

# New York Housing Conference



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John Kelly, *Co-Chair*  
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To Whom It May Concern;

The New York Housing Conference (NYHC) is a broad-based coalition of the major citywide not-for-profit and private developers, owners and managers of affordable housing in New York City. NYHC was established in 1973. In 1975, NYHC became affiliated with the National Housing Conference (NHC) in Washington, D.C. Founded in 1931, NHC has been the nation's leading voice for housing. The Housing conference strongly supports the proposed changes to the Zoning Resolution developed by AIA New York Chapter with representatives of various organizations. The changes are designed to deal with a largely built up, mature city, allow flexibility to encourage variety and design excellence, and create regulations that permit sustainable design. Though incremental the changes will allow for better and more sustainable affordable housing.

The following are a brief description of the changes:

- No maximum lot coverage for a corner lot of 5,000 square feet or less - full lot coverage creates a better design solution
- Allow multi-family buildings on small lots as long as design meets all other bulk and density requirements.
- Through a BSA Special Permit allow an independent wall or walls along a side lot line, where the adjacent lot is vacant.
- Permit dormers in rear yard setback. This would allow for greater design flexibility.
- Allow increase in maximum street wall height if it would create greater consistency with existing adjacent buildings.
- Clarify applicability of residential tower regulations in certain commercial districts

Again we strongly support this proposal, thank you for your time and consideration.

Sincerely,

Clara Fox

John Kelly

Carol Lamberg