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The City of New York
Community Board 8 Manhattan
Zoning, Development, and Housing Committee
Tuesday, November 25, 2025 - 6:30 PM
Conducted remotely on Zoom

Minutes

Board Members Present: Michael Anderson, Elizabeth Ashby, Gayle Baron, Michele Birnbaum, Anthony Cohn, DJ Falkson, Edward Hartzog, Dylan Kennedy*, Craig Lader, John McClement, Margaret Price, Elizabeth Rose, Kimberly Selway, Marco Tamayo, Adam Wald, and Sharon Weiner.

**Public Member*

Approximate Number of Public Attendees: 12

The meeting was called to order at 6:35 PM.

1. J-51 Program Presentation from the Department of Housing Preservation and Development

The first item was a presentation of Housing, Preservation, and Development's J-51 program by Joy Resor, John Leonard, and La Fleur Lewis. The presentation is attached to this document.

The program provides tax abatements for the rehabilitation of seriously damaged buildings. Many questions were raised about the program's features and applications in Community District 8, which were fully addressed and explained by the HPD representatives.

2. Discussion of Solutions to Vacant Apartments and Loss of Affordable/Rent-Regulated Housing

The next item brought up counterproductive housing situations in the city – specifically the demolition of rent stabilized apartments in CD8 (16,269 between 2007 and 2020) and the nearly 200,00 vacant apartments in the city. It was announced that this matter will be further discussed at the Committee's December meeting.

The problem of new buildings providing fewer apartments than the building that was demolished to construct them was brought up. It was recommended that the issue be discussed at December's meeting.

3. Old Business

No items of Old Business were discussed.

4. New Business

No items of New Business were discussed.

There being no further Old or New Business, the meeting was adjourned at 9:00 PM.

Elizabeth Ashby, Anthony Cohn, and Ed Hartzog, Co-Chairs

J-51 Reform

November 25, 2025

Background

Purpose: Incentivize investment in the physical health and efficiency of buildings across NYC without increasing rents to low rent units.

Benefit: J-51 R provides a tax abatement for up to 70% of approved certified reasonable costs over 12-20 years for eligible alterations or improvements to an existing eligible building.

Objectives of J-51 Reform

- Enabling critical maintenance and improvements in buildings that need it
- Preserving low rents in rental buildings where rental income may be too low to sustain repairs
- Updating allowable work to reflect the current costs of that work
- Making eligibility criteria clearer and more predictable
- Encourage repairs and upgrades to meet the City's sustainability goals
- Promote general maintenance and habitability for existing buildings

What projects are eligible?

- **A rental project** where fifty percent or more of the dwelling units are qualifying rental units with maximum rents at or below 30% of 80% AMI and rent stabilized with DHCR
- **A homeownership building** with an average assessed value no greater than \$45,000 per dwelling unit as of Commencement Date (the beginning of construction)
- Owned and operated by a **Mitchell Lama** limited profit housing company or redevelopment company
- Receives **substantial governmental assistance**

How do I know if my project is eligible?

Rental Building

50% or more of units rent stabilized at rent below*:

- Studio: \$2,174
- 1 Bedroom: \$2,330
- 2 Bedroom: \$2,796
- 3 Bedroom: \$3,230

*Based on 2024 rents where tenants do not pay for any utilities

Homeownership Building

- Co-op or Condo
- Average assessed value no greater than \$45,000 per dwelling unit

| | | | |
|----------------------|--------------|--|--------|
| Owner(s): | | Building Class: D4 (Elevator apartments) | |
| Borough: | | Building Category: CU32 | |
| Block: | | Building Sub-Category: O | |
| Lot: | | | |
| Number of Buildings: | 1 | Gross Square Footage: | 73,900 |
| Number of Stories: | 6.00 | Number of Residential Units: | 96 |
| Structure Type: | Highrise Apt | Gross Residential Square Footage: | 73,300 |
| Grade: | C Grade | Number of Commercial Units: | 1 |
| Construction Type: | Masonry | Gross Commercial Square Footage: | 600 |
| Primary Zoning: | R7-1 | Year Built: | 1953 |

\$25,564/DU

WHAT'S CHANGED: COMPARING TAX YEARS 2024-25 AND 2025-26

| | Current Year (2024-25) | Next Year (2025-26) | Change |
|-----------------------------|------------------------|---------------------|-----------|
| Market Value | \$5,958,000 | \$6,012,000 | +\$54,000 |
| Assessment Percentage | 45% | 45% | -- |
| Actual Assessed Value | \$2,681,100 | \$2,705,400 | +\$24,300 |
| Transitional Assessed Value | \$2,504,520 | \$2,536,380 | +\$31,860 |
| Exemption Value | \$107,605 | \$92,309 | -\$25,396 |
| Taxable Value | \$2,396,915 | \$2,454,171 | +\$57,256 |

What are Eligible Costs?

- Eligible costs can be found on the [Certified Reasonable Cost \(CRC\) Schedule](#)
- Eligible construction must meet the [minimum scope of work of \\$1,500](#) per dwelling unit
- Construction must be completed between 6/30/2022 and 6/30/2026
- All work must be completed thirty months after beginning work
- Eligible construction costs cannot be attributable to any increase in cubic content
- Partial list of CRC items include:

| | | |
|--|---|---|
| <ul style="list-style-type: none"> -Exterior insulation -Air sealing around PTACs, air conditioners, elevator/stairwell shaft vent* -Weatherstripping & Door Sweeps at building entry doors* -Plumbing and hot water heating <ul style="list-style-type: none"> -Air to Water Heat Pumps with Tank -Variable Frequency Drives (VFDs)* | <ul style="list-style-type: none"> --Heating & cooling <ul style="list-style-type: none"> -Burner Upgrades* -Distribution upgrades* -Radiant barriers behind radiators* -Controls and sensors* -Forced-air systems -Fossil-fuel free heat pump: VRF or Mini-split -Seal and balance kitchen & toilet exhaust risers* -Upgrade ventilation fans -Energy recovery ventilators -Lighting controls* | <ul style="list-style-type: none"> -Windows -Piping: water main riser, branches -Lintel -Asbestos abatement -Parapet including coping -Pointing -Natural gas-burning boiler burner -Roof -Masonry -Doors, hollow metal -Insulation pipe for plumbing -Doors, lobby -Electrical upgrade -Elevator replacement (full & partial) |
|--|---|---|

**Low-cost measures that lower operational costs and improve occupant and building health. All items are required to meet current energy code where applicable*

How will New J-51 work?

| Building Profile: 83 Unit Building | Other Rental | Coop/Condo | | | | | | | | | | | | | | | | | |
|--|---|---|--|-----------|-----------|------------------|-----------|---------|---------|----------|---------|------|-----------|--------|---------|-------------|---------|----------------------------|-----------|
| Eligibility | - 50% of units at 80% of AMI - based on SGA and Mitchell Lama requirements | - average AV cap at <45K/DU. - based on SGA and Mitchell Lama requirements | | | | | | | | | | | | | | | | | |
| Eligible Construction and Application timeframe | Eligible Construction must be completed after June 29, 2022 and prior to June 30, 2026, meet minimum scope of work of \$1500 per dwelling unit, complete work within required 30 month timeframe and applies for J-51 R benefit within 4 months after work is complete. | | | | | | | | | | | | | | | | | | |
| Sample Work and Cost | <table><tr><td>Asbestos Removal</td><td>\$132,627</td></tr><tr><td>Masonry</td><td>\$6,460</td></tr><tr><td>Pointing</td><td>\$2,678</td></tr><tr><td>Roof</td><td>\$294,792</td></tr><tr><td>Lintel</td><td>\$3,537</td></tr><tr><td>Metal Doors</td><td>\$7,704</td></tr><tr><td>Total allowable cost (CRC)</td><td>\$447,798</td></tr></table> | | | | | Asbestos Removal | \$132,627 | Masonry | \$6,460 | Pointing | \$2,678 | Roof | \$294,792 | Lintel | \$3,537 | Metal Doors | \$7,704 | Total allowable cost (CRC) | \$447,798 |
| Asbestos Removal | \$132,627 | | | | | | | | | | | | | | | | | | |
| Masonry | \$6,460 | | | | | | | | | | | | | | | | | | |
| Pointing | \$2,678 | | | | | | | | | | | | | | | | | | |
| Roof | \$294,792 | | | | | | | | | | | | | | | | | | |
| Lintel | \$3,537 | | | | | | | | | | | | | | | | | | |
| Metal Doors | \$7,704 | | | | | | | | | | | | | | | | | | |
| Total allowable cost (CRC) | \$447,798 | | | | | | | | | | | | | | | | | | |
| Approved CRC | HPD approved J-51 R Abatement at 70% of CRC: \$335,850 Max Allowed Annual Abatement: \$27, 986 | | | | | | | | | | | | | | | | | | |
| DOF Implements Tax Abatement Benefits Applied 8 1/3% annually, up to 20 years | Current Tax Liability | | Year of Benefits | Year 1 | Year 2 | Year3 | | | | | | | | | | | | | |
| | Market Av | | Tax Bill | \$400,500 | \$405,506 | \$410,575 | | | | | | | | | | | | | |
| | Assessment Percentage | | Actual abatement applied | \$27,986 | \$27,986 | \$27,986 | | | | | | | | | | | | | |
| | Transitional AV | | Annual taxes | \$372,514 | \$377,520 | \$382,589 | | | | | | | | | | | | | |
| | Taxable value | | Abatement Remaining | \$307,864 | \$279,878 | \$251,892 | | | | | | | | | | | | | |
| | Tax Rate | | | | | | | | | | | | | | | | | | |
| | Tax Liability | | | | | | | | | | | | | | | | | | |
| | | | Abatement applied up to 20 years or until expended | | | | | | | | | | | | | | | | |
| Ongoing Requirements | Qualifying units remain rent stabilized for full duration of J-51 R Benefits. No MCI increase for J-51 work during benefit term. | | No restrictions for Coop/Condo. | | | | | | | | | | | | | | | | |
| | SGA and ML projects subject to requirements of program regulatory agreement. | | | | | | | | | | | | | | | | | | |

12/12/2025

7

Abatement example

| Abatements Summary | | | |
|--------------------|----------|-------------|----------------|
| Code | Sub Code | Description | Abatement Amt. |
| J51 | J51 | J51 | 3,262.80 |
| SOLAR | C1 | SOLAR | 14,690.60 |
| Total | | | 17,953.40 |

| J51 Abatement | | | | | | |
|---------------|----------|------------|-------------------------------|----------------------|-----------------------|-----------------|
| Benefit | Amount | Start Date | J51 Lifetime Abatement Amount | Abatement Percentage | J51 Remaining Benefit | Alteration Cost |
| J51 | 3,262.80 | 01/01/2014 | 117,459.00 | 0.90 | 00 | 130,510.00 |
| Total | 3,262.80 | | 117,459.00 | | 00 | 130,510.00 |

| Solar Electric Generating System Abatement | | | | | | |
|--|--------|-----------|--------------|------------|------------|------------------------|
| Benefit | Case # | Amount | Benefit Year | Start Date | End Date | Placed in Service Date |
| SOLAR | 48434 | 14,690.60 | Year 1 of 4 | 07/01/2024 | 06/30/2028 | 06/10/2023 |
| Total | | 14,690.60 | | | | |



Department of Finance

February 15, 2025

Page 2

| Billing Summary | Amount |
|---|---------------------|
| Outstanding charges (Sum of unpaid balance and interest fees from billing periods) | \$93,939.17 |
| New charges (Sum of new property taxes and other charges-see below for details) | \$58,626.84 |
| AMOUNT DUE BY APRIL 1, 2025 | \$152,766.01 |

Your property details:

Estimated market value: \$5,958,000
Tax class: 2 - Residential More Than 10 Units

Exemptions:

Disabled Homeowner \$8,252.00
Combat Veteran \$3,244.00
Senior Citizen Homeowner \$38,117.00

Abatements and/or STAR:

Basic Star - School Tax Relief 15 units \$4,739.20
Enhanced Star - School Tax Relief 5 units \$2,158.52
Co-op/Condo Abatement 52 units \$45,663.88
Solar \$14,690.60
J51 Abatement \$3,262.80

How we calculate your annual taxes:

Billable assessed value: \$2,504,520.00
minus exemptions: -\$49,813.00
times the current tax rate: x 12.5000%
minus abatements and/or STAR: -\$71,515.00
Annual property tax: \$235,348.40

Activity for This Billing Period (Due April 1, 2025)

Department of Finance charges

The charges below include property tax and other property-related charges. If you have questions, contact DOF at www.nyc.gov/dofcustomerservice.

| | Activity Date | |
|-----------------------|---------------|-------------|
| Finance-Property Tax | | \$58,847.36 |
| Adopted Tax Rate | 01/01/2025 | \$-24.54 |
| Star Reversal | 01/01/2025 | \$0.04 |
| Co-op Condo Abatement | 01/01/2025 | \$3.98 |

Messages for You:

Visit www.nyc.gov/taxbill to update your mailing address, register to receive property tax receipts by email, or learn about the interest rate charged on late payments.

Home banking payment instructions: Log into your bank or bill pay website and add "NYC Department of Finance" as the payee. Your account number is your BBL number: [REDACTED]. Our address is PO Box 5536, Binghamton, NY 13902-5536.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

We offer payment agreements for outstanding property taxes. Visit nyc.gov/dofpaymentplans.

How does J-51 R support tenants?



- Ensures necessary work is done to improve the physical health of buildings
- Property owners must provide Notice to Tenants prior to commencement of work
- Construction work completed for J-51 R cannot be passed to tenant's rent as MCI increases
- Qualifying units must remain rent stabilized for the full duration of the J-51 R benefit
- Requires owners to correct HPD violations before benefits are granted

How to apply?

Application is available on the HPD website: www.nyc.gov/site/hpd/services-and-information/tax-incentives-J-51-reform.page. Submit all required forms via email to J51_customer_service@hpd.nyc.gov and all affidavits must also be printed, signed and notarized, and mailed to HPD at:

Attn: Division of Housing Incentives
Re: J-51 Reform Application
Department of Housing Preservation & Development
100 Gold Street, Room 8C-09
New York, NY 10038



Pre-Construction

- Notice to Intent to Apply
- Notice to Tenants
- Affidavit to HPD providing that Notice to Tenants occurred



Post-Construction Application

- Application (live) pdf file
- J-51 R Workbook with claimed work, rents and/or AVs.
- Certificates of completion of work
- Proof of eligible construction costs
- Architect's/Engineer's Affidavit
- Affidavit of Ownership and Energy Star Compliance
- Additional affidavits and required documents depending on the building's tenancy, ownership structure and nature of work completed