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**The City of New York**  
**Community Board 8 Manhattan**  
**Task Force on Converting Outdated Zones to Residential Use**  
**Tuesday, September 19, 2023 - 6:30 PM**  
This meeting was conducted via Zoom

**MINUTES:**

**Board Members Present:** Adam Wald, Elizabeth Rose, Michele Birnbaum, Alida Camp, Rita Popper, Valerie Mason, Elizabeth Ashby, Felice Farber, Craig Lader, John McClement, Marco Tamayo, Sharon Pope-Marshall, Lori Bores, Barbara Rudder

Meeting was called to order at 6:32pm

**Item 1: Presentation from Adam Wald**

Adam Wald gave a presentation identifying the specific blocks in CB8 that are currently zoned M1-4 or C8-4 (these zones do not allow residential use other than pre-existing housing), and the high level goal of potentially rezoning some or all of these blocks to residential, as any new development would then be subject to MIH, and would generate affordable housing units. The presentation outlined the MIH requirements, which are generally 25-30% of units at varying levels of % AMI, identified other neighborhoods that have rezoned since the passage of MIH requirements, and the existing uses and FAR allowed in these zones.

Board members and members of the public expressed the following questions and concerns:

- General support for the formation of the task force and the goals of creating new affordable housing units;
- General concerns that developers would not meet the MIH requirements through a variety of potential approaches;
- Concerns about potential density;
- Concerns about the specific proposed development in block 1540 – “the Friedland Rezoning” or “[East 94th Street Rezoning](#)” – which is expected to come to the Community Board this fall;
- Questions about how successful other up-zoned areas have been at generating the expected volume of affordable housing;
- Questions about whether the MIH requirement is for the percentage of total units vs. the percentage of square footage – i.e., can a developer build oversized market rate apartments and thereby reduce the number of affordable units required, and could all affordable units be studios or one-bedrooms rather than comparable to the market rate unit size? Are there ways of encouraging more total units as opposed to fewer/larger market rate units in new buildings from this rezoning?;
- Are there ways to include other requirements (e.g., height limits, greater percentage of affordable units, etc.)?;
- Questions about the affordable housing fund alternative to on-site MIH;
- Desire to maintain/create potential for schools and supermarkets;
- Request that we consider R8B on the side streets, along with other options;
- Questions about the range of expected new units;
- Questions about how MIH applies to renovations of existing buildings and/or additions to existing buildings;

- Question about whether any new affordable units would be part of the NY Connect Housing Lottery (Yes);
- Can there be a moratorium on individual rezoning requests while this committee develops its proposal (likely not, but we will check);
- Suggestion that we inventory the existing number of units and affordable units on these blocks to help us evaluate whether a rezoning might increase or decrease the number of units in place.

**Next Steps:**

The next meetings will be Wednesday, October 25<sup>th</sup> and Tuesday, November 14<sup>th</sup>.

There being no further business the meeting was adjourned at 8:03pm

**Respectfully submitted, Elizabeth Rose and Adam Wald, Co-Chairs.**