

NYS[△]FAH

NEW YORK STATE ASSOCIATION FOR AFFORDABLE HOUSING

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To Whom It May Concern:

NYSFAH is a statewide organization of developers and others involved in the financing and building of affordable housing. The bulk of our 300 members work throughout New York City's five boroughs and are collectively responsible for most of the housing built with city, state, or federal subsidies in NYC in recent years.

I am writing to support the proposed changes to the Zoning Resolution developed by AIA New York Chapter. These changes will give architects greater flexibility in dealing with the challenges of building in our city while not compromising neighborhood character or safety. It will encourage design excellence and—especially important today—sustainable design.

In brief, the changes are as follows:

- 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

These changes will allow our members to build better and more sustainable affordable housing. We strongly support this proposal and urge that it be approved.

Sincerely,



Bernard T. Carr
Executive Director