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

Regarding the proposed City of Yes for Housing Opportunity Zoning Text Amendment

WHEREAS, the proposals contained in City of Yes for Housing Opportunity (“COYHO”), put forth by the Department of City Planning, represent the third of three sets of proposals designed to promote sustainability, support economic development and create affordable housing throughout the City of New York;

WHEREAS, the primary aim of COYHO, as set forth by the Department of City of Planning is to promote a “little bit” of housing in every neighborhood;

WHEREAS, Manhattan Community Board Eight recognizes and commends the effort to produce and distribute new housing throughout the City;

WHEREAS, it has long been a primary goal of Manhattan Community Board Eight to help in the facilitation and creation of affordable housing in our district and elsewhere in the City of New York,

WHEREAS, Manhattan Community Board Eight has conducted a comprehensive review and engaged in discussions with relevant city agencies regarding the COYHO zoning text amendment and engaged a land use and zoning expert to assist us in our review of COYHO;

WHEREAS, COYHO comprises 15 components of varying impact levels and clarity, necessitating careful consideration;

WHEREAS, Manhattan Community Board Eight noted that due to the limited review period, the sheer volume of COYHO changes and their complexity, many questions about different components of the proposal remain unresolved, causing reluctance and a hesitation on how best to express our views on the individual proposals (resulting in a large number of “no” recommendations as there are too many questions and variables, and not enough certainty as to the amount of affordable housing these changes will produce), the overall proposal and the review process itself; and

WHEREAS, with respect to COYHO proposal number No. 11 (Update to Mandatory Inclusionary Housing), Manhattan Community Board Eight was evenly divided and makes no recommendation at this time with respect to this proposal;

WHEREAS, Manhattan Community Board Eight reserves our right to continue to evaluate COYHO as it moves forward and to provide additional comment on the proposals as more information becomes available and the proposals evolve through the legislative process; and

THEREFORE, BE IT RESOLVED that Manhattan Community Board Eight expresses its **favorable** “yes” opinion for the following proposals of the COYHO zoning text amendment:

- (1) Town Center Zoning
- (2) Transit Oriented Development
- (4) District Fixes
- (13) Quality Housing Amenity Changes;

BE IT FURTHER RESOLVED that Manhattan Community Board Eight expresses its “no” **unfavorable** opinion of the following proposals of the COYHO zoning text amendment as follows:

- (3) Accessory Dwelling Units
- (5) Universal Affordability Preference
- (6) Lift Costly Parking Mandates
- (7) Convert Non-Residential Buildings to Housing
- (8) Small and Shared Housing
- (9) Campus Infill
- (10) New Zoning Districts
- (12) Sliver Law
- (14) Landmark Transferable Development Rights
- (15) Railroad Right of Way

VOTE: ☐ **In Favor** ☐ **Opposed** ☐ **Abstention** ☐ **Not Voting for Cause**