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August 17, 2021

Hon. Gale Brewer, Manhattan Borough President
One Centre Street, 19th fl. So.,
New York, NY 10007

Re: Proposed SoHo/NoHo Rezoning and ULURP Review

Dear Borough President Brewer,

I write on behalf of the Preservation League of New York State, New York's only statewide historic preservation nonprofit organization, regarding the proposed rezoning of the SoHo and NoHo historic neighborhoods. As the statewide historic preservation nonprofit, the Preservation League stands with our New York City-based preservation colleagues in calling on the city's administration to reconsider the proposed SoHo/NoHo upzoning. Specifically, we ask you to recommend denial of the proposed rezoning through the Uniform Land Use Review Procedure process.

We support the neighborhood's Community Alternative Rezoning Plan for SoHo and NoHo, which would establish more robust financial incentives for creating affordable housing, using open lots or underdeveloped sites. This plan preserves the current affordable housing within SoHo and NoHo, while supporting the creation of additional affordable housing units. It would also slow the development of ultra-luxury residential units that would inevitably result from the current rezoning proposal, and which we have seen explode throughout New York City under increased upzoning.

Far from being obstructionists, preservation organizations in New York City wish to maintain income diversity and grow affordable housing throughout New York's neighborhoods. Unlike the real estate development community, preservationists wish to see this happen in a thoughtful evolution that truly answers the need for increased affordable housing units, not merely catering to luxury high-rise developers.

Please reconsider this upzoning proposal and instead look to the Community Alternative as a way to increase affordability in SoHo and NoHo. New York's diverse neighborhoods and local businesses make it great and have led to its success. This proposal would forever change one of New York's most iconic and historic neighborhoods.

Thank you for your consideration. Please do not hesitate to contact me with any questions.

Sincerely,

Jay DiLorenzo
President