

Housing Not High-Rises

Community Meeting 04/16



We are Housing Not High-Rises, a community-based group

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Community Meeting 04/16



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Housing Not High-Rises

Community Meeting 04/16/24

Follow and stay informed

 @housing_not_high_rises

 @housing not high-rises

 www.housingnothighrises.org

Sign the petition

bit.ly/arrow-petition



We are Housing Not High-Rises, a community-based group

Agenda

How we're planning to work together tonight:

- Background & an overview of Arrow Linen's proposal
- Updates since our last community meeting
- Information about the process and how new city-wide initiatives will affect it - City of Yes, a plan to add "a little more housing in every neighborhood"
- Guest speakers - our elected officials
- Q&A

bit.ly/arrow-petition



Overview > Updates > Process > Guests > What's Next > Q&A

Overview

We are Housing Not High-Rises, a community-based group

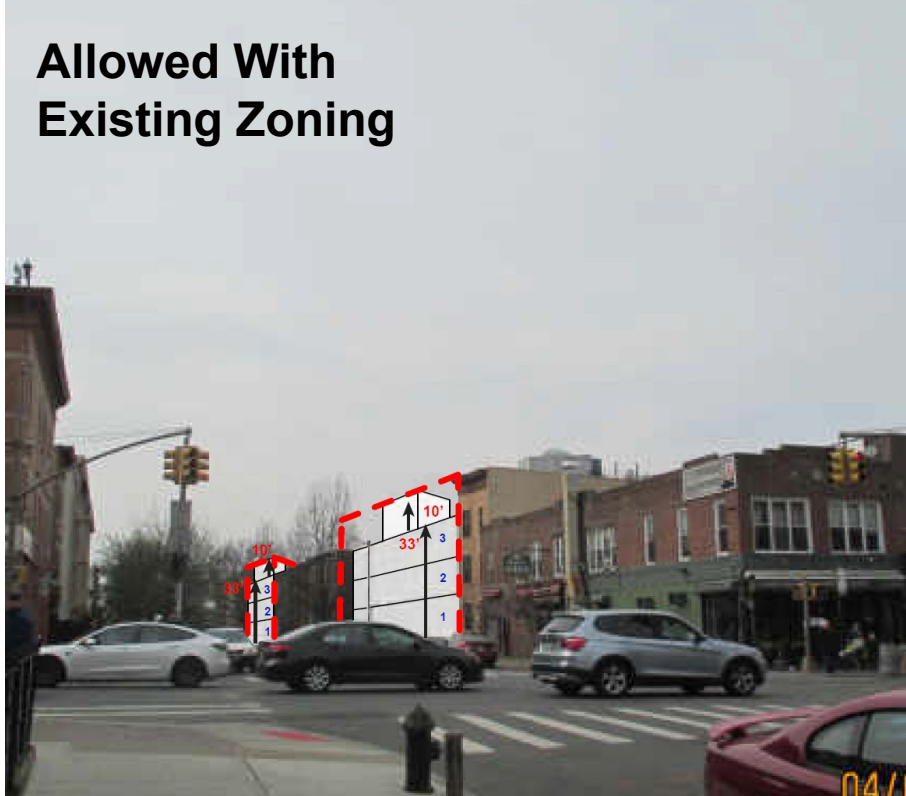
We Are Housing Not High-Rises

- A group of concerned neighbors acting to protect our vulnerable neighborhoods from outsize and predatory spot rezoning
- We want to protect long-time residents from displacement
- We support truly affordable housing that fits in the context of comprehensive city-wide rezoning (not greedy spot rezoning with no community benefit)
- We are meeting with our elected representatives to share feedback from neighbors and make our goals clear
- Over 1500 neighbors have signed our petition to date

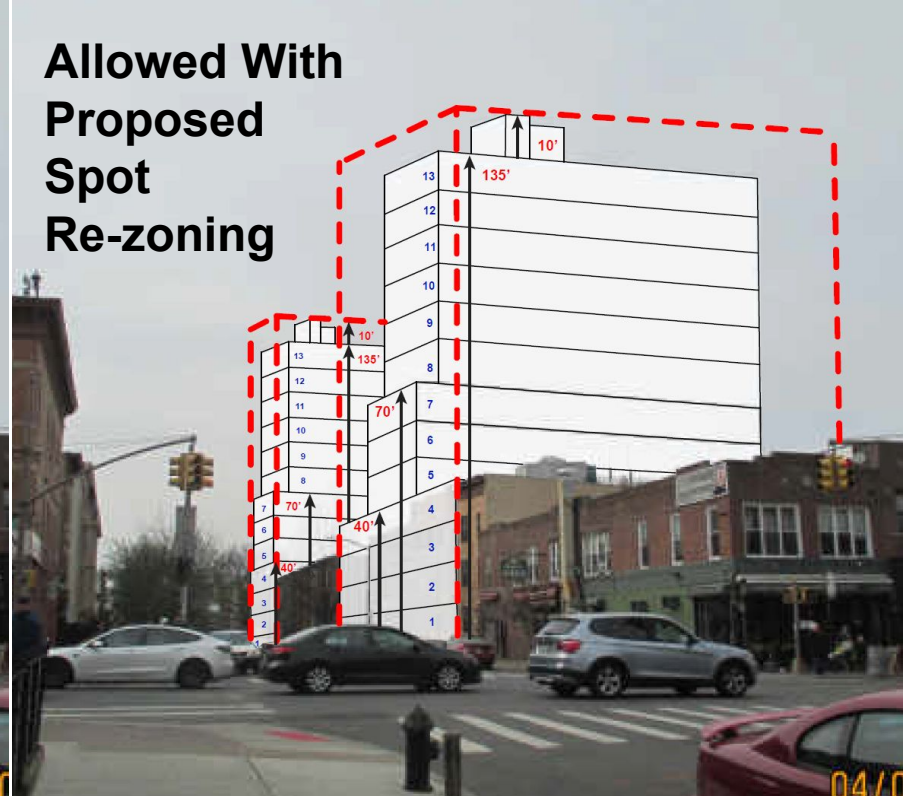
Arrow Linen's Proposal

(height is misrepresented to look smaller)

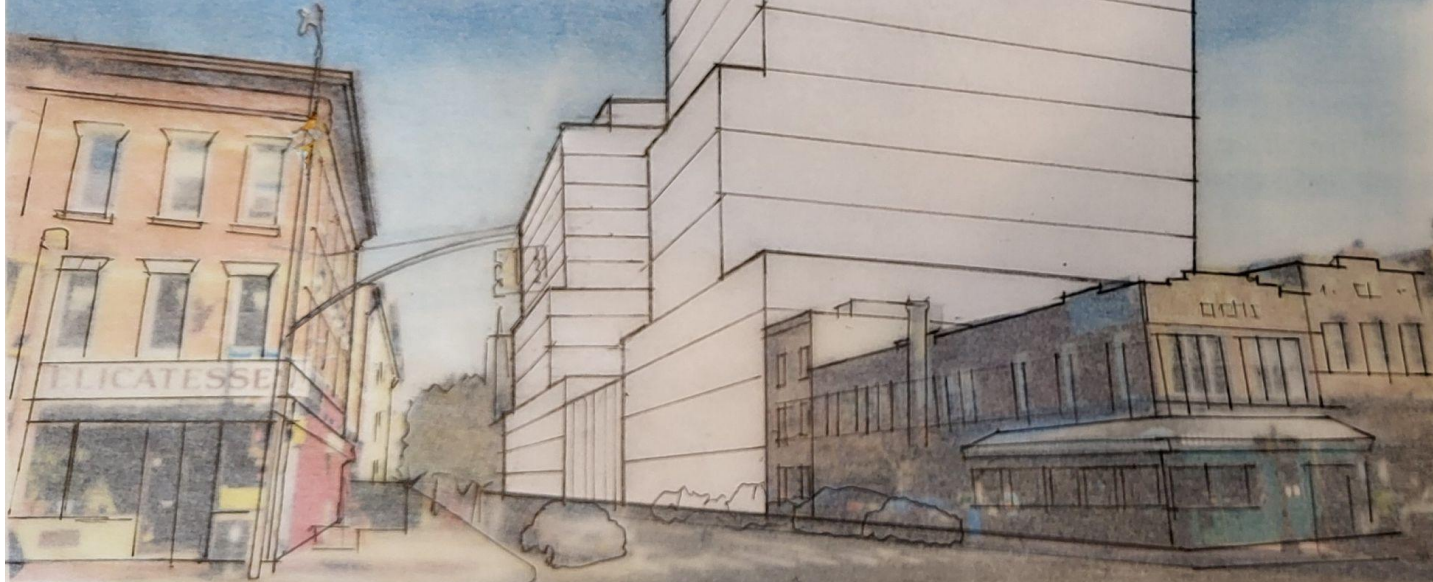
Allowed With
Existing Zoning



Allowed With
Proposed
Spot
Re-zoning



**More accurate
illustration of
proposed spot
rezoning to allow
13 story buildings**



Implications of Arrow Linen's Proposal

A New Standard for the Neighborhood

- Mid-block towers, shadows across multiple blocks from 15/16 St to Prospect Expwy and Howard Place to almost 7th Ave.
- Sets new zoning precedent, other sites in our neighborhoods will become vulnerable

Tenant Displacement

- **59 rent-stabilized units** on the block in jeopardy from speculators

Push Prices Up

- Will make Prospect Ave **less affordable**



JUNE 21



DECEMBER 21

An Alternative

- We think there's a responsible way to develop the Arrow Linen site to create truly affordable housing that avoids displacement and fits into the neighborhood.
- We support changes to zoning policy through a considerate community-led process.
- As Arrow Linen consolidates their operations outside NYC, taking jobs with them; we oppose their radical, one-off spot rezoning to 13 stories which will only enrich the owners and leave behind a destabilizing precedent in our neighborhoods.

Community Updates

We are Housing Not High-Rises, a community-based group

Updates since November 2023

Community Meetings & Outreach

- Organized a meeting on 1/31 with local renters
 - 22 renters attended
 - Many renters are very upset - see this rezoning could lead to them losing their homes
- Meetings with local civic groups



Updates since November 2023

Elected Official Outreach

- Meetings with elected officials: BP Reynoso office, State Senator Myrie office, Comptroller Lander, follow up with CM Hanif
- Engagement with NYC Department of City Planning (DCP) and CB7

Updates since November 2023

Arrow Linen Application

- 2/23/24 Arrow Linen Land Use Application officially filed with DCP
- 4/11/24 Arrow Linen filed Environmental Review update outlining DCP's City of Yes zoning impact: rezoning would be increased to 15 stories!

<https://zap.planning.nyc.gov/projects/2021K0375>



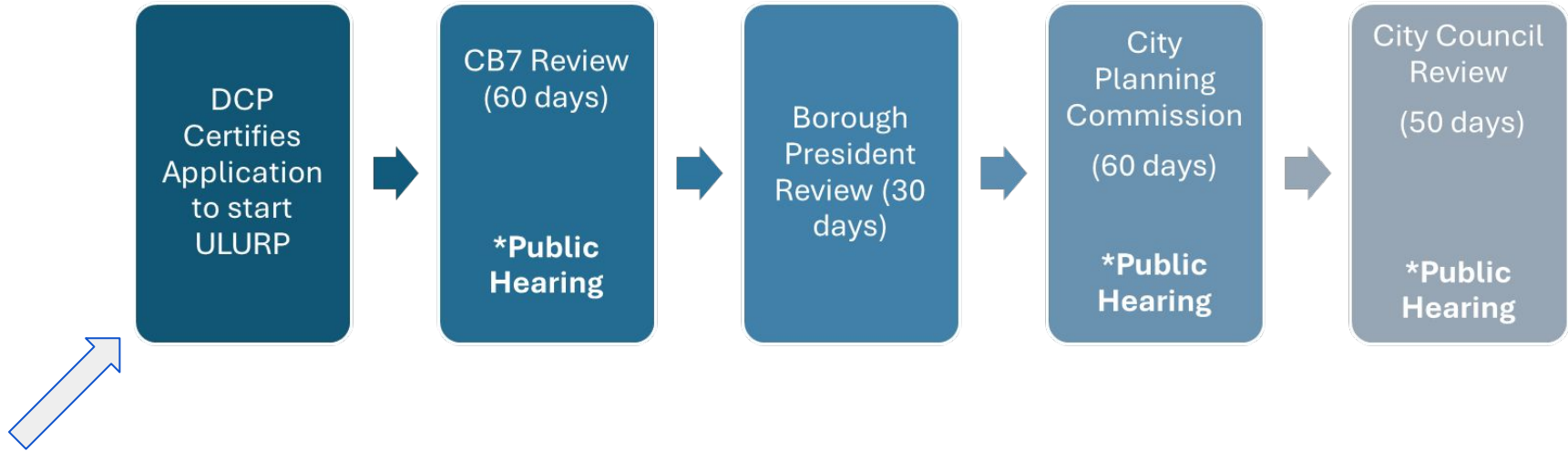
JUNE 21



DECEMBER 21

Land Use Review City of Yes

ULURP Process - where we are today



We are still before this step. DCP expects to certify application “sometime this year”.

City of Yes (COY) for Housing Opportunity

- Citywide rezoning “would address the housing shortage by making it possible to **build a little more housing in every neighborhood**...Updating our zoning rules to create a little more housing and more types of housing in every neighborhood can result in a lot of housing overall **without dramatic changes or overtaxed infrastructure.**”
- Provides as-of-right zoning increase of ~32% to Arrow Linen’s site
- Expected to begin ULURP Spring 2024

Transit-Oriented Development (TOD)

Many modest apartment buildings already exist in lower-density areas of New York City, most of them built between the 1920s and 1950s. However, current zoning bans this sustainable model of development despite the housing shortage and climate change. *City of Yes for Housing Opportunity* would **allow modest, three- to five-story apartment buildings where they fit best**: large lots, within half a mile of subway or rail stations, that are located on wide streets or on the short end of the block. Adding buildings like these would help address our housing shortage without disrupting neighborhood character. It would also provide people with easier access to public transportation.



City of Yes (COY) for Housing Opportunity

How this impacts Arrow Linen proposal

Zoning District	Height Allowed	Dwelling Units Allowed
Current Zoning R5B	3 stories	81 units
Current Zoning with COY	5 stories	No limit (assume up to 216)
Arrow Linen Proposal R7-1	13 stories	365 units
Arrow Linen Proposal with COY	15 stories	No limit (assume up to 540)

Arrow Linen's application should be paused while City of Yes is considered citywide so stakeholders can properly evaluate Arrow Linen's proposal.

In Their Own Words

We are Housing Not High-Rises, a community-based group

“In Their Own Words”

City of Yes for Housing Opportunity

<https://www.nyc.gov/site/planning/plans/city-of-yes/city-of-yes-housing-opportunity.page>

“build a little bit more housing in every neighborhood. Relegalize modest, 3-to 5-story apartment buildings - with stores on the street and apartments above - where they fit best: large lots on wide streets or corners within a half-mile of public transit.”

“In Their Own Words”

Open New York

“we support City of Yes for Housing Opportunity which would allow for contextual housing growth in all neighborhoods... mid-sized apartment buildings along commercial corridors...incremental accessory dwelling units in low-density neighborhoods.”

2024 Policy Agenda

<https://opennewyork.org/2024agenda/>

“In Their Own Words”

CM Pierina Sanchez

District 14 Bronx

Chair of the Committee on Housing and Buildings

Co-sponsor of Homes Now, Homes for Generations

“The market will never deliver homes at the affordability levels that low-income and working-class New Yorkers need”

“In Their Own Words”

Brad Lander

NYC Comptroller

“Shift focus away from the for-profit, private sector model [...] towards a model that invests in public, non-profit, cooperative, and community-centered strategies that will curb prices around the city and create long-term affordability”

from 2024 “Housing as a Public Good: A Social Housing Plan for NYC”

<https://www.landerfornyc.com/social-housing>

“In Their Own Words”

CM Shahana Hanif

District 39 Brooklyn, Co-Chair Progressive Caucus

“Affordable, safe, and accessible housing is a human right, and communities, not real estate developers, should be prioritized in all neighborhood planning”

From Housing our Neighbors: Land Use for the People

<https://www.shahanafrombk.com/land-use>

Our Position

- Fit the scale of our neighborhood **and** create affordable housing
- Protect renters, remove non-Arrow Linen owned buildings
- Final decision **after** City of Yes
- We want those people we elected to represent us, to hear what the community wants, and represent us in the process.

Overview > Purpose > Education > Updates > **Guests** > What's Next > Q&A

Guest Speakers

We are Housing Not High-Rises, a community-based group

Diana Gonzalez

Brooklyn Community Board 7

- Land Use Committee Chair
- Community Board serves an important advisory role in this process, and their position can influence decision-makers

Bobby Carroll

New York State Assemblymember / District 44 Since 2017

- Advocate for compromise in this issue
- Co-sponsor of:
 - Social Housing for New Yorkers Act
 - Good Cause Eviction Act
 - Housing Access Voucher Program

Shahana Hanif

New York City Councilmember / District 39 Since 2022

- Co-chair of NYC Council's Progressive Caucus
- Homes for Now, Homes for Generations
- Council Member Hanif's role is crucial in this process

Q & A

Follow and stay informed

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We Need You

Houses Not High-rises

We are Housing Not High-Rises, a community-based group

Please Help

Come to the public hearings where these things get decided

- **Community Board 7 Meeting**
- **City Planning Commission Hearing**
- **City Council Hearing**
- We will let you know when and where these will be, but you must sign the petition and/or email list, or follow us on social media to be informed about the above

Contact Council Member Hanif

- Email, write or call. Suggested message at housingnothighrises.org

THANK

YOU!

bit.ly/arrow-petition



More Accurate Illustration of 7 & 13 Story Buildings

