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**The City of New York
Community Board 8 Manhattan**

March 10, 2022

Honorable Kathy Hochul
Governor of New York State
NY State Capitol Building
Albany, NY 12224

Honorable Andrea Stewart-Cousins
Senate Majority Leader
172 State Street, Room 330
Albany, NY 12247

Honorable Carl E. Heastie
Speaker of the Assembly
LOB 932
Albany, NY 12248

RE: Governor’s Proposal to Lift the Restriction on Allowable Residential FAR

Dear Governor Hochul, Majority Leader Stewart-Cousins, and Speaker Heastie,

At the Full Board meeting of Community Board 8 Manhattan held on March 9, 2022, the board **APPROVED** the following resolution by a vote of 27 in favor, 14 opposed, 0 abstentions and 0 not voting for cause:

WHEREAS, On January 18, 2022, Governor Kathy Hochul proposed an amendment to the New York State Multiple Dwelling Law with the stated purpose: “to return to New York City authority with respect to the floor-area ratio limit on residential density;” and
WHEREAS, the stated justification for the amendment is that the proposed budget “supports an increase in the supply of housing to combat rising housing costs and homelessness”; and
WHEREAS, the New York State Multiple Dwelling law as amended by chapter 748 of the laws of 1961 established a maximum Floor Area Ratio (FAR) of 12.0 for all Residential Buildings in New York State; and
WHEREAS, the text of the amendment removes the limitation only to cities with populations greater than 1,000,000 persons; and
WHEREAS, New York City is the only city in New York State with a population in excess of 1,000,000; and
WHEREAS, the population density of New York City is over 31,000 persons per square mile per the 2020 Census), making it the most densely populated city in the United States; and
WHEREAS, only five other US cities (with a population of over 500,000) have a population density of even 10,000 persons per square mile; and
WHEREAS, if enacted, the proposed amendment would allow New York City to increase the floor area of residential buildings without limit by removing the current limitations; and
WHEREAS, if enacted, the proposal would become effective in 180 days with no specified end date; and
WHEREAS, if enacted, the proposed amendment would impose no conditions that might encourage the creation of affordable housing; and

WHEREAS, if enacted, the proposed amendment would impose no conditions that might combat rising housing prices; and

WHEREAS, if enacted, the proposed amendment contains no language or provisions that would combat homelessness; and

WHEREAS, the proposal contains no mechanism for augmenting services and city infrastructure to accommodate additional residential density; therefore be it

RESOLVED, That Community Board Eight **OPPOSES** the proposed Budget Bill (S8006-A and A9006-A) PART CC: “AMENDMENT TO THE MULTIPLE DWELLING LAW”; and be it further

RESOLVED, That Community Board Eight urges our State and City legislators to oppose the proposed bill and demands that Governor Hochul withdraw this bill from the State Budget.

Please advise us of any action taken on this matter.

Sincerely,

Russell Squire

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Chair

Elizabeth Ashby and Anthony Cohn

Elizabeth Ashby and Anthony Cohn
Co-Chairs, Zoning & Development Committee

cc: Honorable Eric Adams, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Mark Levine, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member, 76th Assembly District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District