development in the newly expanded Special West Chelsea District.

**[1]** This total includes units that are expected to be produced as part of the Hudson River Park Trust proposal, which is also included in this report. This report's total unit count does not double-count these units.

# Updating Zoning to Create Housing

## Special Hudson River Park District

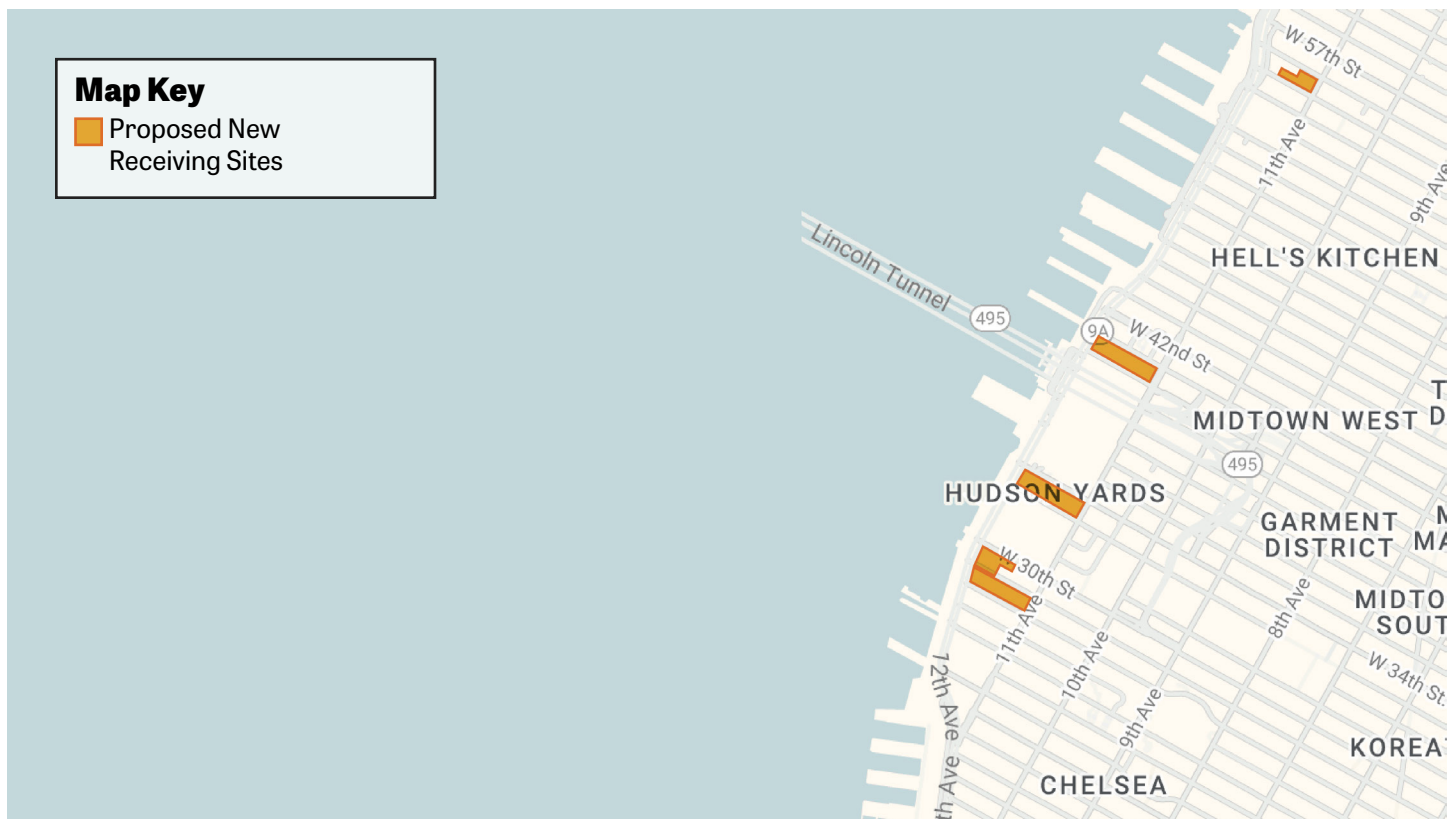


Image 2. Map of Special Hudson River Park District.

**This proposal in Community District 4 would create five additional “receiving sites” within the Special Hudson River Park District and rezone these sites to allow residential development. This proposal could result in the creation of up to 7,803 residential units, 2,340 of which could be permanently affordable.<sup>1</sup>**

### Neighborhood Context

The Special Hudson River Park District includes commercial and manufacturing uses with pockets of residential buildings. The Special District is directly south of the Western Railyards and east of the Hudson River Greenway along 12th Avenue and is abutted by the High Line and the Javits Center. Buildings in the M1-6 districts along 11th Avenue range from one to four stories, and in the M2-3 districts along 33rd Street, they range from two to five stories and include surface parking lots. These manufacturing districts allow health facilities,

such as hospitals and ambulatory healthcare, as well as general service and manufacturing uses. Both M1-6 and M2-3 zoning districts have an FAR of 10.0.

### Proposed Rezoning

The proposal would rezone five sites within the Special District from manufacturing districts to C6-4 districts (which have a maximum residential FAR of 12.0) and designate them as receiving sites. This could generate an anticipated 7,803 units of housing, including 2,340 affordable units.

<sup>[1]</sup> This total includes units that are expected to be produced as part of the Special West Chelsea and Special Clinton District proposals, which are also included in this report. This report's total unit count does not double-count these units.



In 2016, the Department of City Planning established the Special Hudson River Park District to allow the transfer of development rights within the district and promote a range of uses that would complement the area and serve residents. Within the Special District, proposed developments, enlargements, or conversions that include residential components must provide affordable housing. Under the current district regulations, there are only two granting sites and three receiving sites. The redevelopment of two of the existing receiving sites have created upwards of 1,000 new units, 290 of which are permanently affordable, and resulted in over \$50 million in contributions to the Hudson River Park Trust to enhance public benefits. The new proposal would expand on the current district to create additional receiving sites and increase opportunities for the creation of housing in the district. The five proposed sites are listed in **Table 2.B.1**.

### Community Input

This proposal is included in Manhattan Community Board 4's (CB 4) 2022 Affordable Housing Plan. Each of these sites was discussed at length by CB 4's Housing, Health, and Human Services Committee. At the committee's June 16, 2022 meeting, members emphasized the need to preserve and bolster the Special Hudson River Park District's value by strategically using its air rights to boost residential density for the five sites. In late 2022, CB 4 voted to support this proposal, along with the Housing Plan as a whole.

### Considerations

The proposed rezoning area includes transportation and institutional facilities that serve significant operational needs, including the MTA Bus Depot, a Con Edison service center, and the Javits Center's marshalling yards. The redevelopment of these sites will warrant discussions about consolidation or relocation of current uses. However, it is important to note that a rezoning would not preclude these facilities from continuing their operations while permanent relocation plans are finalized. The Zoning Resolution allows for non-compliant uses to be grandfathered in if they existed prior to any zoning actions that restrict them.

Additionally, while this proposal contemplates a maximum residential FAR of 12.0, that maximum is based on a limit written into the New York State Multiple Dwelling Law. The New York Governor, New York City Mayor, and New York City Council Speaker have all discussed the possibility of eliminating that cap. If this legislation were to move forward, it would create significant opportunities for additional residential development in the Special Hudson River Park District. Conversations about just how much more additional density should involve not just legislators, but also CB 4, which has conducted an extensive analysis of the area's ability to absorb additional density.

Location	Existing Zoning	Total Units	Affordable Units
West 28th Street between 11th and 12th Avenues	M2-3	1,825	548
West 29th and 30th Street between 11th and 12th Avenues	M1-6	1,231	369
West 55th and 56th Streets between 11th and 12th Avenues	M2-3 and M1-5	793	238
Javits Center Marshalling Yards at 601 West 33rd Street	M2-3	2,063	618
MTA Quill Bus Depot at 525 11th Avenue	M1-5	1,891	567

**Table 2.B.1.** Proposed sites for the creation of affordable housing in the Special Hudson River Park District.

# Updating Zoning to Create Housing

## Kips Bay



Image 2. Map of Kips Bay.

**A rezoning on the west side of 2nd Avenue between East 23rd and East 34th Streets could add up to 942 residential units to the Kips Bay neighborhood. This rezoning has the potential to incentivize residential construction in a part of Manhattan where four- and five-story walk-up buildings sit across the street from residential high rises, bringing vitality, cohesiveness, and affordable housing to the neighborhood.**

### Neighborhood Context

The Kips Bay neighborhood is located in Community District 6 on Manhattan's east side. The neighborhood is largely zoned residential, with some stretches of commercial districts along the avenues. The eastern side of the neighborhood is occupied by large medical facilities, including NYU's Langone Medical Center, the City's Bellevue Center, the Margaret Cochran Corbin VA Campus, and the Alexandria Center for Life Science. In 2022, the City's Economic Development Corporation proposed the redevelopment of the City University of New York's Brookdale Campus, which is located on East 25th Street between

1st Avenue and the FDR Drive. This part of the neighborhood will become home to a new Science Park and Research Center.

2nd Avenue, in contrast, is home to mixed commercial and residential uses. The west side of the avenue is currently zoned C1-8A, which allows up to 2.0 FAR for commercial uses and 7.52 for residential uses. The district also allows Use Groups 1 through 6, which include residential uses, community facilities, hotels, and local retail establishments. Other parts of Kips Bay have much higher-density residential towers, including along the eastern side of 2nd Avenue, which

has buildings nearly 30 stories tall. The west side contains many four- and five-story walk-up buildings, with some walk-ups having as few as five units.

Additionally, the buildings on the west side of 2nd Avenue are much older than on the east side, with an average year built of 1850, compared to the east side's 1956 average. Buildings on the east side of the avenue also contain an average of 338 residential units per lot compared to the west side's 30 residential units per lot. These differences underscore the significant potential on the west side of the avenue: These older, lower-density buildings could be redeveloped to contribute significantly more housing while offering a building typology that is consistent with the east side.

### **Proposed Rezoning**

A careful rezoning could maximize opportunities on sites that currently have small residential buildings. Nearby 3rd Avenue is an example of an area with higher-density residential zoning, with a C2-8 commercial district on lots facing the avenue. This zoning has produced larger mixed-use buildings on both sides of the avenue, as C2-8 districts have a residential FAR equivalent of 12.0. C2-8 districts allow the same Use Groups as the existing C1-8A district, along with a broader range of retail and service establishments. By focusing on the west side of the avenue between East 23rd and East 34th Streets and allowing a commercial district with a maximum allowable residential FAR of 12.0, equivalent to other nearby avenues, 942 units of housing—including 235 affordable units—could be created. These figures would be a notable increase compared to the current built environment, in which the properties contain few housing units.

### **Considerations**

The proposed rezoning area includes a methadone clinic on 429 2nd Avenue that may need to relocate if residential development occurs on that site. Such an undertaking would require careful consideration and discussions with local stakeholders as well as clients who use the facility. Additionally, a rezoning of the area could incentivize lot assemblages. While this outcome would advance the goal of increased housing production in the area, it does present a risk of displacement for current residents in the area. It will be important to ensure that the rights of existing residents are upheld and that if necessary, they are able to properly relocate to other apartments.

# Updating Zoning to Create Housing Midtown Manufacturing Area

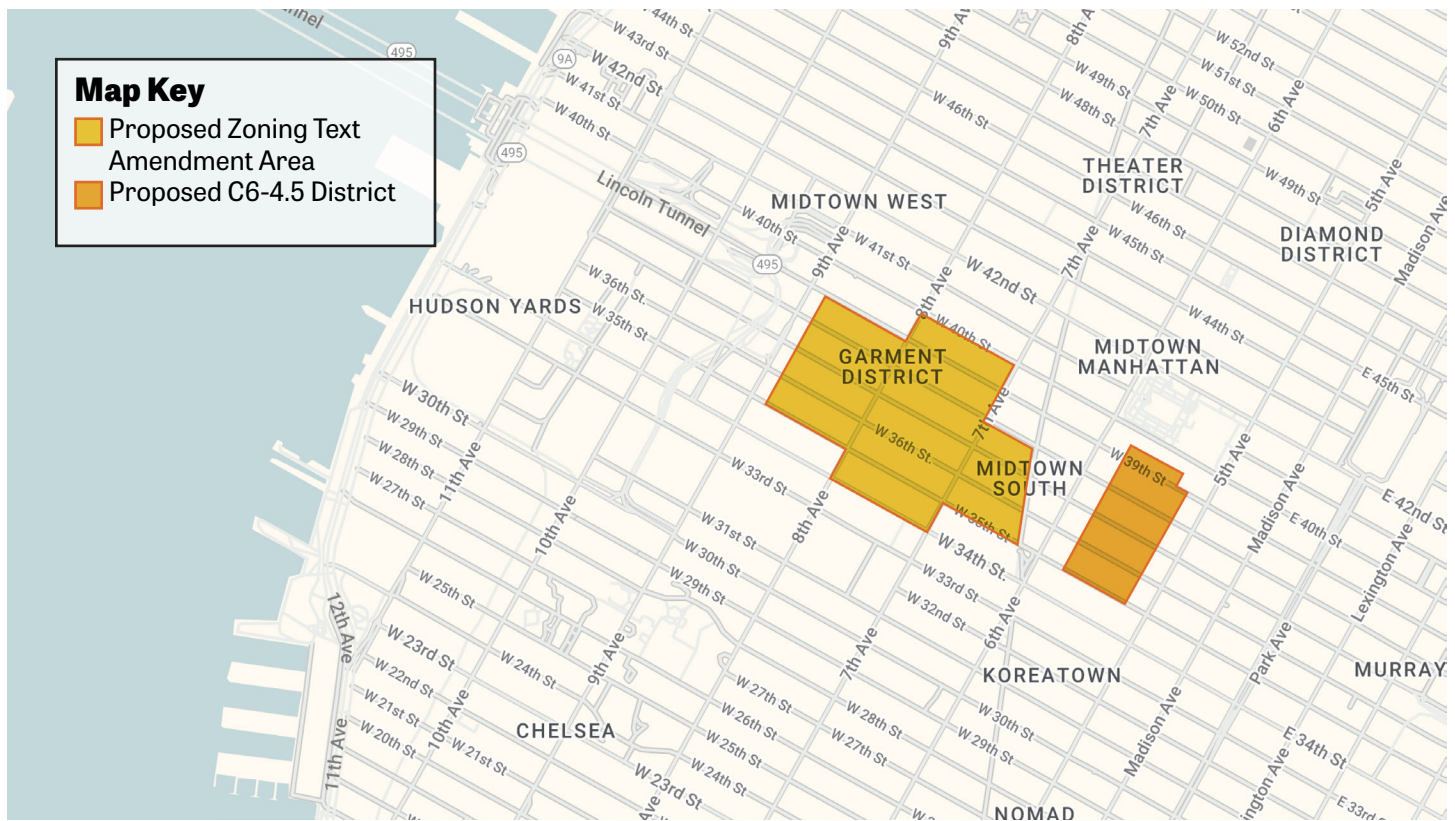


Image 2. Map of Midtown Manufacturing Area.

**This proposal will rezone the area south of Bryant Park and add a zoning text amendment to the Special Garment Center District. A significant portion of the area is currently zoned for manufacturing and contains commercial and office uses. The new proposal intends to incentivize the conversion of underutilized commercial and manufacturing space to residential use, creating new housing, including affordable units. These actions could generate between 2,688 and 3,225 residential units in the next 10 years, and between 5,376 and 6,720 residential units in the next 25 years.**

## Neighborhood Context

### Special Garment Center District

The Garment Center has played a historically significant role in the economic development of New York City, particularly as an international center of fashion. In order to preserve that industry and neighborhood, the City established the Special Garment Center District in 1987. The zoning regulations for that district have been amended several times since its inception.

Most recently, in 2018, in light of a declining manufacturing presence in the area, a zoning text amendment lifted use restrictions that required the preservation of space for garment businesses. Between 2016 and 2020, the number of garment manufacturing jobs dropped from 5,500 to 2,770—a 50% decline.<sup>1</sup> Today, the district is composed of 70% commercial and office buildings, 11% residential buildings, 8% mixed residential and commercial buildings, and 5%

[1] NYSDOL Employment Data, ZIP code 10018 via Garment District Alliance Report

industrial manufacturing uses.<sup>2</sup>

Approximately 34 lots (15%) in the Special Garment Center District are underbuilt given current zoning and residential FAR. Only three lots (1%) are vacant. Furthermore, within the proposed rezoning area, many buildings exceed their maximum allowable FAR, due to their time of construction. For example, many buildings within the rezoning area have an FAR of 19.0 or more.<sup>3</sup>

The westernmost part of the Special Garment Center District is mapped C6-4M and allows owners of buildings less than 70,000 square feet to convert their buildings to office, hotel, or residential uses without requiring them to preserve any manufacturing space or obtain authorization from the City Planning Commission. All new uses listed in Use Groups 17B or 17E, which include manufacturing and accessory uses, are permitted as-of-right in buildings erected prior to December 15, 1961. Buildings are allowed an FAR of 10.0, which can be increased to 12.0 FAR if they include a public plaza.<sup>4</sup>

M1-6, which is mapped throughout most of the Special Garment Center District, also allows an FAR 10.0, which can be increased to 12.0 FAR for buildings that include a public plaza. Residential use is not allowed in this district, but use Groups 4-14, 16, and 17 are permitted. Use Groups 4 and 5 allow for a range of community facility uses including houses of worship, community centers, hospitals, health care facilities, nonprofit facilities without sleeping facilities, and transient hotels. Use Groups 6-14 include commercial uses. Use Group 16 encompasses semi-industrial uses, including automotive uses, custom woodworking, and welding, while Use Group 17 allows for light manufacturing uses.

### **Area South of Bryant Park**

The area south of Bryant Park between 5th and 6th Avenues and 35th and 39th Streets is also mapped M1-6 and adheres to many of the same

regulations as the M1-6 area within the Special Garment Center District. This area is not within the Special Garment Center District but is within the Garment District Alliance's (GDA) service area. This area's land uses include high- and medium-rise commercial office spaces, hotels, and retail buildings, and a few small residential buildings. M1-6 districts do not allow any new residential development.

### **Proposed Rezoning**

In 2022, the Garment District Alliance commissioned BFJ Planning to explore the potential for a rezoning in this part of the Midtown Manufacturing Area. The report, which was produced in collaboration with Urbanomics and Perkins Eastman, looked at data within GDA's service area. The report recommends incentives to facilitate residential growth in order to make the district more "competitive, livable and attractive," and transform it into a 24-hour neighborhood:

1. In the short-term, an Article 12, Chapter 1 zoning text amendment to allow residential uses within the entire Special Garment Center District, which would allow residential conversions as-of-right or by certification;
2. In the long-term, a zoning change for the M1-6 district between 5th and 6th Avenues and 35th and 39th Streets from M1-6 to a commercial zone like C6-4.5, which better reflects current uses in the area and is equivalent to adjacent zoning in neighboring areas; and
3. Allow residential uses on different floors of a building, waiving the zoning requirement that mixed-use buildings keep all residential uses above commercial uses.

Due to the high number of properties in the area with buildings that exceed their maximum allowable FAR, it is assumed that property owners would take advantage of the opportunity to convert to residential, as these conversions would generate a greater number of units than

[2] NYC Department of City Planning NYC Map PLUTO

[3] As noted in the Garment District Alliance study.

[4] <https://fontanarchitecture.com/use-group-17-nyc-zoning/>

demolition and new construction. The rezoning could result in 2,688 to 3,225 new residential units in the next 10 years, and between 5,376 and 6,720 new residential units over the next 25 years.

### **Community Input**

This report was discussed at Community Board 5's (CB 5) Land Use, Housing, and Zoning Committee meeting on October 26, 2022, and received positive feedback from board members. Specifically, CB 5 made note that they are in favor of the GDA's comprehensive approach to solve issues in the district.

Additionally, this report was presented to Community Board 4's Hell's Kitchen Land Use Committee on December 14th, 2022. The Committee was generally supportive of the rezoning plan but noted the importance of maximizing affordable housing production and making that issue a central part of the discussions about the proposal.

### **Considerations**

Although not included in the Garment District Alliance rezoning proposal, additional legislative changes, including lifting the residential FAR cap that is currently written into New York State's Multiple Dwelling Law, would create significant opportunities for new residential development within the district. Again, the presence of overbuilt buildings throughout the district presents an opportunity: Additional housing potential could be unlocked and brought online without expanding the size of any existing structures.

The GDA's report also includes a recommendation that property owners receive tax incentives to facilitate residential conversions. The allowances and requirements of such a program would have to be thoroughly discussed and structured in a way that would minimize lost revenue for the City while also ensuring the financial feasibility of these conversions. Such a program may affect the amount of affordable housing made available through conversions.

# Updating Zoning to Create Housing

## Special Hudson Yards District

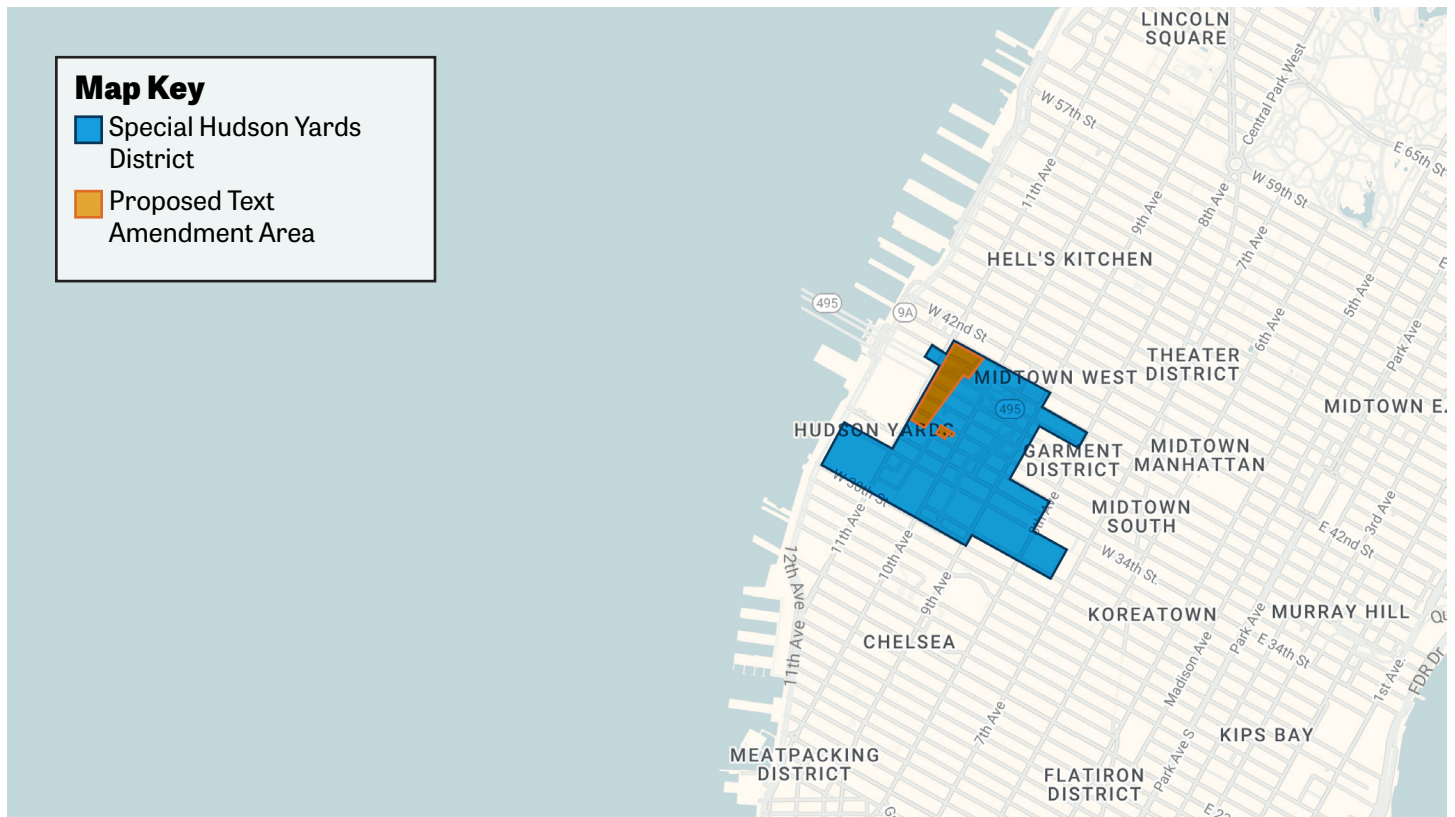


Image 3. Map of Special Hudson Yards District.

**This proposal in Community District 4 would make a text change to the Special Hudson Yards District to increase the amount of residential space that can be built in the district. This action could result in the creation of 4,718 new residential units, 1,416 of which could be affordable.**

### Neighborhood Context

The Special Hudson Yards District includes a variety of zoning districts and densities. The area's M1-5 districts on the westernmost part of the district are home to lower-density industrial buildings, while the C6-4 and C2-8 districts include high-rise mixed-use and commercial buildings. There are walk-up residential buildings concentrated in a preservation area within the Special District. However, the area, particularly the portion of the Special District that is the subject of this proposal, allows high-density development, ranging from 20.0 to 24.0 FAR.

### Proposed Text Amendment

This proposal would use a zoning text amendment to eliminate a requirement that buildings provide commercial FAR prior to building residential FAR and would increase the maximum residential FAR from 6.0 to 12.0. The amendment would apply to the subareas shown above and would include an inclusionary housing requirement.

The Special Hudson Yards District was established in 2005 to encourage mixed uses and densities, including new housing, office, and hotel development, and public benefits, including open space. The special district allows up to 6.0 residential FAR but includes a provision that any

development be required to build commercial square footage first.

### **Community Input**

This proposal is included in Manhattan Community Board 4's (CB 4) 2022 Affordable Housing Plan. The Board's Housing, Health, and Human Services and Hell's Kitchen Land Use Committees have discussed and evaluated the proposal. In late 2022, CB 4 voted to support this proposal, along with the Housing Plan as a whole. CB 4 is currently in the process of engaging a wide variety of stakeholders who could be partners in effectuating this and other parts of the Housing Plan.

### **Considerations**

While this proposal contemplates a maximum residential FAR of 12.0, that maximum is based on a limit written into the New York State Multiple Dwelling Law. The New York Governor, New York City Mayor, and New York City Council Speaker have all discussed the possibility of eliminating that cap. If this legislation were to move forward, it would create significant opportunities for additional residential development in Hudson Yards. Conversations about just how much more additional density should involve not just legislators, but also CB 4, which has conducted an extensive analysis of the area's ability to absorb additional density.

**[1]** This total includes units that are expected to be produced as part of the Special West Chelsea and Special Clinton District proposals, which are also included in this report. This report's total unit count does not double-count these units.



# Updating Zoning to Create Housing Special Clinton District

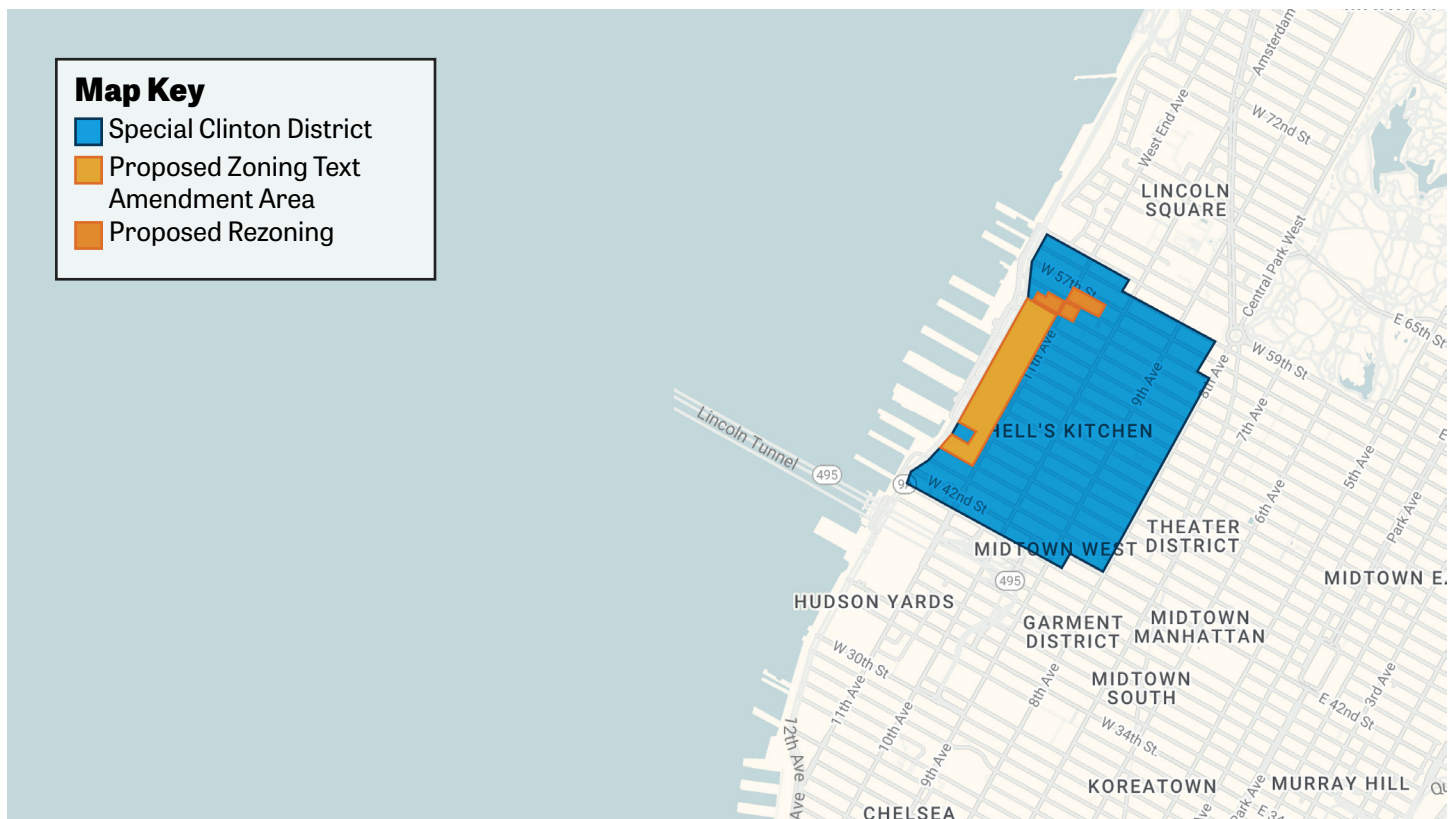


Image 4. Map of Special Clinton District.

**This proposal would rezone manufacturing areas of the Special Clinton District, a mixed-use neighborhood in Community District 4. The rezoning would be accompanied by a zoning text amendment and could result in the construction of up to 4,433 new residential units, 1,330 of which could be permanently affordable.**

## Neighborhood Context

The Special Clinton District includes small pockets of manufacturing and high-intensity commercial zoning districts (M1-5, M2-3, and M2-4). The proposed rezoning area encompasses these blocks, which are surrounded by commercial and residential districts. The proposed rezoning area includes walk-up apartments, multifamily elevator buildings, parking garages, NYCHA's Harborview Terrace development, commercial office buildings, manufacturing uses, car dealerships, a concert venue, and parking lots.

Buildings in the M1-5 districts, which are located on West 55th and West 56th Streets along 12th

Avenue and between West 55th and West 57th Streets between 10th and 11th Avenues, range from two to six stories. M1-5 districts permit community facilities, retail, general services, and manufacturing establishments. Buildings in the area include commercial and office buildings.

Buildings in the M2-3 district, which stretches from West 55th to West 56th Streets on the west side of 11th Avenue, range from two to five stories. This district permits retail, commercial, general services, and manufacturing establishments.

Buildings in the M2-4 district range from one to 16 stories. This district permits Use Groups 5-14, 16,

and 17, which include retail, commercial, general service, and manufacturing uses. Buildings in the area include warehouses, industrial uses, office space, hotels, and parking. This district is located from West 43rd to West 55th Streets between 11th and 12th Avenues.

To the north of the rezoning area are several institutional uses, such as Mt. Sinai West, Fordham University, Lincoln Center, John Jay College of Criminal Justice, and the Museum of Arts and Design.

### **Proposed Rezoning**

The proposal would rezone existing manufacturing districts and apply a text amendment to other manufacturing districts to allow residential development. The rezonings would establish new R10 or C6-4 districts, both of which allow a maximum residential FAR of 12.0. The proposed zoning text amendment would apply to the portion of the Special Clinton District that runs from West 43rd to West 54th Streets between 11th and 12th Avenues. This area would become a mixed-use district in which developers would be required to build 2.0 FAR of manufacturing space before being allowed to build residential space. The maximum FAR with inclusionary housing in this area would be 7.2. The proposal calls for a 30% inclusionary housing requirement.

These actions could result in the creation of 4,433 new residential units, 1,330 of which could be permanently affordable.

### **Community Input**

This proposed rezoning is included in Community Board 4's (CB 4) 2022 Affordable Housing Plan. It was discussed at length by CB 4's Housing, Health, and Human Services Committee. In late 2022, CB 4 voted to support this proposal, along with the Housing Plan as a whole. CB 4 is currently in the process of engaging a wide variety of stakeholders who could be partners in effectuating this and other parts of the Housing Plan.

### **Considerations**

While this proposal contemplates a maximum residential FAR of 12.0, that maximum is based on a limit written into the New York State Multiple Dwelling Law. The New York Governor, New York City Mayor, and New York City Council Speaker have all discussed the possibility of eliminating that cap. If this legislation were to move forward, it would create significant opportunities for additional residential development in the Special Clinton District. Conversations about just how much more additional density should involve not just legislators, but also CB 4, which has conducted an extensive analysis of the area's ability to absorb additional density.

## Updating Zoning to Create Housing

# East 90s Manufacturing Area

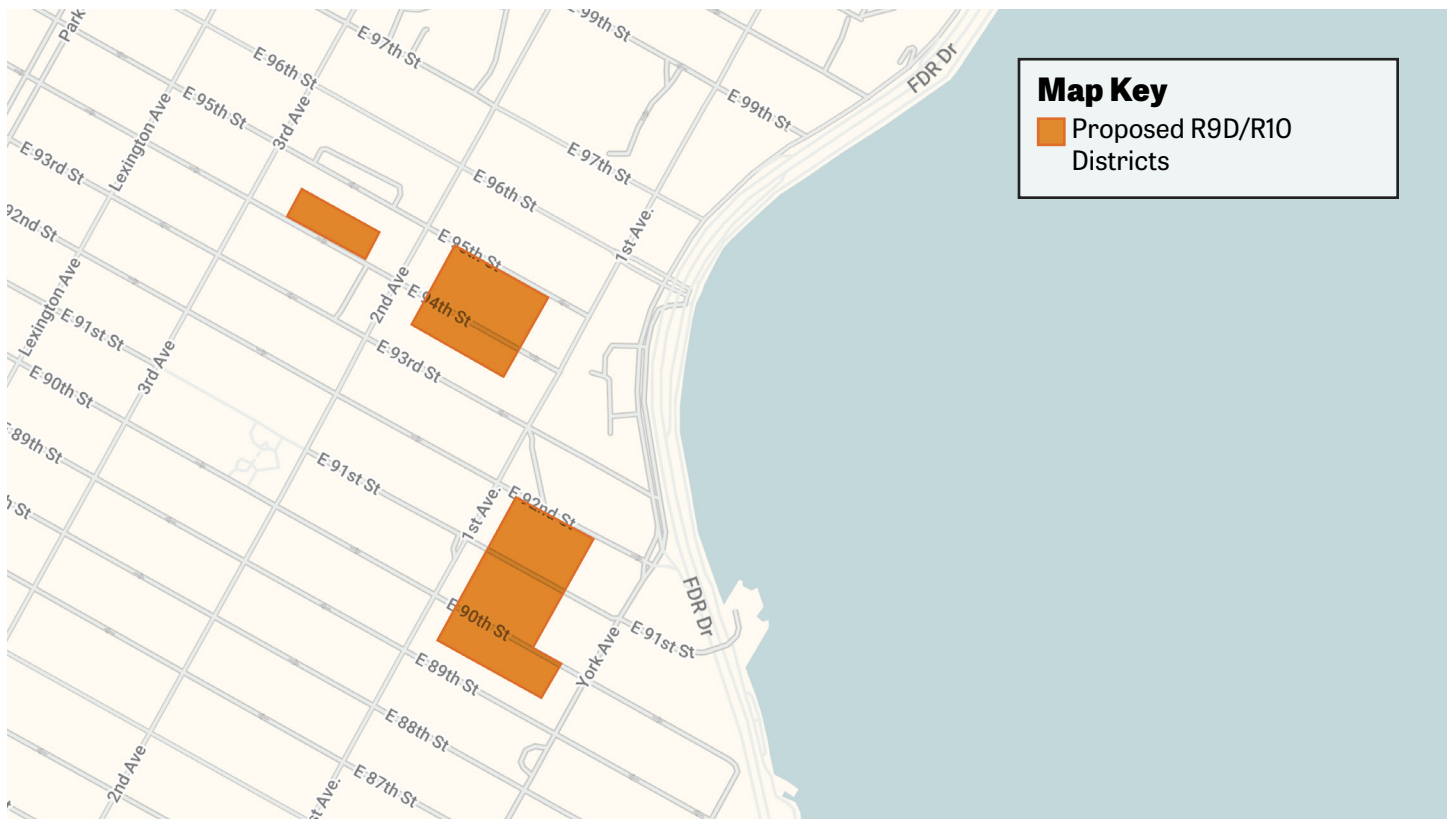


Image 5. Map of East 90s Manufacturing Area.

**This proposal would rezone three areas of the East 90s—an otherwise mostly residential neighborhood with access to public transit—where residential uses are not currently allowed. The main goals of the proposals are to:**

- **Incentivize the creation of new housing, including affordable units;**
- **Create a better transition between NYCHA’s Holmes Towers, a high-density development, and the Upper East Side; and**
- **Discourage inappropriate uses for a residential area, such as self-storage, life science, and auto-related uses.**

**The redesignation of these low-density areas would unlock the potential to build up to 1,541 residential units, 385 of which would be permanently affordable.**

### Neighborhood Context

The East 90s have vestigial pockets of manufacturing and high-intensity commercial zoning. The proposed rezoning encompasses three areas that are currently home to various uses, including walk-up apartments, multifamily elevator buildings, parking garages, commercial

office buildings, five schools, manufacturing uses, a furniture refinishing and repair facility, a warehouse, and an animal hospital.

Buildings in the M1-4 district on East 94th Street range from three to five stories. All structures are constructed to the lot line, and none include

setbacks. M1-4 districts allow for a maximum FAR of 2.0, which can be increased to 6.5 FAR for buildings that include community facility uses. Use Groups 4-14, 16, and 17—which range from community facility uses to commercial uses to light manufacturing uses—are permitted. Use Groups 4 and 5 allow for a range of community facility uses, including houses of worship, community centers, hospitals, healthcare facilities, and transient hotels. Use Groups 5-14 allow most commercial uses, while Use Group 16 allows semi-industrial uses, including automotive uses, custom woodworking, and welding. Use Group 17 allows for light manufacturing uses.

Buildings in the two C8-4 districts range from one to 15 stories, with a large number of five- and six-story walk-up multifamily buildings. Five-story walk-up multifamily buildings are the most common typology located within these areas. Most structures are constructed to the lot line and do not include setbacks. A notable exception is the 15-story 408 East 92nd Street, which follows a tower on a base design.

Residential development is prohibited in manufacturing districts, while C8 districts are the only commercial districts that do not allow residential development. The existing residential uses in this area are noncompliant.

### **Proposed Rezoning**

The proposal contemplates two different zoning district options for the three areas discussed above. The first option is an R9D rezoning. Quality Housing regulations apply in R9D districts. The Quality Housing program generally facilitates new buildings that are more contextual while still allowing higher density. Buildings in these districts are allowed an FAR of up to 9.0 and a maximum of 11 stories. Buildings that provide inclusionary housing are allowed 10.0 FAR. R9D districts allow Use Groups 1 through 4, which include residential and community facility uses. This option could create 1,283 residential units, 323 of which could be permanently affordable.

Alternatively, an R10 rezoning would allow the highest-density residential development with a

maximum FAR of 10.0, or 12.0 with an inclusionary housing bonus. R10 districts also allow Use Groups 1 through 4. Use Group 4 allows for 1,541 new units, of which 385 could be permanently affordable.

The proposal includes a C1-5 commercial overlay district, which would facilitate mixed-use development in any new residential districts. This designation would mean that commercial uses would be able to use up to 2.0 FAR. C1-5 overlays allow Use Groups 5 and 6, which include hotels and local retail establishments.

### **Community Input**

The February 22, 2022 meeting of Community Board 8's (CB 8) Zoning and Development Committee discussed this rezoning proposal. The Board has evaluated both rezoning options. Considerations from CB 8 included the tradeoffs of maximizing units under an R10 rezoning and the contextual development that an R9D rezoning could ensure. CB 8 continues to evaluate this proposal through its Zoning and Development Committee.

### **Considerations**

The proposed rezoning area contains residential uses on almost every block, which make them noncompliant with the existing zoning. The area also has a mix of commercial, manufacturing, institutional, and parking uses. The existing manufacturing uses in the area, notably, would become noncompliant under any of the proposed rezonings. They would therefore not be able to expand but would be grandfathered in. The area also includes residential buildings with six or more units, built between 1947 and 1973, with likely rent-stabilized units.

Friedland Properties, a real estate investor and developer based in New York City, has indicated that they are seeking a rezoning for a portion of East 94th Street between 2nd and 3rd Avenues, within the M1-4 area that is included in this proposal. The developer is expected to seek a rezoning to a C4-6 district, and to extend the existing C2-8 district further to the east. This action is expected to introduce a mandatory

inclusionary housing requirement to the area. As it pertains to the Friedland property, these proposed actions would facilitate the construction of a 46-story residential building with 440 units, 110 of which would be permanently affordable.

Finally, in late 2022, the New York Governor, New York City Mayor, and the City Council Speaker all expressed support for lifting the residential FAR cap, which is currently 12.0 and is written into New York State's Multiple Dwelling Law. If this legislative goal were achieved, the number of units produced under an R10 rezoning could be significantly increased.

### **Potential Mitigations**

Existing rent-stabilized housing must be protected under any rezoning proposal in the area. In 2019, New York State passed the Housing Stability and

Tenant Protection Act, which includes various provisions to prevent the displacement of people living in rent-stabilized housing. Under the new regulations, owners seeking to demolish buildings that contain rent-stabilized units would be required to relocate tenants to a "suitable housing accommodation." If the rent for the relocation apartment exceeds the rent that the tenant was previously paying, the owner is required to provide the tenant with a stipend that amounts to the excess in monthly rent, multiplied over six years.

As it pertains to the development proposal by Friedland, it will be important to engage them as key stakeholders as part of any rezoning process. The developer's proposal, which would have to go through ULURP, will provide an opportunity to talk about not just their site, but also the larger efforts to create housing on the Upper East Side.

# Updating Zoning to Create Housing

## Morningside Heights

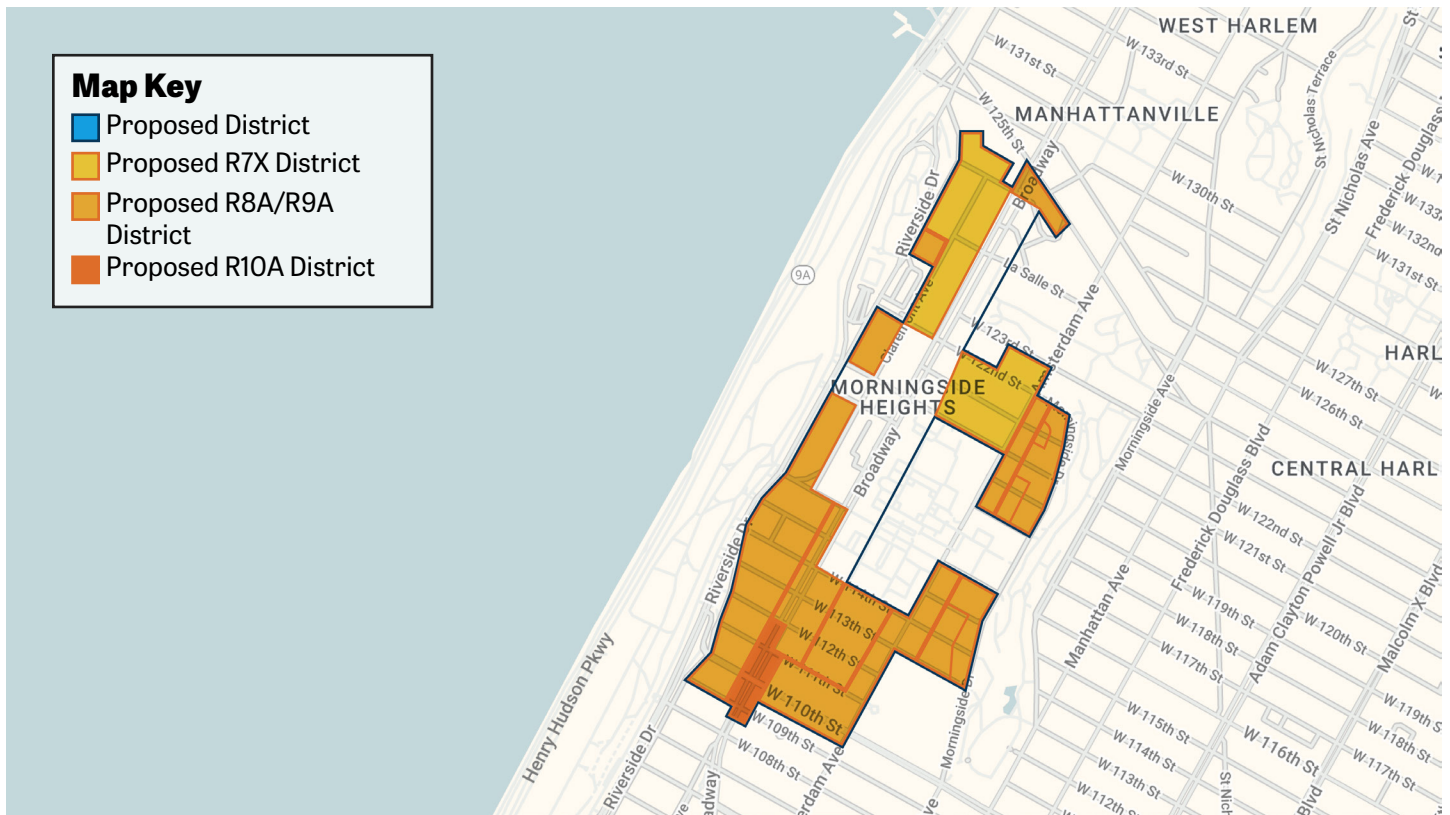


Image 6. Map of Morningside Heights.

**The Morningside Heights Rezoning plan is a joint application by the Morningside Heights Community Coalition, the Manhattan Borough President, Community Board 9, and the City Council. This proposal would rezone 35 blocks of Morningside Heights, mostly in Community District 9 and partially in Community District 7. The main goals of the proposal are to:**

- **Produce affordable housing near transit;**
- **Minimize the risk of displacement in rent-stabilized clusters;**
- **Preserve contextual neighborhood character; and**
- **Encourage retail along Broadway and Amsterdam Avenue**

**This rezoning would result in the creation of up to 1,026 new residential units, 257 of which would be permanently affordable.**

### Neighborhood Context

The proposed rezoning area is characterized by primarily residential and institutional uses. The northern section of the proposed rezoning area includes clusters of rent-stabilized housing. Along Broadway and Amsterdam, larger mixed-use buildings with ground-floor commercial and

residential uses are typical.

Columbia University's main campus and other religious, educational, and medical institutional uses dominate the center of the neighborhood. Other institutional uses include Union Theological Seminary, the Jewish Theological Seminary,

Barnard College, Teacher's College, Riverside Church, St. John the Divine Cathedral, Mt. Sinai's St. Luke's-Roosevelt hospital, and the Manhattan School of Music.

Most of the proposed rezoning area is zoned R8, with some pockets of R7-2 and R9A. All three of these zoning districts are residential districts that also allow community facilities. R7-2 districts allow a residential FAR of 3.44 on narrow streets and 4.0 on wide streets; an FAR of 6.5 is allowed for community facilities. R8 districts allow a residential FAR of 6.02 on narrow streets, and 7.2 on wide streets; an FAR of 6.5 is allowed for community facilities. R9A districts allow a residential FAR of 7.52, with a height limit of 145 feet on wide streets, and an FAR of 7.5 for community facilities. R7-2 and R8 districts do not have height limits.

There are also C1-4 and C1-5 overlays mapped along parts of Amsterdam and Broadway. These districts allow a commercial FAR of up to 2.0 and Use Groups 5 and 6, which include hotels and retail and service establishments that serve local shopping needs.

### **Proposed Rezoning**

The rezoning aims to achieve four goals:

1. Produce affordable housing near transit by applying R10A and R9A districts near the 110th Street B/C subway station and the 125th Street 1 train station. This action would trigger a mandatory inclusionary housing requirement;
2. Minimize the risk of displacement for residents of rent-stabilized apartments by mapping R7X zoning districts to areas with high concentrations of stabilized units;
3. Preserve contextual neighborhood character by mapping R8A and R9A for contextual zoning. This action would keep or add to existing allowable floor area; and
4. Encourage retail along Broadway and Amsterdam by mapping C2-4 commercial overlays on avenues.

The rezoning would produce approximately 925 residential units, 257 of which would be permanently affordable.

### **Community Input**

The Morningside Heights Community Coalition began advocating for a zoning framework that would address out-of-scale development as well as the shortage of affordable housing in the area. Public meetings began in 2016 and solicited feedback from community members, stakeholders, and elected officials. Over time, the proposal has been modified in response to comments received by the Coalition. A final planning study was released in 2021, and the proposal is currently in the pre-application phase of ULURP. Final application submission is slated for late spring/summer 2023, with a public comment period commencing afterward in accordance with ULURP.

### **Considerations**

Two of the projected development sites at 2810 and 2825 Broadway were rezoned to a contextual R9A district in 2007. However, that rezoning did not result in any redevelopment even though both sites are one- and two-story commercial properties near public transit. The existing R9A district caps building heights for these two properties at 145 feet, while R10A districts would increase the maximum height to 235 feet. If rezoned to R10A, both sites would not only receive a density increase, but also be required to provide affordable housing. These two sites account for 42% of the Morningside Heights Plan's affordable units.

# Updating Zoning to Create Housing Southern Washington Heights

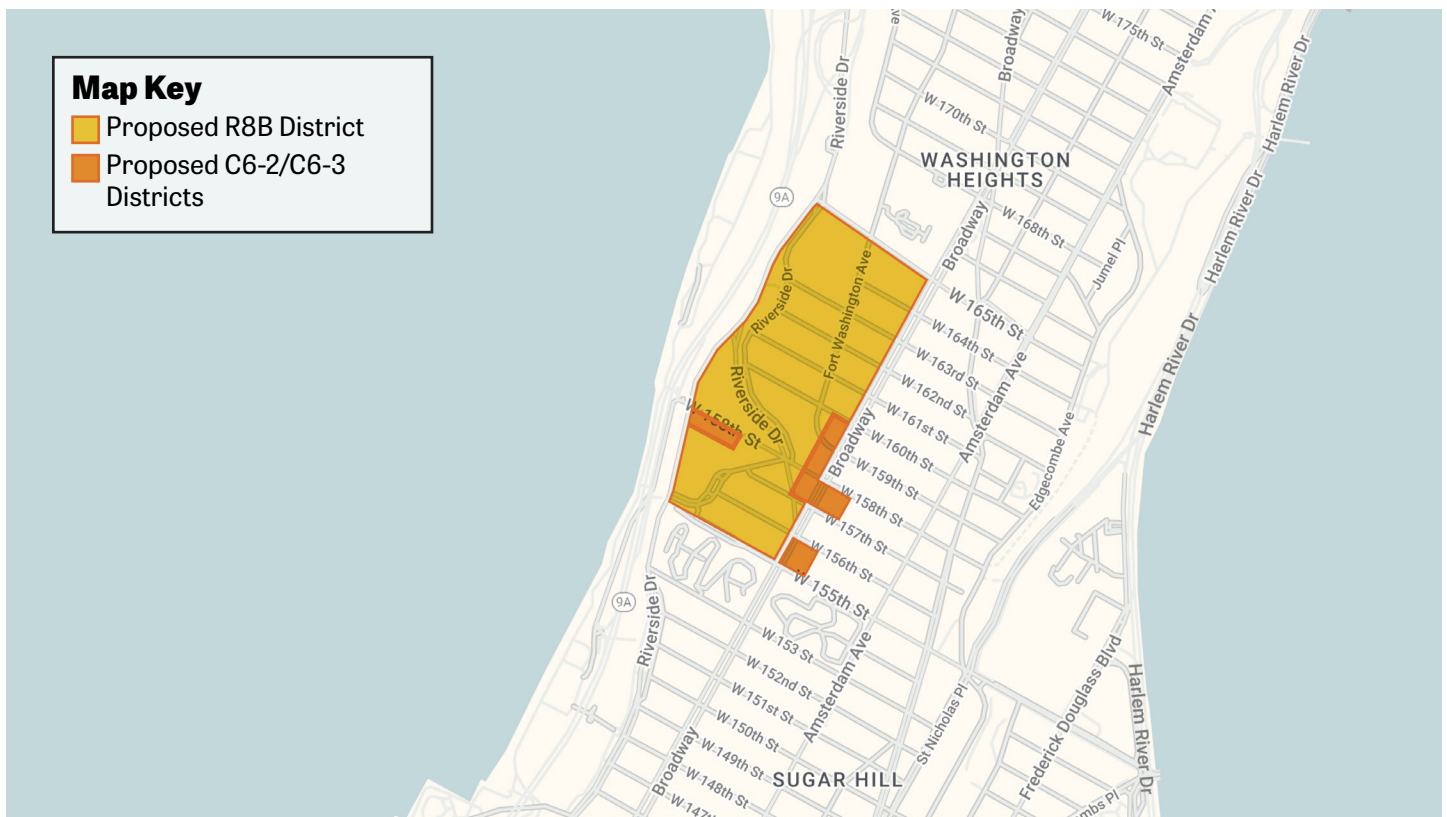


Image 6. Map of Southern Washington Heights.

**This proposal introduces higher density along the avenue where there are underdeveloped properties that are currently zoned for commercial and some residential use and would establish a new, contextual zoning district in the middle blocks to account for recent out-of-context development. In total, this rezoning could generate up to 1,178 units.**

## Neighborhood Context

The proposal covers an area extending from West 155th Street to West 165th Street between the Broadway commercial corridor and Riverside Drive.

## Opportunity Area

There are two notable underdeveloped areas located along the east side of Broadway. These areas include one- and two-story commercial buildings, as well as a gas station. Areas we identified for possible rezoning are currently zoned C4-4 and R8. C4-4 districts allow Use Groups 1-6, 8-10, and 12, which include a range of residential, community facility, and commercial

uses.

## Contextual Zoning

The proposed rezoning area is primarily characterized by six-story multifamily buildings, which are underbuilt based on their current zoning. The Hispanic Society of America and Boricua College are also in the area. Other portions of Broadway include mixed-use buildings with ground-floor commercial and residential uses.

This area is currently zoned R8. R8 districts allow Use Groups 1-4, which include residential and community facility uses. R8 districts do not



include a height limit. Some developments in the area could introduce significantly higher density to the neighborhood, including 857 Riverside Drive, where a 13-story residential building has been proposed. While this project is as-of-right, its height contrasts with nearby buildings which range from two to six stories.

### **Proposed Rezoning**

Manhattan Community Board 12 (CB 12) has discussed the possibility of designating new zoning districts to replace the area west of Broadway, which is currently zoned R8, with the goal of bringing predictable, contextual development to the area. The Board discussed an R8B district, which would have an FAR of 4.0 and would cap building heights at 75 feet. An R7D district would have an FAR of 4.2 and cap building heights at 11 stories, while an R7A district would have an FAR of 4.0 and a maximum building height of 95 feet. Lastly, the Board also contemplated a potential R6B rezoning, which would apply a maximum FAR of 2.0 and cap building heights at 50 feet.

In its discussions, the Board has highlighted an R8B designation as the most favorable option. A large number of sites would be overbuilt under R8A zoning. Key findings, which looked at gross square footage of properties in the area, include the following:

- Approximately 10% of sites are overbuilt under the R8 zoning;
- Approximately 56% of sites would be overbuilt under an R8B rezoning; and
- Approximately 87% of sites are underbuilt by more than 20% of floor area under R8 zoning.

There are five underdeveloped sites within the proposed rezoning area west of Broadway and two just east of Broadway that have the potential to provide a significant number of additional units under today's zoning designation. Collectively, these sites could produce 1,178 new units, including 492 affordable, units under a C6-2 rezoning on portions along Broadway. A C6-3 rezoning would produce 1,562 new units, of which 652 would be affordable.

### **Housing Opportunities**

Our analysis identified seven sites that are appropriate for increased capacity. Two of the sites located on the eastern side of the commercial corridor on Broadway include two-story retail establishments and a gas station. In our analysis, we've made projections for both C6-2 and C6-3 rezonings. C6-2 districts allow up to 6.02 residential FAR, while C6-3 districts allow a residential FAR of up to 7.52, and 8.0 FAR under the Quality Housing program, which is assumed in this analysis. Together, these sites may produce up to 309 units, including 77 affordable units.

The five potential housing sites west of Broadway include commercial and retail uses, as well as a City-owned Department of Transportation (DOT) site, where 100% affordability is assumed. In total, with C6-2 Quality Housing program zoning, these sites could generate up to 869 units of housing, including 415 affordable units. It is worthwhile to note that this zoning on the DOT site alone could contribute 265 100% affordable units.

### **Considerations**

This proposal pairs a contextual rezoning of a residential area with a rezoning that maximizes the potential of opportunity areas in order to bring much-needed housing to this part of Manhattan. 654 West 158th Street is a particularly attractive site for an affordable residential project because it's a large, City-owned site. Although planning for this site would require extensive coordination with DOT alongside discussions about zoning designation, the potential for creating an impactful project with a high percentage of affordable units should be fully realized.

Additionally, the percentage of buildings that would automatically be out of compliance under an R8B rezoning is significantly higher than the threshold achieved in other rezoning actions.

In addition to making the rent stabilization program permanent, the Housing Stability and Tenant Protection Act of 2019 strengthened the protections afforded to tenants in rent-stabilized units. Since enacted, high rent vacancy and high-income deregulation, and vacancy decontrol were

repealed, among other changes, strengthening the tenure of existing residents.

It will be important to take a nuanced zoning approach for the area west of Broadway in order to minimize the number of buildings that would be out of compliance. Rezoning discussions should focus on this goal while also adequately maximizing the potential of the soft sites that exist west of Broadway.

**Community  
District  
Housing  
Opportunities**

## Community District Housing Opportunities

# Community District 1

**Housing production in Community District 1 (CD 1) has failed to keep pace with population growth. Since 2014, just 212 units of affordable housing were built in CD 1, while the district's population increased by over 17,400 people from 2010 to 2020<sup>1</sup>—one of the highest increases in Manhattan. Our analysis identified five sites with opportunities for development that can generate up to 945 units of housing.**

CD 1—which encompasses Battery Park City, Civic Center, the Financial District, Seaport, Tribeca, Governors Island, Ellis Island, and Liberty Island—is the oldest part of Manhattan and historically has played a crucial role in the growth of New York City. Today, it is home to a bustling finance industry; municipal, state, and federal offices and buildings; extensive waterfront infrastructure; and multiple major transit hubs providing access to the PATH, subway, Brooklyn Bridge, and Staten Island Ferry.

In 2020, the district population was 78,390 residents, a 27% increase from 2010,<sup>2</sup> but housing production has not kept pace with this population increase. Since 2017, only 2,972 residential units have been built in the district,<sup>3</sup> for a total of 41,977 units. Additionally, affordable housing production has been even slower. Since 2014, only 212 units of affordable housing were produced, the second-lowest number in Manhattan.<sup>4</sup> The Mandatory Inclusionary Housing Program has produced no affordable units.

Meanwhile, median monthly rents in CD 1 have skyrocketed, ranging from \$4,400 in the Financial District to \$11,995 in Tribeca.<sup>5</sup> While the average median household income in the district is \$158,297, more than a third of households are rent burdened.<sup>6</sup> For households in the district earning less than \$50,000, 76% are rent burdened.<sup>7</sup>

Our review of CD 1 identified five potential housing sites, including three that are publicly owned and two that are privately owned. A few of the sites present unique development challenges. One site is an African burial ground. However, the housing potential on this site underscores the need to work with community stakeholders and experts to arrive at creative solutions to build new housing units. Our research highlighted the fact that this part of Manhattan includes many City- and federally owned sites, but in evaluating which sites to include in this report, we focused on underutilized and vacant sites, keeping in mind that this area is home to offices for all levels of government. Both privately owned sites were

[1] <https://popfactfinder.planning.nyc.gov/explorer/districts/101?source=decennial-change>

[2] <https://popfactfinder.planning.nyc.gov/explorer/districts/101?acsTopics=demo-sexAndAge%2Cdemo-mutuallyExclusiveRaceHispanicOrigin%2Cdemo-hispanicSubgroup%2Cdemo-asianSubgroup&censusTopics=populationDensity%2CsexAndAge%2CmutuallyExclusiveRaceHispanicOrigin%2ChousingOccupancy&compareTo=0&showCharts=true&showReliability=false&source=decennial-change>

[3] <https://data.cityofnewyork.us/w/hq68-rnsi/25te-f2tw?cur=uRB1BQTfgjN&from=root>

[4] This total includes units that are counted toward the City's Housing New York Plan or the Housing Our Neighbors Plan, including units funded via the State's 421a, 420c, and Article XI tax incentive programs.

[5] <https://streeteasy.com/blog/data-dashboard/?agg=Total&metric=Inventory&type=Sales&bedrooms=Any%20Bedrooms&property=Any%20Property%20Type&minDate=2010-01-01&maxDate=2022-12-01&area=Flatiron,Brooklyn%20Heights>

[6] This represents an average of the median incomes for all of the census tracts in this community district, as accounted for in the 2020 census.

[7] U.S. Census Bureau 5-Year Estimates

identified because they met our initial search criteria.<sup>8</sup>

## Housing Opportunity Sites in Community District 1



### 350 Canal Street

**Owner:** USPS  
**Use:** Public Facility - Post Office

**Zoning:** C6-2A  
**Units:** 233  
**Affordability:** 100%



### 37 Chambers Street

**Owner:** DCAS  
**Use:** Surface Parking

**Zoning:** C4-5X  
**Units:** 183  
**Affordability:** 100%

### 150 Park Row

**Owner:** US GS Admin\*  
**Use:** Vacant Correctional Facility  
**Zoning:** C6-1  
**Units:** 131  
**Affordability:** 100%

### 248 Pearl Street

**Owner:** Private  
**Use:** Surface Parking  
**Zoning:** C6-4  
**Units:** 258  
**Affordability:** Mixed Income

### 100 Broad Street

**Owner:** Private  
**Use:** Commercial  
**Zoning:** C5-5  
**Units:** 140  
**Affordability:** Mixed Income

**[8]** Criteria for identifying privately owned sites are outlined in the Methodology section on Page 10 of this report.  
\*US General Services Administration

## Community District Housing Opportunities

# Community District 2

**Community District 2 (CD 2) is home to the most recent Manhattan rezoning, the SoHo-NoHo rezoning of 2021, which has created new opportunities for housing development within the district. Housing production, and more specifically the production of affordable housing, has lagged behind population growth in the district. We identified two potential residential development sites in CD 2, both of which are publicly owned and included in the SoHo-NoHo Points of Agreement. In combination, these sites could deliver up to 337 units of housing.**

CD 2—which encompasses Greenwich Village, Little Italy, SoHo, NoHo, Hudson Square, and Chinatown—is home to a vibrant arts and cultural community, multiple world-renowned academic institutions, high-end retail districts, and nine historic districts.<sup>1</sup> Almost 38% of lots in the district have mixed-use buildings that include residential and commercial uses, while 19% of buildings are multifamily walk-ups.<sup>2</sup> In 2021, SoHo and NoHo<sup>3</sup> were rezoned with the goal to “expand housing opportunities for New Yorkers... support continued cultural and economic success... and reduce regulatory burdens for the people who live and work there.” This rezoning established the Special SoHo-NoHo Mixed Use District.

CD 2 is growing, but residential development is not keeping pace. 92,445 residents lived in the district in 2020, an increase of 2,429 residents from the 2010 census. From 2017 to 2022, 1,052 residential units were created in the district, bringing the total number of units to 58,418.<sup>4</sup> Affordable housing production in CD 2 has been lower than in

other community districts. Since 2014, the district has produced 124 units of affordable housing, the lowest number in Manhattan. Notably, the Mandatory Inclusionary Housing Program has produced zero affordable units in the district.

Meanwhile, rents in the district are high. There is a wide range of median monthly rents, from \$3,988 in Little Italy to \$6,925 in SoHo.<sup>5</sup> The average median household income in CD 2 is \$141,365, but 34% of residents are rent burdened. Of those households making less than \$50,000, a whopping 86% are rent burdened.<sup>6</sup>

Our review of CD 2 identified two potential housing sites, both of which are publicly owned, meaning that 100% of the 337 units would be affordable. Both of these sites were already included in the SoHo-NoHo Points of Agreement. While the district has additional City- and federally owned sites with potential for development, this report focuses on sites that are underutilized and primed for development.

**[1]** The district includes the Greenwich Village Historic District and Extensions, the Gansevoort Market Historic District, the Weehawken Street Historic District, the South Village Historic District, the MacDougal-Sullivan Gardens Historic District, the Charleton-King-Vandam Historic District, the SoHo-Cast Iron Historic District and Extension, the NoHo Historic District and Extension, and the NoHo East Historic District, for a total of nine historic districts.

**[2]** NYC Department of City Planning NYC Map PLUTO

**[3]** <https://www.nyc.gov/site/planning/plans/soho-noho/soho-noho-overview.page>

**[4]** <https://popfactfinder.planning.nyc.gov/explorer/districts/102?acsTopics=demo-sexAndAge%2Cdemo-mutuallyExclusiveRaceHispanicOrigin%2Cdemo-hispanicSubgroup%2Cdemo-asianSubgroup&censusTopics=populationDensity%2CsexAndAge%2CmutuallyExclusiveRaceHispanicOrigin%2ChousingOccupancy&compareTo=0&showCharts=true&showReliability=false&source=decennial-change>

**[5]** <https://streeteasy.com/blog/data-dashboard/?agg=Total&metric=Inventory&type=Rentals&bedrooms=Any%20Bedrooms&property=Any%20Property%20Type&minDate=2010-01-01&maxDate=2022-11-01&area=Flatiron,Brooklyn%20Heights#>

**[6]** U.S. Census Bureau 2021 American Community Survey 2020 5-Year Estimates

## Housing Opportunity Sites in Community District 2



### 2 Howard Street

**Owner:** Federal Gov.

**Use:** Parking Garage

**Zoning:** M1-5/R10

**Units:** 205

**Affordability:** 100%

### 388 Hudson Street

**Owner:** DEP

**Use:** Vacant

**Zoning:** M1-5 to R8

**Units:** 132

**Affordability:** 100%

## Community District Housing Opportunities

# Community District 3

**Residential development in Community District 3 (CD 3) has been more robust than most neighborhoods in Manhattan but still does not meet the number of units needed for the 163,141 residents who call the district home.<sup>1</sup> We identified eight opportunities for housing construction, the majority of which are publicly owned. In total, these sites may produce up to 683 units of housing, 559 of which might be affordable by conservative estimates.**

CD 3—which encompasses the Lower East Side and parts of Chinatown—is a vibrantly diverse district home to arts organizations, nonprofits, performance venues, civic organizations, and nightlife establishments. The district is largely zoned residential, with some commercial and manufacturing districts in the area.

163,141 residents lived in the district in 2020, slightly down from 163,277 in the 2010 census, with many living in the district's 14,222<sup>2</sup> NYCHA apartments. Meanwhile 82,589 residential units are currently in the district.<sup>3</sup> Since 2015, the district has produced 1,426 affordable units, the second-highest number Manhattan, but the Mandatory Inclusionary Housing Program has only been responsible for 94 of those units since 2016.<sup>4</sup>

Compared to other districts in Manhattan, median monthly rent in CD 3 is low, ranging from \$2,998 in Chinatown to \$3,999 in the East Village.<sup>5</sup> But that doesn't mean that rent is manageable for local residents. 47% of all households are rent burdened, while 73% of households earning

\$50,000 or less are rent burdened.<sup>6</sup>

Our review of CD 3 identified eight potential housing sites, seven of which are publicly owned. Two of the sites included in this report are commitments that the City made as part of the 2021 SoHo-NoHo rezoning,<sup>7</sup> while three of the sites are included in the Essex Crossing plan. It is our hope that highlighting these sites will bring momentum to constructing housing on them. However, we also encourage construction work to be staggered, so that the community doesn't bear the impact of multiple simultaneous developments.

[1] <https://popfactfinder.planning.nyc.gov/explorer/districts/103?acsTopics=demo-sexAndAge%2Cdemo-mutuallyExclusiveRaceHispanicOrigin%2Cdemo-hispanicSubgroup%2Cdemo-asianSubgroup&censusTopics=populationDensity%2CsexAndAge%2CmutuallyExclusiveRaceHispanicOrigin%2ChousingOccupancy&compareTo=0&showCharts=true&showReliability=false&source=decennial-change>

[2] Property Directory - Development Revised with BIN#(II) with HZ (nyc.gov)

[3] See note 1.

[4] <https://data.cityofnewyork.us/w/hq68-rnsi/25te-f2tw?cur=uRB1BQTfgjN&from=root>

[5] <https://streeteasy.com/blog/data-dashboard/?agg=Total&metric=Inventory&type=Sales&bedrooms=Any%20Bedrooms&property=Any%20Property%20Type&minDate=2010-01-01&maxDate=2022-12-01&area=Flatiron,Brooklyn%20Heights>

[6] U.S. Census Bureau American Community Survey 5-Year Estimates

[7] <https://www.dropbox.com/s/fiy4fmjtszigcu3/Points%20of%20Agreement.pdf?dl=0>



## Housing Opportunity Sites in Community District 3



### 324 East 5th Street

**Owner:** NYPD

**Use:** Surface Parking

**Zoning:** R8B

**Units:** 70

**Affordability:** 100%

### 44 Suffolk Street

**Owner:** HPD

**Use:** Vacant

**Zoning:** R8, C2-5

**Units:** 114

**Affordability:** 100%

### 116-20 Delancey Street

**Owner:** EDC

**Use:** Vacant

**Zoning:** C4-4A, C6-2A

**Units:** 185

**Affordability:** 100%

### 121 Stanton Street

**Owner:** EDC

**Use:** Commercial-  
Vacant

**Zoning:** R7A, C4-4A

**Units:** 30

**Affordability:** 100%

### 93 Park Avenue South

**Owner:** USPS

**Use:** Public Facility -  
Post Office

**Zoning:** C6-2A

**Units:** 112

**Affordability:** 100%

### 222 East 2nd Street

**Owner:** FDNY

**Use:** Surface Parking

**Zoning:** R8B

**Units:** 38

**Affordability:** 100%

### 280 Henry Street

**Owner:** Private

**Use:** Commercial

**Zoning:** R7-2, C1-5

**Units:** 124

**Affordability:** Mixed  
Income

### 276 East 3rd Street

**Owner:** HPD

**Use:** Vacant

**Zoning:** R7A, C2-5

**Units:** 10

**Affordability:** 100%

## Community District Housing Opportunities

# Community District 4

**Community District 4 (CD 4) is growing quickly. The district saw a 27% growth in population between 2010 and 2020,<sup>1</sup> and housing production has tried to keep pace. However, rents remain high. Our review of the district identified 20 prospective sites for housing development, half of which are publicly owned, with the potential of generating 5,850 housing units.**

CD 4—which encompasses Hell's Kitchen, Chelsea, and Hudson Yards—has historically been home to a strong arts community, performance spaces, a vibrant nightlife industry, and important transit infrastructure, including the Port Authority Bus Terminal and the Lincoln Tunnel. While Hudson Yards is a markedly dense commercial district, Hell's Kitchen and Chelsea have strong residential character, and many areas along the Hudson River are zoned for manufacturing uses.

The population of CD 4 is growing quickly, up 27% from 2010 to 131,351 residents in 2020.<sup>2</sup> During that same time, the number of housing units in the district grew 21.2% to 84,357 units,<sup>3</sup> including 2,500 public housing units. Meanwhile, affordable housing production in CD 4 has been higher than in other districts. Since 2014, the district has produced 2,391 units of affordable housing, the highest number in Manhattan, 304 of which were created through the Mandatory Inclusionary Housing Program.

Median monthly rents in CD 4 remain high, ranging from \$4,200 in Midtown West to \$5,200 Chelsea.<sup>4</sup> Within the district, the average median income is \$109,431, but many households struggle to afford their rent. Almost 40% of households in the district are rent burdened. For households

making \$50,000 or less, that number jumps to 74% of households.<sup>5</sup>

Our review of CD 4 identified 20 potential housing sites, including 10 sites that are publicly owned and 10 that are privately owned. These sites may generate 5,850 units of housing, of which 1,995 may be affordable.

[1] <https://popfactfinder.planning.nyc.gov/explorer/districts/104?source=decennial-change>

[2] See note 1.

[3] See note 1.

[4] <https://streeteasy.com/blog/data-dashboard/?agg=Total&metric=Inventory&type=Sales&bedrooms=Any%20Bedrooms&property=Any%20Property%20Type&minDate=2010-01-01&maxDate=2022-12-01&area=Flatiron,Brooklyn%20Heights>

[5] U.S. Census Bureau American Community Survey 5-Year Estimates

## Housing Opportunity Sites in Community District 4



### 418 11th Avenue

**Owner:** NYS ESD  
**Use:** Vacant  
**Zoning:** C6-4

**Units:** 798  
**Affordability:** Mixed Income



### 450 West 41st Street

**Owner:** Public  
**Use:** Vacant Building

**Zoning:** R9, C6-3  
**Units:** 298  
**Affordability:** 100%



### 535 West 55th Street

**Owner:** NYCHA  
**Use:** Surface Parking

**Zoning:** R8  
**Units:** 304  
**Affordability:** 100%

### 536 West 39th Street

**Owner:** Private  
**Use:** Surface Parking  
**Zoning:** C6-4

**Units:** 319  
**Affordability:** Mixed Income

### 500 West 52nd Street

**Owner:** HPD  
**Use:** Partially Occupied Building

**Zoning:** R9, C6-3  
**Units:** 47  
**Affordability:** 100%

### 560 West 52nd Street

**Owner:** HPD  
**Use:** Vacant

**Zoning:** R8A  
**Units:** 85  
**Affordability:** 100%

### 460 West 37th Street

**Owner:** HPD  
**Use:** Residential

**Zoning:** R10, C2-8  
**Units:** 113  
**Affordability:** 100%

### 317 9th Avenue

**Owner:** USPS  
**Use:** Commercial  
**Zoning:** M1-5, C6-4

**Units:** 647  
**Affordability:** Mixed Income

### 464 West 25th Street

**Owner:** HPD  
**Use:** Vacant

**Zoning:** R7B/C2-5  
**Units:** 6  
**Affordability:** 100%

### 415 West 40th Street

**Owner:** PANYNJ  
**Use:** Transportation

**Zoning:** C6-3  
**Units:** 96  
**Affordability:** 100%

### 621 West 45th Street

**Owner:** NYS ESD  
**Use:** Surface Parking  
**Zoning:** M2-4

**Units:** 550  
**Affordability:** Mixed Income

### 666 11th Avenue

**Owner:** Private      **Units:** 280  
**Use:** Commercial      **Affordability:** Mixed  
**Zoning:** R8A, C2-5      Income

### 706 11th Avenue

**Owner:** Private      **Units:** 265  
**Use:** Commercial      **Affordability:** Mixed  
**Zoning:** R8/R8A, C2-5      Income

### 616 11th Avenue

**Owner:** Private      **Units:** 246  
**Use:** Industrial      **Affordability:** Mixed  
**Zoning:** R8, C2-5      Income

### 442 West 18th Street

**Owner:** Private      **Units:** 220  
**Use:** Industrial      **Affordability:** Mixed  
**Zoning:** C6-3      Income

### 462 11th Avenue

**Owner:** Private      **Units:** 239  
**Use:** Vacant      **Affordability:** Mixed  
**Zoning:** C6-4      Income

### 549 West 37th Street

**Owner:** Private      **Units:** 159  
**Use:** Parking Garage      **Affordability:** Mixed  
**Zoning:** C6-4      Income

### 550 West 37th Street

**Owner:** Private      **Units:** 120  
**Use:** Parking      **Affordability:** Mixed  
**Zoning:** C6-4      Income

### 358 10th Avenue

**Owner:** Private      **Units:** 417  
**Use:** Vacant      **Affordability:** Mixed  
**Zoning:** C6-4      Income

### 535 West 51st Street\*

**Owner:** Private      **Units:** 641  
**Use:** Residential      **Affordability:** Mixed  
**Zoning:** R8      Income

\*Unit count represents the developer's most recent proposal and is subject to change. We support maximizing affordability at this site.

## Community District Housing Opportunities

# Community District 5

**Community District 5 (CD 5) is a dense, largely commercial district with a small residential population. Compared to other districts, CD 5 has produced few housing units. This lack of housing construction is largely due to the absence of available land, requiring new opportunities for residential development to be pursued through rezonings. A rezoning in a portion of Midtown could result in up to 3,225 residential units in the next 10 years, and 6,720 residential units in the next 25 years, primarily through conversions of office space.**

CD 5—which encompasses Times Square, the Theater District, the Garment Center, Herald Square, Flatiron, and Union Square—sits in the heart of Manhattan’s Midtown Core, home to storied and significant cultural and performance spaces, a bustling hospitality and entertainment industry in and around Broadway, landmarks such as the Empire State Building and Grand Central Terminal, and the headquarters of major employers in tech, entertainment, communications, marketing, engineering, fashion, and more. This district contains significant commercial and office stock and provides easy access to major transit hubs, including for New York City Transit, Metro-North, and the Long Island Railroad. Due to the density of the neighborhood and lack of vacant or publicly owned land, there are few opportunities for the construction of housing. However, the district does have opportunities for rezonings and conversions of underutilized office space. The southern portion of CD 5 is the Ladies Mile Historic District, which allows for residential conversions. However, a lack of appropriate buildings and underutilized lots have resulted in a low volume of new housing.

Even with the relative lack of available space in CD 5, the population of the district increased 23% between 2010 and 2020, from 51,673 to 63,600.<sup>1</sup> This outpaced the creation of new housing in the district, where 3,060 units were created since 2017, bringing the district to a total of 42,323 residential units.<sup>2</sup> Affordable housing production has also lagged behind population growth. Since 2014, the district has produced 332 units of affordable housing, the third-lowest number in Manhattan. The Mandatory Inclusionary Housing Program has produced only four affordable units since 2016.<sup>3</sup>

Meanwhile, median rents in this growing district are high. Neighborhoods included in CD 5 have a median monthly rent ranging from \$4,616 to \$5,792.<sup>4</sup> 32% of households are rent burdened. For households earning \$50,000 or less, that number balloons to 78%.<sup>5</sup>

Our review of CD 5 identified one potential rezoning and text amendment, as proposed by the Garment District Alliance, which has the potential to generate between 2,688 and 3,225 residential units in the next 10 years, and between

[1] <https://popfactfinder.planning.nyc.gov/explorer/districts/105?acsTopics=demo-sexAndAge%2Cdemo-mutuallyExclusiveRaceHispanicOrigin%2Cdemo-hispanicSubgroup%2Cdemo-asianSubgroup&censusTopics=populationDensity%2CsexAndAge%2CmutuallyExclusiveRaceHispanicOrigin%2ChousingOccupancy&compareTo=0&showCharts=true&showReliability=false&source=decennial-change>

[2] See note 1.

[3] <https://data.cityofnewyork.us/w/hq68-rnsi/25te-f2tw?cur=uRB1BQTfgjN&from=root>

[4] <https://streeteasy.com/blog/data-dashboard/?agg=Total&metric=Inventory&type=Sales&bedrooms=Any%20Bedrooms&property=Any%20Property%20Type&minDate=2010-01-01&maxDate=2022-12-01&area=Flatiron,Brooklyn%20Heights>

[5] U.S. Census Bureau American Community Survey 5-Year Estimates

5,376 and 6,720 residential units in the next 25 years. This zoning text amendment would unlock the potential for residential conversions of office and hotel buildings in Midtown. Additionally, we identified two privately owned sites with potential for housing development. The lack of opportunity for housing construction in the area makes CD 5 worthy of critical consideration for a rezoning.

## Community District Housing Opportunities

# Community District 6

**Community District 6 (CD 6) includes a dense commercial district and prominent residential areas that are growing faster than housing is produced. Affordable housing has similarly fallen behind, and no units have been created through the Mandatory Inclusionary Housing Program. Our review of the district identified four prospective sites for housing that could yield as many as 5,142 residential units, including more than 4,400 units at the “Solow Site.”**

CD 6—which encompasses Murray Hill, Kips Bay, and Midtown East—is home to several world-renowned healthcare campuses, including Mt. Sinai Beth Israel, NYC Health + Hospitals/Bellevue, and NYU Langone; a dense commercial district in Midtown East; and prominent residential areas, including Sutton Place and Stuyvesant Town-Peter Cooper Village (PCV).

Like other districts in Manhattan, CD 6 is growing quickly. 155,614 residents called the district home in 2020, up from 142,745 residents in 2010.<sup>1</sup> Also like other districts in Manhattan, housing production has not matched that growth, with 99,371 residential units in the district, 1,953 of which were built since 2017. CD 6 is home to 267 public housing units.<sup>2</sup> Affordable housing production has similarly lagged behind the pace of population growth, with just 531 affordable units built since 2014, none of which were produced via the City’s mandatory Inclusionary Housing Program.

Median monthly rents in CD 6 range from \$4,100 in Midtown East to \$5,040 in Stuyvesant Town/PCV,<sup>3</sup> and the average median household income is high, at \$135,242 per year.<sup>4</sup> However, 36% of all households in the district are rent burdened.

**[1]** <https://popfactfinder.planning.nyc.gov/explorer/districts/106?acsTopics=demo-sexAndAge%2Cdemo-mutuallyExclusiveRaceHispanicOrigin%2Cdemo-hispanicSubgroup%2Cdemo-asianSubgroup&censusTopics=populationDensity%2CsexAndAge%2CmutuallyExclusiveRaceHispanicOrigin%2ChousingOccupancy&compareTo=0&showCharts=true&showReliability=false&source=decennial-change>

**[2]** Property Directory - Development Revised with BIN#(II) with HZ (nyc.gov)

**[3]** <https://streeteasy.com/blog/data-dashboard/?agg=Total&metric=Inventory&type=Sales&bedrooms=Any%20Bedrooms&property=Any%20Property%20Type&minDate=2010-01-01&maxDate=2022-12-01&area=Flatiron,Brooklyn%20Heights>

**[4]** U.S. Census Bureau American Community Survey 5-Year Estimates

**[5]** See note 4.

That number is even more drastic for households earning \$50,000 or less, 87% of which are rent burdened.<sup>5</sup>

Our review of CD 6 identified four potential housing sites. One of the sites is used by the Office of the Chief Medical Examiner and will become available upon the agency’s relocation to the Kips Bay Science District Expansion. However, a restrictive declaration exists on the site that limits development to medical facility uses, which would need to be revised to allow for residential development. We believe this site, which is in the middle of one of NYU Langone’s campuses, could be appropriately redeveloped as workforce housing, with a focus on healthcare workers. The list below also includes the largest privately owned site in Manhattan, the “Solow Site,” which could yield a maximum of 4,465 residential units, 893 of which would be affordable.

## Housing Opportunity Sites in Community District 6



### 307 3rd Avenue

**Owner:** Private  
**Use:** Commercial  
**Zoning:** C2-8A

**Units:** 117  
**Affordability:** Mixed  
Income



### 520 1st Avenue

**Owner:** OCME  
**Use:** Medical

**Zoning:** R8  
**Units:** 188  
**Affordability:** 100%

### 666 1st Avenue

**Owner:** Private  
**Use:** Vacant  
**Zoning:** C5-2

**Units:** 4,465  
**Affordability:** Mixed  
Income

### 417 East 37th Street

**Owner:** Private  
**Use:** Parking Garage  
**Zoning:** C1-9

**Units:** 372  
**Affordability:** Mixed  
Income



## Community District Housing Opportunities

# Community District 7

**The production of affordable housing has failed to keep pace with population growth in Community District 7 (CD 7). Since 2014, just 660 affordable units have been created, which puts the district behind most others in the borough. While the district’s population grew by over 13,000 New Yorkers between 2010 and 2020,<sup>1</sup> residential units did not keep pace. Our analysis identified one potential site that could result in additional housing stock in the district.**

CD 7—which encompasses the Upper West Side, Lincoln Square, and Manhattan Valley—is largely residential and is home to many public spaces, including Riverside Park South, the Eleanor Roosevelt Memorial, River Run Playground, and the Hudson River Waterfront Green; Central Park is immediately adjacent to the district. There are several world-renowned cultural and performing arts institutions in CD 7, including the Museum of Natural History and Lincoln Center, and the district is well served by public transit, including the A/B/C/D/1/2/3 subway lines.

222,129 people lived in CD 7 in 2020, an increase of over 13,000 residents since the 2010 census.<sup>2</sup> Meanwhile, housing production hasn’t met demand. A total of 126,397 units are in the district,<sup>3</sup> 2,582 of which were built since 2017,<sup>4</sup> and 4,740 of which are in the district’s 15 public housing campuses.<sup>5</sup> Meanwhile, affordable housing production in CD 7 has been lower than in other districts. Since 2014, the district has produced 660 units of affordable housing, none of which were produced under the City’s Mandatory Inclusionary Housing Program.

The median monthly rent in the district is \$4,500.<sup>6</sup> Though the average household earns \$131,075, 33% are rent burdened,<sup>7</sup> and an astronomical 80% of households earning \$50,000 or less are rent burdened.<sup>8</sup>

Our review of CD 7 identified one potential housing site, possibly yielding as many as 80 affordable residential units in the district.

**[1]** <https://popfactfinder.planning.nyc.gov/explorer/districts/106?acsTopics=demo-sexAndAge%2Cdemo-mutuallyExclusiveRaceHispanicOrigin%2Cdemo-hispanicSubgroup%2Cdemo-asianSubgroup&censusTopics=populationDensity%2CsexAndAge%2CmutuallyExclusiveRaceHispanicOrigin%2ChousingOccupancy&compareTo=0&showCharts=true&showReliability=false&source=decennial-change>

**[2]** See note 1.

**[3]** See note 1.

**[4]** <https://data.cityofnewyork.us/Housing-Development/DOB-Permit-Issuance/ipu4-2q9a>

**[5]** <https://www1.nyc.gov/assets/nycha/downloads/pdf/pdb2021.pdf>

**[6]** <https://streeteasy.com/blog/data-dashboard/?agg=Total&metric=Inventory&type=Sales&bedrooms=Any%20Bedrooms&property=Any%20Property%20Type&minDate=2010-01-01&maxDate=2022-11-01&area=Flatiron,Brooklyn%20Heights>

**[7]** U.S. Census Bureau American Community Survey 5-Year Estimates

**[8]** See note 7.

## Housing Opportunity Sites in Community District 7



### 103 West 108th Street

**Owner:** HPD

**Zoning:** R8A

**Units:** 80

**Use:** Parking Garage

**Affordability:** 100%

## Community District Housing Opportunities

# Community District 8

**Community District 8 (CD 8) is a largely residential district that has recently gained additional public transit access with the expansion of the 2nd Avenue Subway to 96th Street. The district grew by over 12,000 people between 2010 and 2020,<sup>1</sup> but it has seen some of the lowest rates of affordable housing production in the borough, and zero units have been built as part of the City’s Mandatory Inclusionary Housing Program. We have identified five sites and one potential rezoning that could yield additional residential units in the district.**

CD 8—which encompasses the Upper East Side (Yorkville, Carnegie Hill, Lenox Hill) and Roosevelt Island—is home to several large cultural institutions, including the Guggenheim Museum, the Metropolitan Museum of Art, the Asia Society and Museum, and the Frick Collection. It’s a largely residential district, with subway access along the 4/5/6/Q subway lines. CD 8’s residential districts range from R8B districts scattered around the area, to R10 districts along 5th, Park, and York Avenues.

The district has grown over the last decade. 231,983 residents lived in CD 8 in 2020, an increase from 219,920 in 2010,<sup>2</sup> but the number of housing units has remained relatively unchanged. There were 138,922 housing units in 2020, 1,832 of which were built since 2017,<sup>3</sup> and 1,323 public housing units in the district.<sup>4</sup> Affordable housing production in the district has also been lower than in other parts of Manhattan. Since 2014, the district has produced 478 units of affordable housing, none of which were produced through the Mandatory Inclusionary Housing Program.<sup>5</sup>

Median monthly rents in the neighborhood are relatively lower than in other parts of Manhattan, ranging from \$3,830 on the Upper East Side to \$4,150 on Roosevelt Island.<sup>6</sup> Meanwhile, though the average median household earns \$135,507, 33% are rent burdened. It’s much worse for households that earn less than \$50,000, 86% of which are rent burdened.<sup>7</sup>

Our review of CD 8 identified five potential housing sites, all of which are privately owned. Two of these sites are private developments that have recently been presented to community stakeholders. In both instances, the owners would need a zoning change to facilitate residential development and would be required to provide permanently affordable housing as part of their new buildings. Additionally, a rezoning proposal that has been discussed by Community Board 8 could produce up to 1,541 units of housing. Together, these sites and rezoning could produce up to 2,644 units of housing.

**[1]** <https://popfactfinder.planning.nyc.gov/explorer/districts/106?acsTopics=demo-sexAndAge%2Cdemo-mutuallyExclusiveRaceHispanicOrigin%2Cdemo-hispanicSubgroup%2Cdemo-asianSubgroup&censusTopics=populationDensity%2CsexAndAge%2CmutuallyExclusiveRaceHispanicOrigin%2ChousingOccupancy&compareTo=0&showCharts=true&showReliability=false&source=decennial-change>

**[2]** See note 1.

**[3]** <https://data.cityofnewyork.us/Housing-Development/DOB-Permit-Issuance/ipu4-2q9a>

**[4]** <https://www1.nyc.gov/assets/nycha/downloads/pdf/pdb2021.pdf>

**[5]** <https://data.cityofnewyork.us/w/hq68-rnsi/25te-f2tw?cur=uRB1BQTfgjN&from=root>

**[6]** <https://streeteasy.com/blog/data-dashboard/?agg=Total&metric=Inventory&type=Sales&bedrooms=Any%20Bedrooms&property=Any%20Property%20Type&minDate=2010-01-01&maxDate=2022-11-01&area=Flatiron,Brooklyn%20Heights>

**[7]** U.S. Census Bureau American Community Survey 5-Year Estimates

## Housing Opportunity Sites in Community District 8



### 1827 and 1835 1st Avenue

**Owner:** Private

**Use:** Parking Garage

**Zoning:** C2-8

**Units:** 163

**Affordability:** Mixed  
Income

### 1001 3rd Avenue

**Owner:** Private

**Use:** Commercial

**Zoning:** C5-2

**Units:** 128

**Affordability:** Mixed  
Income

### 205 East 86th Street

**Owner:** Private

**Use:** Commercial

**Zoning:** C2-8A

**Units:** 122

**Affordability:** Mixed  
Income

### 1097 1st Avenue\*

**Owner:** Private

**Use:** Commercial

**Zoning:** C8-4 to C6-7

**Units:** 250

**Affordability:** Mixed  
Income

### 221-43 East 94th Street\*

**Owner:** Private

**Use:** Parking Garage, Vacant Residential

**Zoning:** M1-4 to C4-6

**Units:** 440

**Affordability:** Mixed  
Income

\*Unit counts represent the developer's most recent proposal and are subject to change. We support maximizing affordability at this site.

## Community District Housing Opportunities

# Community District 9

**Community District 9 (CD 9) is a largely residential district with a significant area dedicated to institutional uses. Relatively few housing units have been built in the district recently, compared with other areas of Manhattan. The lack of housing production is largely due to the lack of available land, which makes rezoning a potentially important prerequisite for significant development. The Morningside Heights Rezoning plan, if implemented, would yield 1,026 new residential units, 257 of which would be permanently affordable through the strategic upzoning of specific opportunity sites that have yet to be redeveloped for residential density.**

CD 9—which encompasses Morningside Heights, Manhattanville, and Hamilton Heights—sits to the west and north of Harlem, and enjoys access to open space with Riverside Park, Morningside Park, St. Nicholas Park, and Riverbank State Park all located within the district. It is among the most culturally diverse districts in Manhattan and is home to two large academic institutions, Columbia University and The City College of New York.

CD 9 has not grown at the same rate as other districts in Manhattan. 110,458 residents lived in the district in 2020, a modest population increase from 2010.<sup>1</sup> During that same time period, 1,927 units were built,<sup>2</sup> for a total of 44,900 units in 2020,<sup>3</sup> including 3,380 public housing units.<sup>4</sup> This relatively slow housing production growth was matched by similarly slow affordable housing production in the district. Since 2014, the district has produced 247 units of affordable housing, none of which came from the Mandatory Inclusionary Housing Program.<sup>5</sup>

Median monthly rents in CD 9 range from \$2,590 in West Harlem to \$4,195 in Morningside Heights.<sup>6</sup> Nearly half of district households—and 79% of households earning less than \$50,000—are rent burdened.<sup>7</sup>

Our review of CD 9 identified two potential housing sites, both of which are publicly owned. These sites have the potential to generate 444 housing units. Both sites present unique development challenges; 1753 Amsterdam Avenue, though owned by the NYC Department of Housing Preservation and Development, is currently the site of a partially vacant building. And though retired as an active bus depot, 1381 Amsterdam is still used by the MTA. In each of these instances, the housing potential of these sites underscores the need to work with community stakeholders and experts to arrive at creative solutions to build new housing units.

[1] <https://popfactfinder.planning.nyc.gov/explorer/districts/106?acsTopics=demo-sexAndAge%2Cdemo-mutuallyExclusiveRaceHispanicOrigin%2Cdemo-hispanicSubgroup%2Cdemo-asianSubgroup&censusTopics=populationDensity%2C-sexAndAge%2CmutuallyExclusiveRaceHispanicOrigin%2ChousingOccupancy&compareTo=0&showCharts=true&showReliability=false&source=decennial-change>

[2] <https://data.cityofnewyork.us/Housing-Development/DOB-Permit-Issuance/ipu4-2q9a>

[3] See note 1.

[4] <https://www1.nyc.gov/assets/nycha/downloads/pdf/pdb2021.pdf>

[5] See note 1.

[6] <https://streeteasy.com/blog/data-dashboard/?agg=Total&metric=Inventory&type=Sales&bedrooms=Any%20Bedrooms&property=Any%20Property%20Type&minDate=2010-01-01&maxDate=2022-11-01&area=Flatiron,Brooklyn%20Heights>

[7] U.S. Census Bureau American Community Survey 5-Year Estimates

## Housing Opportunity Sites in Community District 9

### 1753 Amsterdam Avenue

**Owner:** HPD

**Zoning:** R7A, C1-4

**Use:** Vacant

**Units:** 14

**Affordability:** 100%

### 1381 Amsterdam Avenue

**Owner:** MTA

MX-15

**Use:** Transportation

**Units:** 430

**Zoning:** M1-5, R7-2,

**Affordability:** 100%

## Community District Housing Opportunities

# Community District 10

**Community District 10 (CD 10) is a largely residential neighborhood with significant commercial corridors and a large number of public housing units. Compared to other districts, CD 10 has produced a greater amount of housing over the last decade, with 154 units of affordable housing produced by the Mandatory Inclusionary Housing Program.<sup>1</sup> Within the district, there are many public sites that could be developed into housing, as well as a couple of vacant and undeveloped private sites that we have identified. Together, these sites could create up to 1,597 units.**

CD 10, which encompasses Central Harlem, has played a storied role in New York City's history. It was the birthplace of the Harlem Renaissance, a time that saw the explosion of African American art, music, dance, fashion, and literature that continue to influence the community. Today, the district is known for its vibrant arts, culinary, and fashion industries and is home to such esteemed institutions as the Apollo Theater and the Schomburg Center for Black Culture and Research.

CD 10 has grown by nearly 15,000 residents over the last decade, with 130,440 people calling the district home in 2020.<sup>2</sup> But housing production has not met that demand. The district had only 2,266 new units built since 2017,<sup>3</sup> bringing the total number of units in the district to 55,513, including 7,640 public housing units.<sup>4</sup> Affordable housing production in CD 10 is the second highest among Manhattan districts. Since 2014, the district has produced 1,235 units of affordable housing, 154 of which were produced through the Mandatory Inclusionary Housing Program.<sup>5</sup>

Neighborhoods within CD 10 have a median monthly rent of \$2,900.<sup>6</sup> The median average income is \$62,056,<sup>7</sup> significantly lower than Manhattan's overall median average. 44% of the district's households are rent burdened, as are 75% of households that earn less than \$50,000.<sup>8</sup>

We identified 15 potential housing sites, 12 of which are publicly owned. A number of the public sites included in this list are currently used as parking for the NYPD. In each of these instances, the housing potential of these sites underscores the need to work with community stakeholders and experts to arrive at creative solutions to build new housing units.

[1] <https://data.cityofnewyork.us/w/hq68-rnsi/25te-f2tw?cur=uRB1BQTfgjN&from=root>

[2] <https://popfactfinder.planning.nyc.gov/explorer/districts/110?acsTopics=demo-sexAndAge%2Cdemo-mutuallyExclusiveRaceHispanicOrigin%2Cdemo-hispanicSubgroup%2Cdemo-asianSubgroup&censusTopics=populationDensity%2CsexAndAge%2CmutuallyExclusiveRaceHispanicOrigin%2ChousingOccupancy&compareTo=0&showCharts=true&showReliability=false&source=decennial-current>

[3] <https://data.cityofnewyork.us/Housing-Development/DOB-Permit-Issuance/ipu4-2q9a>

[4] <https://www1.nyc.gov/assets/nycha/downloads/pdf/pdb2021.pdf>

[5] See note 1.

[6] <https://streeteasy.com/blog/data-dashboard/?agg=Total&metric=Inventory&type=Sales&bedrooms=Any%20Bedrooms&property=Any%20Property%20Type&minDate=2010-01-01&maxDate=2022-11-01&area=Flatiron,Brooklyn%20Heights>

[7] U.S. Census Bureau American Community Survey 5-Year Estimates

[8] See note 7.

## Housing Opportunity Sites in Community District 10



### 2510 Frederick Douglass Boulevard

**Owner:** NYPD

**Zoning:** R7-2, C1-4

**Units:** 47

**Use:** Surface Parking

**Affordability:** 100%



### 109-13 West 115th Street

**Owner:** HPD

**Zoning:** R7-2

**Units:** 38

**Use:** Vacant

**Affordability:** 100%

### 131 West 129th Street

**Owner:** HPD

**Zoning:** R7-2

**Use:** Residential -

**Units:** 38

Vacant

**Affordability:** 100%

### 357 West 115th Street

**Owner:** HPD

**Zoning:** R7A

**Use:** Residential -

**Units:** 29

Vacant

**Affordability:** 100%

### 227 West 135th Street

**Owner:** NYPD

**Zoning:** R7-2, C1-4

**Use:** Parking

**Units:** 22

**Affordability:** 100%

### 113-7 West 114th Street

**Owner:** HPD

**Zoning:** R7-2

**Use:** Vacant

**Units:** 40

**Affordability:** 100%

### 261 West 134th Street

**Owner:** NYPD

**Zoning:** R7-2

**Use:** Surface Parking

**Units:** 24

**Affordability:** 100%

### 494 Manhattan Avenue

**Owner:** HPD

**Zoning:** R7A

**Use:** Residential -

**Units:** 10

Vacant

**Affordability:** 100%

### 251 West 134th Street

**Owner:** NYPD

**Zoning:** R7-2

**Use:** Surface Parking

**Units:** 22

**Affordability:** 100%

### 2521 Adam Clayton Powell Boulevard

**Owner:** DCAS

**Zoning:** R7-2, C2-4

**Use:** Vacant

**Units:** 24

**Affordability:** 100%

### 119 Edgecombe Avenue

**Owner:** DCAS

**Zoning:** R7-2

**Use:** Vacant

**Units:** 11

**Affordability:** 100%

### 68-72 West 116th Street

**Owner:** HPD

**Zoning:** C4-5X

**Use:** Residential -

**Units:** 55

Vacant

**Affordability:** 100%



### 261 West 125th Street

**Owner:** Private      **Units:** 161  
**Use:** Commercial      **Affordability:** Mixed  
**Zoning:** C4-7      Income

### 35 West 125th Street

**Owner:** Private      **Units:** 161  
**Use:** Commercial      **Affordability:** Mixed  
**Zoning:** C4-7      Income

### 150 West 145th Street\*

**Owner:** Private      **Units:** 915  
**Use:** Commercial      **Affordability:** Mixed  
**Zoning:** R7-2, C8-3, C1-4, C4-7      Income

\*Unit counts represent the developer's most recent proposal and are subject to change. We support maximizing affordability at this site.

## Community District Housing Opportunities

# Community District 11

**Community District 11 (CD 11) is largely residential and is home to more public housing residents than any other district in Manhattan. The neighborhood has also seen the construction of relatively more affordable residential development than elsewhere in Manhattan, with 1,194 units produced from the Mandatory Inclusionary Housing Program since 2016. More can be done to create affordable housing in the district, as there are many public sites in the district that could be leveraged for more affordable housing.**

CD 11—which encompasses East Harlem and Randalls Island—is among the most diverse districts in Manhattan and it is home to noted cultural institutions El Museo Del Barrio and the Museum of the City of New York. A portion of East Harlem was rezoned in 2017, an action that was accompanied by commitments to provide housing, transportation, and open space improvements. These commitments are in varying stages of completion.

The district's population saw modest growth over the last decade, adding about 5,200 people to reach 125,771 residents in 2020.<sup>1</sup> Meanwhile, there are 54,738 residential units<sup>2</sup> in the district, including 15,199 units across 19 public housing campuses<sup>3</sup>—the highest number of any district in Manhattan. Since 2014, the district has produced 2,101 units of affordable housing across 35 projects, the second highest of any district in Manhattan for both unit and project counts.

The median monthly asking rent in CD 11 is around \$2,750.<sup>4</sup> Approximately 50% of all households in CD 11 are rent burdened, as are 73% of households earning \$50,000 or less.<sup>5</sup>

**[1]** <https://popfactfinder.planning.nyc.gov/explorer/districts/111?acsTopics=demo-sexAndAge%2Cdemo-mutuallyExclusiveRaceHispanicOrigin%2Cdemo-hispanicSubgroup%2Cdemo-asianSubgroup&censusTopics=populationDensity%2CsexAndAge%2CmutuallyExclusiveRaceHispanicOrigin%2ChousingOccupancy&compareTo=0&showCharts=true&showReliability=false&source=decennial-change>

**[2]** See note 1.

**[3]** <https://www1.nyc.gov/assets/nycha/downloads/pdf/pdb2021.pdf>

**[4]** <https://streeteasy.com/blog/data-dashboard/?agg=Total&metric=Inventory&type=Sales&bedrooms=Any%20Bedrooms&property=Any%20Property%20Type&minDate=2010-01-01&maxDate=2022-11-01&area=Flatiron,Brooklyn%20Heights>

**[5]** U.S. Census Bureau American Community Survey 5-Year Estimates

Our review of CD 11 identified 17 potential housing sites, most of which are publicly owned. The City made commitments to two of these sites as part of the East Harlem rezoning, and three of the sites are included in the East 125th Street Development plan. A few of the sites present unique development challenges. The sites located at 341 East 99th Street, 1933-43 1st Avenue, and 151 East 123rd Street can only be developed after the relocation of the DSNY M11 garage. Our research highlighted the fact that this part of Manhattan includes many City-owned sites. However, in evaluating which sites to include in this report, we focused on underutilized and vacant sites.

## Housing Opportunity Sites in Community District 11



### 102 East 123rd Street

**Owner:** DCAS

**Use:** Surface Parking

**Zoning:** M1-6/R10

**Units:** 35

**Affordability:** 100%



### 2461 and 2469 2nd Avenue

**Owner:** HPD

**Use:** Surface Parking

**Zoning:** C6-3

**Units:** 464

**Affordability:** 100%

### 341 East 99th St. and 1933-43 1st Ave.

**Owner:** Mixed

**Use:** Parking Garage

**Zoning:** R7A, R8A, C2-5

**Units:** 229

**Affordability:** Mixed

Income

### 174 East 108th Street

**Owner:** HPD

**Use:** Vacant

**Zoning:** R7A

**Units:** 10

**Affordability:** 100%

### 2015 3rd Avenue

**Owner:** Private

**Use:** Auto Repair

**Zoning:** R9, C2-5

**Units:** 114

**Affordability:** Mixed

Income

### 2262 2nd Avenue

**Owner:** NYCHA/Priv.

**Use:** Vacant

**Zoning:** R9A, C2-5

**Units:** 101

**Affordability:** Mixed

Income

### 151 East 123rd Street

**Owner:** DSNY

**Use:** Surface Parking

**Zoning:** R7D, C2-5

**Units:** 108

**Affordability:** 100%

### 157-73 East 123rd Street

**Owner:** DSNY

**Use:** Surface Parking

**Zoning:** R7-2

**Units:** 85

**Affordability:** 100%

### 249 East 125th Street

**Owner:** HPD

**Use:** Vacant

**Zoning:** R9

**Units:** 752

**Affordability:** 100%

### 311 Pleasant Avenue

**Owner:** HPD

**Use:** Residential -  
Vacant

**Zoning:** R7A

**Units:** 24

**Affordability:** 100%

### 235 East 128th Street

**Owner:** NYCTA

**Use:** Surface Parking

**Zoning:** R7-2

**Units:** 174

**Affordability:** 100%

### 2321 3rd Avenue

**Owner:** HPD

**Use:** Vacant

**Zoning:** C6-3

**Units:** 67

**Affordability:** 100%

### 1915 3rd Avenue

**Owner:** Private  
**Use:** Commercial  
**Zoning:** R9, R7A, C2-5  
**Units:** 127  
**Affordability:** Mixed Income

### 2246 3rd Avenue

**Owner:** Private  
**Use:** Commercial  
**Zoning:** R7-2, C4-6  
**Units:** 151  
**Affordability:** Mixed Income

### 2013 3rd Avenue

**Owner:** Private  
**Use:** Industrial  
**Zoning:** R9, C2-5  
**Units:** 106  
**Affordability:** Mixed Income

### 1891 3rd Avenue

**Owner:** Private  
**Use:** Commercial  
**Zoning:** R9, R7A, C2-5  
**Units:** 107  
**Affordability:** Mixed Income

### 150 East 124th Street

**Owner:** Private  
**Use:** Residential - Vacant  
**Zoning:** R7D, C2-5  
**Units:** 8  
**Affordability:** 100%

## Community District Housing Opportunities

# Community District 12

**The Washington Heights and Inwood neighborhoods that comprise Community District 12 (CD 12) are largely residential and are home to major academic and medical institutions. Compared to other districts, CD 12 has produced few housing units, just under 1,000 units since 2017.<sup>1</sup> However, the district has significant housing potential, made possible by the availability of underdeveloped land as well as the recent Inwood rezoning. Local stakeholders have been discussing for some time a rezoning of Washington Heights, which could create an additional 1,178 residential units in the district.**

CD 12 is a diverse district, historically home to large communities of Irish, German, Puerto Rican, Russian, Jewish, and now Dominican New Yorkers. It is also home to a major medical campus at New York-Presbyterian, as well as major academic institutions, including Columbia University Medical School, Boricua College, and Yeshiva University. The district enjoys access to large parks, including Inwood Hill Park, Fort Tryon Park, and Highbridge Park, as well as access to important cultural landmarks, including the Met Cloisters. Part of Inwood was rezoned in 2018 to allow residential development in areas that had long been home to low-rise manufacturing uses.

180,206 residents called the district home in 2020, 9,814 fewer people than in 2010, making CD 12 one of the only districts to decrease in population since the 2010 census.<sup>2</sup> The district has simultaneously seen the slowest rate of housing creation in Manhattan, with just 921 units created since 2017.<sup>3</sup> The City's Mandatory Inclusionary Housing

Program has produced 454 units,<sup>4</sup> bringing the total number of units in the district to 74,722,<sup>5</sup> 1,557 of which are public housing.<sup>6</sup>

Median monthly rents in CD 12 range from \$2,000 in Inwood to \$2,400 in Washington Heights.<sup>7</sup> Meanwhile, the average median household income is \$61,650, well below the overall Manhattan average median.<sup>8</sup> As a result, 47% of district households are rent burdened, as are 81% of those earning \$50,000 or less.<sup>9</sup>

CD 12 falls almost entirely within the Food Retail Expansion to Support Health Program (FRESH) areas of applicability. Started in 2009, FRESH offers zoning and tax incentives for developers to build slightly larger buildings in exchange for including a supermarket on the ground floor.

The 2018 rezoning of Inwood required that most new residential development include permanently affordable housing. The following mandatory

[1] <https://data.cityofnewyork.us/w/hq68-rnsi/25te-f2tw?cur=uRB1BQTfgjN&from=root>

[2] <https://popfactfinder.planning.nyc.gov/#13.39/40.85116/-73.92469>

[3] <https://data.cityofnewyork.us/Housing-Development/DOB-Permit-Issuance/ipu4-2q9a>

[4] See note 1.

[5] <https://popfactfinder.planning.nyc.gov/explorer/districts/112?acsTopics=demo-sexAndAge%2Cdemo-mutuallyExclusiveRaceHispanicOrigin%2Cdemo-hispanicSubgroup%2Cdemo-asianSubgroup&censusTopics=populationDensity%2CsexAndAge%2CmutuallyExclusiveRaceHispanicOrigin%2ChousingOccupancy&compareTo=0&showCharts=true&showReliability=false&source=decennial-change>

[6] <https://www1.nyc.gov/assets/nycha/downloads/pdf/pdb2021.pdf>

[7] <https://streeteasy.com/blog/data-dashboard/?agg=Total&metric=Inventory&type=Sales&bedrooms=Any%20Bedrooms&property=Any%20Property%20Type&minDate=2010-01-01&maxDate=2022-12-01&area=Flatiron,Brooklyn%20Heights>

[8] U.S. Census Bureau American Community Survey 5-Year Estimates

[9] See note 8.

inclusionary housing sites have moved forward with development since that rezoning:

- Inwood Library – 4790 Broadway
- 407 West 206th Street
- 405 West 206th Street

Our review of CD 12 identified 16 potential housing sites, the majority of which are privately owned.

## Housing Opportunity Sites in Community District 12



### 300 West 206th Street

**Owner:** DOT

**Zoning:** M3-1, R8

**Units:** 569

**Use:** Industrial

**Affordability:** 100%

### 4768 Broadway

**Owner:** Private

**Units:** 169

**Use:** Commercial

**Affordability:** Mixed  
Income

**Zoning:** C4-4D

### 410-30 West 207th Street

**Owner:** Private

**Units:** 884

**Use:** Commercial

**Affordability:** Mixed  
Income

**Zoning:** R9A, C2-4

### 3857 9th Avenue

**Owner:** Private

**Units:** 864

**Use:** Commercial

**Affordability:** Mixed  
Income

**Zoning:** R9A, C2-4

### 3842 9th Avenue

**Owner:** Private

**Units:** 279

**Use:** Commercial

**Affordability:** Mixed  
Income

**Zoning:** R7A, R8A, C2-4

### 3835 9th Avenue

**Owner:** Private

**Units:** 670

**Use:** Industrial

**Affordability:** Mixed  
Income

**Zoning:** R8A, C2-4

### 3815 9th Avenue

**Owner:** Private

**Units:** 409

**Use:** Commercial

**Affordability:** Mixed  
Income

**Zoning:** R8/R8A, C2-4

### 3775 10th Avenue

**Owner:** Private

**Units:** 465

**Use:** Commercial

**Affordability:** Mixed  
Income

**Zoning:** R7A, R9A, M1-4

### 3761-69 10th Avenue

**Owner:** Private

**Units:** 379

**Use:** Commercial

**Affordability:** Mixed  
Income

**Zoning:** R9A/M1-4

### 611 Edgecombe Avenue

**Owner:** NYSDC

**Zoning:** R7-2

**Units:** 351

**Use:** Correctional Fac. **Affordability:** 100%

### 630 Academy Street

**Owner:** DOE

**Zoning:** C2-4

**Use:** School Property

**Units:** 552

**Zoning:** R7A, R7-2,

**Affordability:** 100%

### 5094 Broadway

**Owner:** Columbia Uni. **Units:** 161  
**Use:** Parking Garage **Affordability:** Mixed  
**Zoning:** C6-2, M1-5 Income

### 3936 10th Avenue

**Owner:** Private **Units:** 173  
**Use:** Gas Station **Affordability:** Mixed  
**Zoning:** C4-4D Income

### 425 West 203rd Street

**Owner:** Private **Units:** 135  
**Use:** Industrial **Affordability:** Mixed  
**Zoning:** R7A Income

### 5060 Broadway

**Owner:** Private **Units:** 128  
**Use:** Parking/ Auto Repair **Affordability:** Mixed  
**Zoning:** C4-4D Income

### 4760 Broadway

**Owner:** Private **Units:** 106  
**Use:** Commercial **Affordability:** Mixed  
**Zoning:** C4-4D Income

# **Pipeline Projects to Pursue**



## Pipeline Projects to Pursue

# Pipeline Projects to Pursue

**There are a number of publicly owned sites in Manhattan where a plan already exists for affordable housing—but the project has not yet come to fruition. There are a variety of reasons a project can get delayed or stalled, particularly since on public sites a land use action is needed. We have listed these sites here in hopes that shining a spotlight on them will ensure they make it to the finish line as quickly as possible.**

While most of these projects are being led by the NYC Department of Housing Preservation and Development (HPD), there are also some that will be undertaken by the NYS Empire State Development Corporation (ESD). According to our estimate, there are approximately 4,953 total units at various stages of development that meet this description. All of the units on public land are expected to be affordable.

HPD facilitates the creation and preservation of quality affordable housing in the city, including providing financing for nonprofit and private developers who seek to include affordable units in their buildings. The projects that are in the HPD pipeline are City-owned properties that are at varying stages of development. Some have yet to undergo public review; others are still in the community engagement process, while some have stalled. All of these sites, however, present a compelling opportunity to create affordable housing.

HPD also plays an integral role in planning and supporting neighborhood rezoning efforts, sometimes acting as a lead agency in neighborhood rezoning applications. The department keeps track of affordable housing commitments that stem from these zoning actions and sometimes also plays a role in facilitating the eventual redevelopment of these sites.

ESD works on advancing economic development goals across the state, including facilitating the development of State-owned properties. The agency leads predevelopment planning, community engagement, and redevelopment of projects, many of which result in the creation of affordable housing.

Regardless of the stage of development of the properties listed below, HPD and ESD, along with other partners, will be crucial in turning these sites from affordable housing opportunities into homes for New Yorkers.

### Pipeline Sites

#### 130 Liberty Street\*

**Owner:** ESD  
**Use:** Vacant  
**Zoning:** C6-9  
**Units:** 1,325  
**Affordability:** Mixed Income

#### 441 West 26th Street

**Owner:** NYCHA  
**Use:** Community Facility  
**Zoning:** R8  
**Units:** 137  
**Affordability:** 100%

\*Unit counts represent the most recent proposal. We support taking extraordinary measures to achieve the highest possible amount of affordability on this site, especially in light of the scarcity of affordable units downtown.

### 550 West 20th Street

**Owner:** NYSDC      **Zoning:** C6-3, C6-2  
**Units:** 115  
**Use:** Correctional Fac.      **Affordability:** 100%

### 495 11th Avenue

**Owner:** NYPD      **Zoning:** R10  
**Units:** 358  
**Use:** Surface Parking      **Affordability:** 100%

### 705 10th Avenue

**Owner:** DEP      **Zoning:** R8, C2-5  
**Units:** 157  
**Use:** Vacant      **Affordability:** 100%

### 1727 Amsterdam Avenue

**Owner:** H+H      C1-4  
**Use:** Medical      **Units:** 243  
**Zoning:** R6A, R7A, R7D      **Affordability:** 100%

### 109 West 126th Street

**Owner:** HPD      **Zoning:** R7-2  
**Units:** 7  
**Use:** Vacant      **Affordability:** 100%

### 131 West 133rd Street

**Owner:** HPD      **Zoning:** R7-2  
**Units:** 11  
**Use:** Vacant      **Affordability:** 100%

### 142 West 129th Street

**Owner:** HPD      **Zoning:** R7-2  
**Units:** 10  
**Use:** Vacant      **Affordability:** 100%

### 2735 Frederick Douglass Boulevard

**Owner:** HPD      **Zoning:** R8A, C4-4D  
**Units:** 15  
**Use:** Vacant      **Affordability:** 100%

### 201 7th Avenue

**Owner:** HPD      **Zoning:** R8A, C2-5  
**Units:** 26  
**Use:** Partially Vacated      **Affordability:** 100%

### 806 9th Avenue

**Owner:** MTA      **Zoning:** R8, C6-2  
**Units:** 112  
**Use:** Surface Parking      **Affordability:** 100%

### 266 West 96th Street

**Owner:** Mixed      **Units:** 171  
**Use:** Vacant      **Affordability:** Mixed  
**Zoning:** R10A      Income

### 52-8 West 116th Street

**Owner:** HPD      **Zoning:** R7X, C4-5X  
**Units:** 109  
**Use:** Vendor's Market      **Affordability:** 100%

### 130 West 134th Street

**Owner:** HPD      **Zoning:** R7-2  
**Units:** 11  
**Use:** Vacant      **Affordability:** 100%

### 136 West 137th Street

**Owner:** HPD      **Zoning:** R7-2  
**Units:** 10  
**Use:** Vacant      **Affordability:** 100%

### 203 West 135th Street

**Owner:** HPD      **Zoning:** R7-2, C1-4  
**Units:** 10  
**Use:** Vacant      **Affordability:** 100%

### 2752 Frederick Douglass Boulevard

**Owner:** HPD      **Zoning:** R7-2, C1-4  
**Units:** 11  
**Use:** Vacant      **Affordability:** 100%

### 2803 Frederick Douglass Boulevard

**Owner:** HPD  
**Zoning:** R7-2, C1-4  
**Units:** 11  
**Use:** Vacant  
**Affordability:** 100%

### 313 West 112th Street

**Owner:** HPD  
**Zoning:** R7A  
**Units:** 7  
**Use:** Vacant  
**Affordability:** 100%

### 61 West 130th Street

**Owner:** HPD  
**Zoning:** R7-2  
**Units:** 10  
**Use:** Vacant  
**Affordability:** 100%

### 2460 2nd Avenue

**Owner:** MTA  
**Zoning:** R9  
**Units:** 730  
**Use:** Transportation  
**Affordability:** 100%

### 303 East 102nd Street

**Owner:** HPD  
**Zoning:** R8A, C1-5  
**Units:** 6  
**Use:** Vacant  
**Affordability:** 100%

### 338 East 117th Street

**Owner:** HPD  
**Zoning:** R7B  
**Units:** 7  
**Use:** Vacant  
**Affordability:** 100%

### 505 West 118th Street

**Owner:** HPD  
**Zoning:** R7B  
**Use:** Temporary  
Garden  
**Units:** 18  
**Affordability:** 100%

### 244 East 106th Street

**Owner:** HPD  
**Zoning:** R9, C2-5  
**Units:** 36  
**Use:** Vacant  
**Affordability:** 100%

### 107 East 123rd Street

**Owner:** HPD  
**Zoning:** R7-2  
**Units:** 81  
**Use:** Vacant  
**Affordability:** 100%

### 1681 Park Avenue

**Owner:** NYPD  
**Zoning:** R10, C2-5  
**Units:** 330  
**Use:** Parking  
**Affordability:** 100%

### 1761 Park Avenue

**Owner:** HPD  
**Zoning:** R10, M1-6  
**Use:** Temporary  
Garden  
**Units:** 52  
**Affordability:** 100%

### 2 East 130th Street

**Owner:** HPD  
**Zoning:** R7B  
**Units:** 7  
**Use:** Parking  
**Affordability:** 100%

### 4095 9th Avenue

**Owner:** City &  
Charter Comms.  
**Zoning:** R8  
**Units:** 570  
**Use:** Parking  
**Affordability:** 100%

### 175 Nagle Avenue

**Owner:** NYCHA  
**Zoning:** R7-2  
**Units:** 250  
**Use:** Vacant  
**Affordability:** 100%

**Sites  
Warranting  
Further  
Inquiry**

## Sites Warranting Further Inquiry

# Sites Warranting Further Inquiry

**In our analysis we identified a number of potential housing sites that have logistical restrictions and challenges. In some instances, these challenges proved so burdensome that the sites were eliminated from our report. However, for two of those sites, we believe that the challenges could be surmountable, and we are including them here in order to spur further study. Both have the potential to create a significant amount of housing.**

### Pier 6

**Owner:** SBS

**Use:** Transportation

**Zoning:** C4-6

**Units:** 9,000

**Affordability:** Mixed  
Income

### Pier 6

Pier 6, a publicly owned parcel that includes an active heliport that is also used by the Secret Service and President of the United States, presents an opportunity to create a significant amount of housing, including affordable housing units in a district that needs them. Though there are certainly hurdles—including its current use and location—we believe the opportunity to create housing warrants exploring solutions to those issues.

The pier is located within the Special Lower Manhattan District and has a lot area of 510,025 square feet. Its location in a C4-6 zoning district means that it could produce up to 9,000 units of housing. However, its use by the Secret Service, its location on the water, and the inappropriateness of collocating a heliport with residential uses present significant challenges. Furthermore, NYC Economic Development Corporation and the Mayor's Office for Climate and Environmental Justice plan to rebuild and reconfigure the heliport as part of the FiDi-Seaport Master Plan.<sup>1</sup>

The Special Lower Manhattan District includes the

Seaport Subdistrict, which is located across the street from Pier 6 and allows development rights to be transferred throughout its boundaries. The special district has designated granting and receiving sites and requires certification from the City Planning Commission to facilitate a transfer of development rights. A zoning text and map amendment could allow the development rights from Pier 6 to be realized in other sites that are deemed appropriate for housing development.

The transfer of these development rights could also come with inclusionary housing requirements, making it an exciting opportunity worth exploring.<sup>2</sup> The process to approve the inclusion of Pier 6 in this subdistrict would entail an extensive public review and formal comments from the local Community Board as well as votes by the City Planning Commission and the City Council.

[1] [https://bpca.ny.gov/wp-content/uploads/2022/02/LMCR\\_Quarterly\\_1.20.22\\_COMPILED-1.pdf](https://bpca.ny.gov/wp-content/uploads/2022/02/LMCR_Quarterly_1.20.22_COMPILED-1.pdf)

[2] Similar provisions exist in the Hudson River Park subdistrict, which require that developers purchasing development rights also ensure that a portion of their units are affordable if certain conditions are met.

## 56 Greenwich Street

**Owner:** MTA

**Units:** 2,967

**Use:** Transportation

**Affordability:** Mixed

**Zoning:** C6-9, C5-5

Income

### *56 Greenwich Street*

56 Greenwich Street, located at the entrance to the Brooklyn-Battery Tunnel, is a 183,456 square-foot site that presents the borough with another exciting opportunity for a remarkable number of units, but with significant engineering and logistical challenges.

The site is owned by the MTA and is in C6-9 and C5-5 districts, which means it has the FAR to produce up to 2,967 units of housing. However, redevelopment of this site would require decking over the entrance to the tunnel. Notably, one of Brookfield Properties' newest developments, Manhattan West, overcame similar site constraints. In that instance, the developer decked over rail lines in order to facilitate the construction of a five-acre campus with over five million square feet of development. This is an excellent opportunity to unlock thousands of affordable residential units for New Yorkers, and we believe decking should be explored.

# **Pursuing Affordable Housing on Private Sites**

## Pursuing Affordable Housing on Private Sites

# Pursuing Affordable Housing on Private Sites

**Our analysis identified a number of privately owned sites that, as of today, could be developed as-of-right for 100% market-rate housing. These sites, 42 in total, range from low-density retail to vacant lots and surface parking. Combined, we calculate that they could produce 4,652 units. We are identifying these sites in hopes that it will spur a conversation about how we can capture affordable units at such locations. We suggest a variety of policy tools that might be used to achieve this goal: zoning action, tax incentives, loan programs, subsidies, etc. These strategies are detailed below.**

### Zoning Incentives

Many of the sites in this section have lower-density FARs. While an increase in density may not be appropriate for each one of those sites, we believe that such an option should be considered on a case-by-case basis, particularly because a significant increase in residential capacity would trigger the City's Mandatory Inclusionary Housing Program (MIH). With such a rezoning, any residential development would require a 25% to 30% set-aside for permanently affordable housing.

Additionally, until recently, the City offered density bonuses for privately financed buildings that include affordable senior housing through the Affordable Independent Residences for Seniors program. Though this program was suspended in 2021, Mayor Adams has indicated a desire to renew and expand the program so that these bonuses could also be available to buildings that provide other types of housing.

### Subsidies

The City's Department of Housing Preservation and Development offers financing for projects that provide affordable housing. Though the agency's funding capacity is limited, we believe that this resource should also be considered in the effort to introduce affordable housing to these sites. Below is a summary of the term sheets that outline the department's financing programs.<sup>1</sup>

### *Extremely Low- and Low-Income Affordability (ELLA) Program*

The ELLA program provides funding for the new construction of units affordable to low-income households. For a project to qualify, at least 80% of units must be affordable to households earning up to 80% of area median income (AMI). Additionally, at least 15% of units need to be set aside for formerly homeless households.

### *Mixed Income Program: Mix & Match*

The Mix & Match program provides funding for the new construction of projects with 40% to 60% of units affordable to households earning up to 80% AMI and 40% to 60% of units affordable to households earning up to 120% AMI.

### *Mixed Middle Income (M2) Program*

The M2 program provides funding for the new construction of projects affordable to households earning up to 165% AMI. 20% of units must be affordable to households earning less than 50% AMI, with at least 15% of those units affordable to households earning less than 40% AMI. A minimum of 30% of units needs to be affordable for households earning between 80% and 100% AMI. A maximum of 50% of units needs to be targeted to households earning between 130% and 165% AMI.

### *Neighborhood Construction Program (NCP)*

NCP provides funding for the new construction of infill rental housing with up to 45 units affordable

[1] <https://www.nyc.gov/site/hpd/services-and-information/term-sheets.page>



to households earning up to 165% AMI. This program can be used to develop privately owned properties or City-owned sites purchased through a Request for Qualifications process.

### Open Door Program

The Open Door program provides funding for the new construction of cooperative and condominium buildings that are affordable to middle- and moderate-income households. The amount of subsidy is determined by the level of affordability, which ranges from 80% to 130% for both public and private sites.

### Senior Affordable Rental Apartments (SARA) Program

The SARA program provides low-interest loans for the construction and renovation of affordable senior housing for residents aged 62 and older with incomes up to 60% AMI.

### Supportive Housing Loan Program

The Supportive Housing Loan Program provides low-interest loans for the development of permanent supportive housing that includes on-site social services. Low-income households up to 60% AMI are eligible.

## Privately Owned Market-rate Sites



### 14 White Street

**Owner:** Private

**Zoning:** C6-2A

**Use:** Surface Parking

**Units:** 35

### 549 Grand Street

**Owner:** Private

**Zoning:** R7-2, C1-5

**Use:** Commercial

**Units:** 81

### 181 Avenue D

**Owner:** Private

**Zoning:** R7-2

**Use:** Vacant/ Surface Parking

**Units:** 306

### 601 8th Avenue

**Owner:** Private

**Zoning:** C6-4

**Use:** Commercial

**Units:** 159

### 512 West 37th Street

**Owner:** Private

**Zoning:** C2-8

**Use:** Industrial

**Units:** 120

### 2220 Broadway

**Owner:** Private

**Zoning:** C4-6A, EC-3

**Use:** Commercial

**Units:** 36

### 303 West 96th Street

**Owner:** Private

**Zoning:** R8, C2-5

**Use:** Gas Station

**Units:** 104

### 3543 Broadway

**Owner:** Private

**Zoning:** C6-3X, R6A, C1-4

**Use:** Commercial

**Units:** 127

### 3270 Broadway

**Owner:** Columbia Uni.

**Zoning:** C6-1

**Use:** Surface Parking

**Units:** 148

### 3300 Broadway

**Owner:** Columbia Uni. **Zoning:** C6-2

**Use:** Commercial **Units:** 164

### 3410 Broadway & 543 West 138th Street

**Owner:** Private **Zoning:** R8/R7A, C1-4

**Use:** Commercial **Units:** 175

### 38 Convent Avenue

**Owner:** Private **Zoning:** R7A

**Use:** Self-Storage **Units:** 128

### 553 West 133rd Street

**Owner:** Columbia Uni. **Zoning:** C6-1

**Use:** Parking Garage **Units:** 102

### 425 Edgecombe Avenue

**Owner:** Private **Zoning:** R8A, C1-4

**Use:** Commercial **Units:** 116

### 120-24 West 125th Street

**Owner:** Private **Zoning:** C6-3, C4-4D

**Use:** Commercial **Units:** 214

### 2310 Frederick Douglass Boulevard

**Owner:** Private **Zoning:** C6-3, C4-4D

**Use:** Religious **Units:** 171

### 158 West 125th Street

**Owner:** Private **Zoning:** C6-3

**Use:** Commercial **Units:** 97

### 410 West 115th Street (& adjacent lots)

**Owner:** Columbia Uni. **Zoning:** R8

**Use:** Surface Parking **Units:** 147

### 3531 Broadway

**Owner:** Private **Zoning:** C6-3X

**Use:** Commercial **Units:** 117

### 673 St. Nicholas Avenue

**Owner:** Private **Zoning:** R7A

**Use:** Parking **Units:** 110

### 1763 Amsterdam Avenue

**Owner:** Private **Zoning:** R7A, C1-4

**Use:** Vacant **Units:** 55

### 350 West 125th Street

**Owner:** Private **Zoning:** C4-4D

**Use:** Commercial **Units:** 88

### 208 West 125th Street

**Owner:** Private **Zoning:** C6-3, C4-4D

**Use:** Commercial **Units:** 191

### 256 West 125th Street

**Owner:** Private **Zoning:** C4-4D, C6-3

**Use:** Commercial **Units:** 123

### 121 Lenox Avenue

**Owner:** Private **Zoning:** R7-2, C1-4

**Use:** Commercial **Units:** 79

### 251 West 154th Street

**Owner:** Private      **Zoning:** R7-2

**Use:** Commercial      **Units:** 101

### 2495 Adam Clayton Powell Boulevard

**Owner:** Private      **Zoning:** C4-4D

**Use:** Commercial      **Units:** 91

### 2331-7 2nd Avenue

**Owner:** Private      **Zoning:** R9A, C2-5

**Use:** Vacant      **Units:** 91

### 132 East 125th Street

**Owner:** Private      **Zoning:** C4-4D

**Use:** Vacant      **Units:** 26

### 125 East 116th Street

**Owner:** Private      **Zoning:** R9, R7D, C2-5,  
C1-5

**Use:** Commercial      **Units:** 84

### 1040 St. Nicholas Avenue

**Owner:** Private      **Zoning:** R7-2, C1-4

**Use:** Vacant      **Units:** 46

### 2042 Amsterdam Avenue

**Owner:** Private      **Zoning:** R7-2, C1-4

**Use:** Commercial      **Units:** 80

### 600 West 181st Street

**Owner:** Private      **Zoning:** C4-4, R7-2

**Use:** Commercial      **Units:** 94



### West 184th Street/Overlook Terrace

**Owner:** Private      **Zoning:** R7-2

**Use:** Vacant      **Units:** 141

### 610 West 207th Street

**Owner:** Private      **Zoning:** R7-2

**Use:** Commercial      **Units:** 125

### 130 Dyckman Street

**Owner:** Private      **Zoning:** R7A, C4-4

**Use:** Commercial      **Units:** 80

### 160 Dyckman Street

**Owner:** Private      **Zoning:** R7A, C4-4, C1-4

**Use:** Commercial      **Units:** 80

### 4261 Broadway

**Owner:** Private      **Zoning:** C4-4, R7-2,  
C8-3, C1-4

**Use:** Vacant      **Units:** 32

### 4280 Broadway

**Owner:** Private      **Zoning:** R7-2, C2-4

**Use:** Commercial      **Units:** 92

### 150 Dyckman Street

**Owner:** Private      **Zoning:** C4-4

**Use:** Commercial      **Units:** 106

## 2479 Amsterdam Avenue

**Owner:** Private

**Zoning:** R7-2, C2-4

**Use:** Parking Garage

**Units:** 87

## 4086 Broadway

**Owner:** Private

**Zoning:** R8, C1-4

**Use:** Commercial

**Units:** 103

# **Conclusion & Appendices**

## Conclusion & Appendices

### Conclusion and Next Steps

It is not uncommon to hear people ask, “Is there really any more room in Manhattan to build housing?” This report puts that question to rest. The 171 individual sites and nine neighborhood zoning updates identified here are a roadmap. They show that it is indeed possible to dramatically increase the supply of housing that the families across our borough so desperately need.

There is much work to do, but we hope that *Housing Manhattanites* will spur stakeholders at all levels of government and in every community to do the hard work of approving, financing, and otherwise acting to bring these much-needed housing proposals to fruition.

We will be doing our part in the Manhattan Borough President’s Office. **Effective immediately, we will expedite the land use process by reducing our project review period from 30 days, as is currently allowed through ULURP, to five days.** This expedited review will apply to any land use action at a site listed in this report, as well as to sites that arise in the future that meet a 100% affordability threshold.

There are additional City, State, and federal policy changes that will be needed if we are to meet the ambitious housing goals laid out in this report. These changes include:

#### 1. *Funding the NYC Department of Housing Preservation and Development to ensure it succeeds*

Staffing shortages and other resource constraints at HPD are currently slowing the affordable housing development pipeline. It is urgent that the department expand its capacity to close on contracts and financing for critical projects.

#### 2. *Expanding NYC’s allocation of Low-Income Housing Tax Credits*

New York City is now running short of this essential funding stream, placing severe constraints on the pace of affordable production. The LIHTC “volume cap” applied to our city should be lifted by the federal government.

#### 3. *Reducing the barriers to commercial conversion*

There are considerable legal, regulatory, and land use obstacles to converting vacant commercial spaces to residential use. We applaud City and State leaders currently working to reduce these barriers, and we look forward to partnering with them to ensure that this housing resource can be realized.

Enacting an ambitious housing agenda for Manhattan will not be easy. But doing nothing is not an option. We have no choice but to work together to ensure that families of all economic backgrounds can continue to live and thrive at the heart of the greatest city on earth.

## Conclusion & Appendices

### Appendix A: Glossary

**As-of-right** – development process for a building that complies with current zoning regulations and does not need discretionary approval

**Average median household income** – in this report, average median income is calculated by averaging the median household incomes of the census tracts in each Community District

**Development rights** – the total amount of floor area that can be built on a zoning lot

**FAR** – the floor area ratio; determines the amount of floor area that can be built on a lot

**Granting sites** – a site that transfers development rights, or excess floor area, to another site

**Manhattan Core** – Community Districts 1 through 8

**Narrow street** – a street that has a width of less than 75 feet on the City Map

**Receiving site** – a site that obtains additional floor area as a result of the transfer of development rights from another site

**Rent burden** – spending more than 30% of a household income on rent

**Special district** – in this report, the phrase refers to a “special zoning district” or “special purpose district” as established in the Zoning Resolution and on the City Map. These areas have special zoning provisions that are intended to advance a set of goals.

**ULURP** – the Uniform Land Use Review Procedure; the public review process for certain land use actions in the City of New York. The process requires review from the Community Board(s), Borough President(s), City Planning Commission, City Council, and Mayor.

**Wide street** – a street that has a width of 75 feet or more on the City Map

## Conclusion & Appendices

# Appendix B: Consolidated List of Sites

Housing Opportunities		Pipeline Projects	Additional Opportunities	Privately Owned Market-rate Sites		
Type	Address	Current Use	Zoning	Units	Affordability	Comments
Public	37 Chambers Street	Surface Parking Lot	C4-5X	183	100%	Due to the presence of remains on the site, there needs to be a concerted effort to memorialize the African Burial Ground through a museum. Federal elected officials, including Senator Chuck Schumer have called for a museum on this site, which should be a part of any future development.
Public	350 Canal Street	Public Facility - Post Office	C6-2A	233	100%	The existing facade should be preserved and incorporated into any new development.
Public	150 Park Row	13-story Correctional Facility - Vacant	C6-1	131	100%	
Private	100 Broad Street	Two-story commercial	C5-5	140	Mixed Income	
Private	248 Pearl Street	Surface Parking Lot	C6-4	258	Mixed Income	
Public	2 Howard Street	Parking Garage	M1-5/R10	205	100%	
Public	388 Hudson Street	Vacant	M1-5 to R8	132	100%	
Public	44 Suffolk Street	Vacant	R8, C2-5	114	100%	Community Board 3 previously suggested a school for this site. Any redevelopment plans should reassess school seat need.
Public	116-20 Delancey Street	One-story Commercial - Vacant	C4-4A, C6-2A	185	100%	
Public	121 Stanton Street	One-story Commercial - Vacant	R7A, C4-4A	30	100%	
Public	324 East 5th Street	Surface Parking	R8B	70	100%	
Public	222 East 2nd Street	Surface Parking	R8B	38	100%	
Public	93 Park Avenue South	Public Facility - Post Office	C6-2A	112	100%	The existing facade should be preserved and incorporated into any new development.
Public	276 East 3rd Street	Vacant Land	R7A, C2-5	10	100%	



Type	Address	Current Use	Zoning	Units	Affordability	Comments
Private	280 Henry Street	One-story Commercial	R7-2, C1-5	124	Mixed Income	Relocation—temporary or permanent—of the Betances Community Center would be necessary to facilitate redevelopment.
Private	536 West 39th Street	Industrial/ Surface Parking	C6-4	319	Mixed Income	
Public	500 West 52nd Street	Partially Occupied Building	R9, C6-3	47	100%	
Public	560 West 52nd Street	Residential - Vacant	R8A	85	100%	
Public	460 West 37th Street	Residential	R10, C2-8	113	100%	
Public	317 9th Avenue	Five-story Commercial	M1-5, C6-4	647	Mixed Income	
Public	464 West 25th Street	Residential - Vacant	R7B/C2-5, C2-5	6	100%	
Public	415 West 40th Street	Transportation Land Use	C6-3	96	100%	
Public	450 W 41st Street	Vacant Building	R9, C6-3	298	100%	
Public	418 11th Avenue	Vacant	C6-4	798	Mixed Income	
Public	621 West 45th Street	Surface Parking Lot	M2-4	550	Mixed Income	
Private	666 11th Avenue	Two-story commercial	R8A, C2-5	280	Mixed Income	
Private	706 11th Avenue	2-story Commercial	R8/R8A, C2-5	265	Mixed Income	
Private	616 11th Avenue	Industrial	R8, C2-5	246	Mixed Income	
Private	442 West 18th Street	Industrial	C6-3	220	Mixed Income	
Private	462 11th Avenue	Vacant	C6-4	239	Mixed Income	
Private	549 West 37th Street	Parking Garage	C6-4	159	Mixed Income	
Private	550 West 37th Street	Parking Garage	C6-4	120	Mixed Income	
Private	358 10th Avenue	Vacant Lot	C6-4	417	Mixed Income	
Private	535 West 51st Street	Residential	R8	641	Mixed Income	Unit counts represent the developer's most recent proposal and are subject to change. We support maximizing affordability at this site.
Public	535 West 55th Street	Surface Parking Lot	R8	304	100%	
Private	307 3rd Avenue	Two-story Commercial	C2-8A	117	Mixed Income	

Type	Address	Current Use	Zoning	Units	Affordability	Comments
Public	520 1st Avenue	Medical	R8	188	100%	This site will become available with the redevelopment of the Brookdale campus. The property has a restrictive declaration that requires it to be used for medical purposes. That restriction, along with the site's location within a medical campus, presents a compelling case for building workforce housing for healthcare professionals.
Private	417 East 37th Street	Parking Garage	C1-9	372	Mixed Income	
Private	666 1st Avenue	Vacant	C5-2	4,465	Mixed Income	
Public	103 West 108th Street	Parking Garage	R8A	80	100%	
Private	1001 3rd Avenue	Two-story Commercial	C5-2	128	Mixed Income	
Private	205 East 86th Street	Two-story Commercial	C2-8A	122	Mixed Income	
Private	1827 and 1835 1st Avenue	Parking garage	C2-8	163	Mixed Income	
Private	221-43 East 94th Street	Parking Garage, Vacant Residential	MI-4, C4-6	440	Mixed Income	Unit counts represent the developer's most recent proposal and are subject to change. We support maximizing affordability at this site.
Private	1097 1st Avenue	Five-story Commercial	C8-4, C6-7	250	Mixed Income	Unit counts represent the developer's most recent proposal and are subject to change. We support maximizing affordability at this site.
Public	1753 Amsterdam Avenue	Partially Vacant Building	R7A, C1-4	14	100%	
Public	1381 Amsterdam Avenue	Transportation Land Use	M1-5/R7-2, MX-15	430	100%	
Public	113-7 West 114th Street	Vacant	R7-2	40	100%	
Public	109-13 West 115th Street	Vacant	R7-2	38	100%	
Public	131 West 129th Street	Residential - Vacant	R7-2	38	100%	
Public	357 West 115th Street	Residential - Vacant	R7A	29	100%	
Public	227 West 135th Street	Surface Parking Lot	R7-2, C1-4	22	100%	
Public	2510 Frederick Douglass Boulevard and Adjacent Lot	Surface Parking Lot	R7-2, C1-4	47	100%	

Type	Address	Current Use	Zoning	Units	Affordability	Comments
Public	261 West 134th Street	Surface Parking Lot	R7-2	24	100%	
Public	494 Manhattan Avenue	Residential - Vacant	R7A	10	100%	
Public	251 West 134th Street	Surface Parking Lot	R7-2	22	100%	
Public	2521 Adam Clayton Powell Boulevard	Vacant	R7-2, C2-4	24	100%	
Public	119 Edgecombe Avenue	Vacant	R7-2	11	100%	
Public	68-72 West 116th Street	Vacant Lot/ Residential Vacant	C4-5X	55	100%	
Private	261 West 125th Street	Two-story Commercial	C4-7	161	100%	
Private	35 West 125th Street	Two-story Commercial	C4-7	161	100%	
Private	150 West 145th Street	Two-story Commercial	R7-2, C8-3, C1-4 (C4-7*)	915	Mixed Income	Unit counts represent the developer's most recent proposal and are subject to change. We support maximizing affordability at this site.
Mixed	341 East 99th Street & 1933-43 1st Avenue	Parking Garage	R7A, R8A, C2-5*	229	Mixed Income	
Public	174 East 108th Street	Vacant	R7A	10	100%	
Private	2015 3rd Avenue	Auto Repair	R9, C2-5	114	Mixed Income	
Mixed	2262 2nd Avenue	Vacant Buildings	R9A, C2-5	101	Mixed Income	This site includes a community facility, which would have to be temporarily or permanently relocated as part of any redevelopment process.
Public	151 East 123rd Street	Surface Parking Lot	R7D, C2-5	108	100%	
Public	157-73 East 123rd Street	Surface Parking Lot	R7-2	85	100%	Redevelopment may require a replacement facility for DSNY.
Private	150 East 124th Street	Residential - Vacant	R7D, C2-5	8	100%	This building was recently used as a shelter but is now unoccupied. Unit count assumed re-occupancy, not new development.
Public	249 East 125th Street	Vacant	R9	752	100%	
Public	311 Pleasant Avenue	Residential - Vacant	R7A	24	100%	
Public	2461 & 2469 2nd Avenue	Surface Parking Lot	C6-3	464	100%	
Public	2321 3rd Avenue	Vacant	C6-3	67	100%	

Type	Address	Current Use	Zoning	Units	Affordability	Comments
Public	235 East 128th Street	Surface Parking Lot	R7-2	174	100%	
Private	2246 3rd Avenue	Two-story Commercial	R7-2, C4-6	151	Mixed Income	
Private	1915 3rd Avenue	Two-story Commercial	R9, R7A, C2-5	127	Mixed Income	
Private	1891 3rd Avenue	Supermarket, Commercial Space	R9, R7A, C2-5	107	Mixed Income	
Private	2013 3rd Avenue	Industrial	R9, C2-5	106	Mixed Income	
Public	102 East 123rd Street	Surface Parking Lot	M1-6/ R10	35	100%	
Public	300 West 206th Street	Industrial	M3-1 -> R8	569	100%	
Public	630 Academy Street	School Property	R7A, R7-2 C2-4	552	100%	A previous proposal included youth recreation on the ground floor of any new building and should be seriously considered as part of any redevelopment plans.
Public	611 Edgecombe Avenue	Correctional Facility	R7-2	351	100%	
Private	3936 10th Avenue	Gas Station	C4-4D	173	Mixed Income	
Private	5094 Broadway	Parking Garage	C6-2, M1-5	161	Mixed Income	
Private	5060 Broadway	Parking, Auto Repair	C4-4D	128	Mixed Income	
Private	425 West 203rd Street	Industrial	R7A	135	Mixed Income	
Private	4760 Broadway	One-story Commercial	C4-4D	106	Mixed Income	
Private	4768 Broadway	One-story Commercial	C4-4D	169	Mixed Income	
Private	410-30 West 207th Street	One-story Commercial	R9A, C2-4	884	Mixed Income	
Private	3857 9th Avenue	One-story Commercial	R9A, C2-4	864	Mixed Income	
Private	3842 9th Avenue	Two-story Commercial	R7A/ R8A, C2-4	279	Mixed Income	
Mixed	3835 9th Avenue	Industrial	R8A, C2-4	670	Mixed Income	
Mixed	3815 9th Avenue	One-story Commercial	R8/R8A, C2-4	409	Mixed Income	
Private	3775 10th Avenue	One-story Commercial	R7A/ R9A/ M1-4	465	Mixed Income	

Type	Address	Current Use	Zoning	Units	Affordability	Comments
Private	3761-3769 10th Avenue	Two-story Commercial	R9A/M1-4	379	Mixed Income	
Public	130 Liberty Street		C6-9	1325	Mixed Income	Unit counts represent the most recent proposal. We support taking extraordinary measures to achieve the highest possible amount of affordability on this site, especially in light of the scarcity of affordable units downtown.
Public	441 West 26th Street	One-story Community Center	R8	137	100%	
Public	550 West 20th Street	Eight-story Correctional Facility	C6-3, C6-2	115	100%	
Public	201 7th Avenue	Partially Vacant Building	R8A, C2-5	26	100%	
Public	495 11th Avenue	Surface Parking Lot	R10	358	100%	
Public	806 9th Avenue	Surface Parking Lot	R8, C6-2	112	100%	
Public	705 10th Avenue	Vacant	R8, C2-5	157	100%	
Mixed	266 West 96th Street	Vacant	R10A	171	Mixed Income	
Public	1727 Amsterdam Avenue	Medical	R6A, R7A, R7D, C1-4	243	100%	
Public	52-8 West 116th Street	Vendor's Market	R7X, C4-5X	109	100%	
Public	109 West 126th Street	Vacant	R7-2	7	100%	
Public	130 West 134th Street	Vacant	R7-2	11	100%	
Public	131 West 133rd Street	Vacant	R7-2	11	100%	
Public	136 West 137th Street	Vacant	R7-2	10	100%	
Public	142 West 129th Street	Vacant	R7-2	10	100%	
Public	203 West 135th Street	Vacant	R7-2, C1-4	10	100%	
Public	2735 Frederick Douglass Boulevard	Vacant	R8A, C4-4D	15	100%	
Public	2752 Frederick Douglass Boulevard	Vacant	R7-2, C1-4	11	100%	

Type	Address	Current Use	Zoning	Units	Affordability	Comments
Public	2803 Frederick Douglass Boulevard	Vacant	R7-2, C1-4	11	100%	
Public	313 West 112th Street	Vacant	R7A	7	100%	
Public	61 West 130th Street	Vacant	R7-2	10	100%	
Public	2460 2nd Avenue	Transportation Land Use	R9	730	100%	Building would include a museum to honor an African burial ground on the site.
Public	303 East 102nd Street	Vacant	R8A, C1-5	6	100%	
Public	338 East 117th Street	Vacant	R7B	7	100%	
Public	505 West 118th Street	Temporary Garden	R7B	18	100%	
Public	244 East 106th Street	Residential - Vacant	R9, C2-5	36	100%	
Public	107 East 123rd Street	Vacant	R7-2	81	100%	
Public	1681 Park Avenue	Surface Parking Lot	R10, C2-5	330	100%	
Public	1761 Park Avenue	Temporary Garden	R10, M1-6	52	100%	
Public	2 East 130th Street	Surface Parking Lot	R7B	7	100%	
Public	4095 9th Avenue	Surface Parking Lot	R8, C6-2	570	100%	
Public	175 Nagle Avenue	Vacant (Infill)	R7-2	250	100%	
Public	Pier 6	Transportation Land Use	C4-6	9000	Mixed Income	
Public	56 Greenwich Street	Transportation Land Use	C6-9, C5-5	2967	Mixed Income	
Private	14 White Street	Surface Parking Lot	C6-2A	35	Market Rate	Site identified by a stakeholder; currently a vacant lot in Tribeca East Historic District
Private	549 Grand Street	Two-story Commercial	R7-2, C1-5	81	Market Rate	This site includes a supermarket, so redevelopment plans would have to ensure fresh food access for local residents.
Private	181 Avenue D	Vacant, Surface Parking	R7-2	306	Market Rate	
Private	601 8th Avenue	Two-story commercial	C6-4	159	Market Rate	
Private	512 West 37th Street	Industrial	C2-8	120	Market Rate	

Type	Address	Current Use	Zoning	Units	Affordability	Comments
Private	2220 Broadway	Two-story Commercial	C4-6A, EC-3	36	Market Rate	Redevelopment plans should incorporate a theater that has been proposed for the site.
Private	303 West 96th Street	Gas Station	R8, C2-5	104	Market Rate	
Private	3543 Broadway	One-story Commercial Space	C6-3X, R6A, C1-4	127	Market Rate	
Private	3270 Broadway	Surface Parking Lot, Commercial	C6-1	148	Market Rate	Redevelopment should include a 25% set-aside for affordable community housing.
Private	3300 Broadway	Two-story Commercial	C6-2	164	Market Rate	Redevelopment should include a 25% set-aside for affordable community housing.
Private	410 West 115th Street (& Adjacent Lots)	Surface Parking Lot	R8	147	Market Rate	Redevelopment should include a 25% set-aside for affordable community housing.
Private	3410 Broadway & 543 West 138th Street	One-story Commercial	R8/R7A, C1-4	175	Market Rate	
Private	3531 Broadway	One-story Commercial	C6-3X	117	Market Rate	
Private	38 Convent Avenue	Self-storage	R7A	128	Market Rate	
Private	673 St. Nicholas Avenue	Parking Garage	R7A	110	Market Rate	
Private	553 West 133rd Street	Parking Garage	C6-1	102	Market Rate	Redevelopment should include a 25% set-aside for affordable community housing.
Private	1763 Amsterdam Avenue	Vacant	R7A, C1-4	55	Market Rate	
Private	425 Edgecombe Avenue	Two-story Commercial, Surface Parking	R8A, C1-4	116	Market Rate	
Private	350 West 125th Street	Two-story Commercial	C4-4D	88	Market Rate	
Private	120-4 West 125th Street	One-story Commercial	C6-3, C4-4D	214	Market Rate	
Private	208 West 125th Street	Two-story Commercial	C6-3, C4-4D	191	Market Rate	
Private	2310 Frederick Douglass Boulevard	Religious Facility	C6-3, C4-4D	171	Market Rate	
Private	256 West 125th Street	Two-story Commercial	C4-4D, C6-3	123	Market Rate	
Private	158 West 125th Street	Two-story Commercial	C6-3	97	Market Rate	

Type	Address	Current Use	Zoning	Units	Affordability	Comments
Private	121 Lenox Avenue	Two-story Commercial	R7-2, C1-4	79	Market Rate	This site is home to Amy Ruth's, an iconic neighborhood staple, which should be taken into account in redevelopment plans.
Private	251 West 154th Street	One-story Commercial	R7-2	101	Market Rate	
Private	2495 Adam Clayton Powell Boulevard	Two-story Commercial	C4-4D	91	Market Rate	
Private	2331-7 2nd Avenue	Vacant	R9A, C2-5	91	Market Rate	
Private	132 East 125th Street	Two-story Commercial - Vacant	C4-4D	26	Market Rate	
Private	125 East 116th Street	One-story Commercial	R9, R7D, C2-5, C1-5	84	Market Rate	
Private	1040 St. Nicholas Avenue	Vacant	R7-2, C1-4	46	Market Rate	
Private	2042 Amsterdam Avenue	Two-story Commercial	R7-2, C1-4	80	Market Rate	
Private	West 184th Street/ Overlook Terrace	Vacant	R7-2	141	Market Rate	
Private	600 West 181st Street	Two-story Commercial	C4-4, R7-2	94	Market Rate	
Private	610 West 207th Street	Two-story Commercial	R7-2	125	Market Rate	
Private	130 Dyckman Street	One-story Commercial	R7A, C4-4	80	Market Rate	
Private	160 Dyckman Street	Two-story Commercial	R7A, C4-4, C1-4	80	Market Rate	
Private	4261 Broadway	Vacant	C4-4, R7-2, C8-3, C1-4	32	Market Rate	
Private	4280 Broadway	Two-story Commercial	R7-2, C2-4	92	Market Rate	
Private	150 Dyckman Street	One-story Commercial	C4-4	106	Market Rate	
Private	2479 Amsterdam Avenue	Parking Garage	R7-2, C2-4	87	Market Rate	
Private	4086 Broadway	One-story Commercial	R8, C1-4	103	Market Rate	