

**GREENWICH
VILLAGE SOCIETY
FOR HISTORIC
PRESERVATION**

**VILLAGE
PRESERVATION**

PRESS RELEASE

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**STATEMENT REGARDING
CITY COUNCIL APPROVAL OF
SOHO/NOHO/CHINATOWN REZONING**

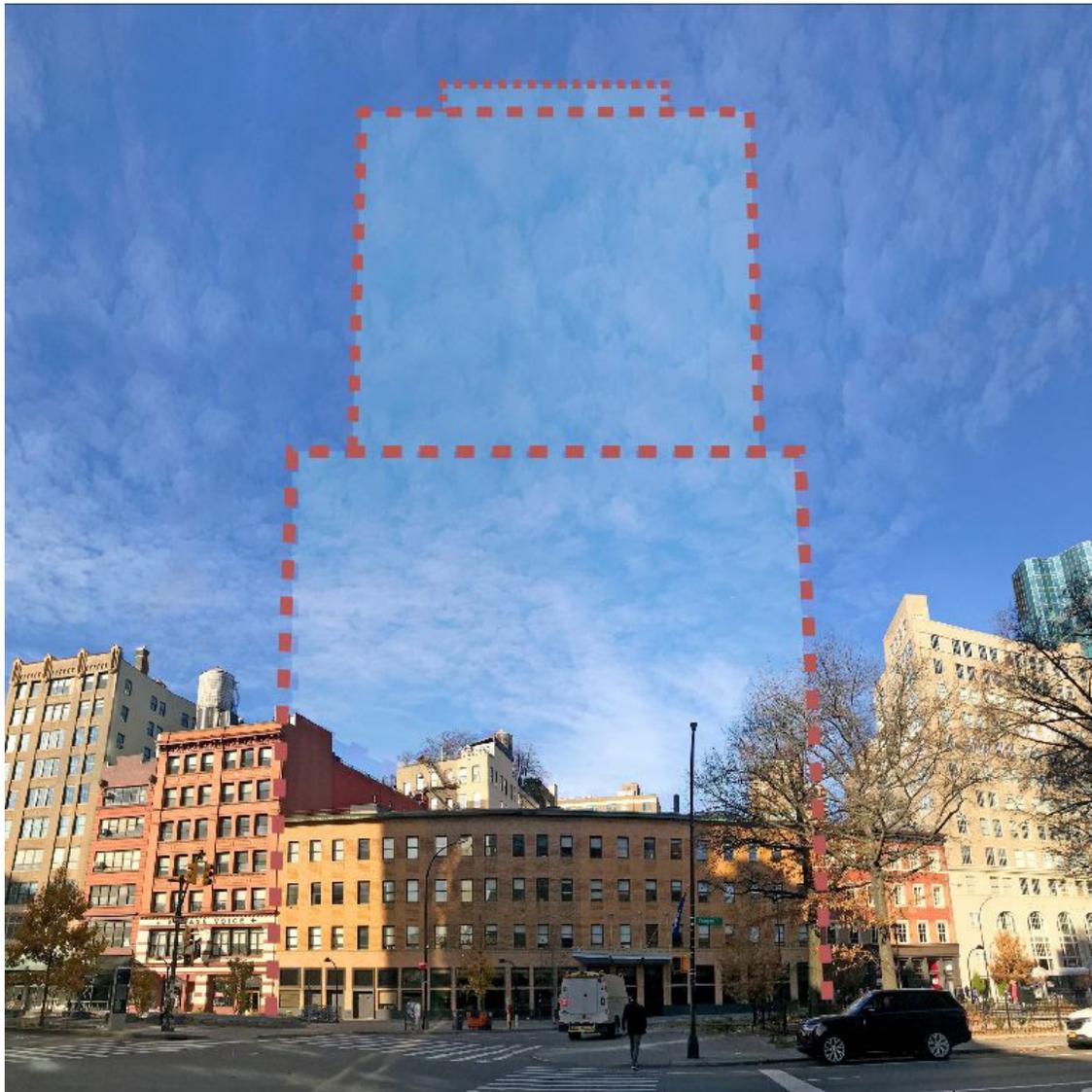
Manhattan — Village Preservation, a primary opponent of the SoHo/NoHo/Chinatown rezoning plan, issued the following statement in response to the New York City Council’s vote today to approve the plan:

“In spite of all the smoke and mirrors, let’s be clear: this plan is a giant giveaway to real estate interests, with the promise that a tiny percentage of that enormous gift will be returned to the public in the form of new affordable housing. The reality is in by far the majority of cases, it won’t. What it will do is prompt a flood of luxury condos, giant big-box chain stores and high-priced corporate offices and

hotels, and generate enormous pressure and incentive to demolish hundreds of units of affordable rent-regulated housing in the area, displacing lower-income residents who are disproportionately seniors, artists, and Asian Americans. The changes wrought by the City Council are lipstick on the proverbial pig. The points of agreement between the Council and the Administration are a laughable mix of hollow gestures, recycled prior agreements, and promises that neither this Council nor Mayor are obligated to keep. Everything about this process has been built on deception and sleight of hand — labeling a plan built by and for real estate interests as social justice; greenlighting mega-chain retail proliferation and calling it helping small businesses; shoehorning massive new development into one of the most traffic-clogged and flood-prone parts of New York City and claiming it's responsible development. Both the Mayor and the City Councilmembers who voted in favor of this sham plan were more interested in what big-money real estate donors had to say than the [housing and tenant advocates](#), environmental groups, [Chinatown leaders](#), anti-displacement advocates, local community boards, [national preservation organizations](#), and tens of thousands of New Yorkers who urged them to reject this plan. The lack of backbone or integrity displayed by our elected leaders is sad and disappointing,” said Andrew Berman, Village Preservation’s Executive Director.

Dozens of housing, social justice, environmental, community, and preservation organizations had written to the Council urging them to reject the revised rezoning — read the letter [here](#).

Village Preservation produced an image showing the size and scale of a building developers could construct under the rezoning without including any affordable housing. The example, at 46 Cooper Square in NoHo, illustrates how developers can build the largest buildings allowable under the rezoning and still avoid having to include any affordable housing.



Allowable Under City Council Approved Rezoning With NO Affordable Housing

46 Cooper Square

275 ft tall (plus mechanical penthouse), 155 ft tall base — maximum allowed

12 FAR (utilizing air rights from adjoining lots)

No affordable housing whatsoever

Commercial (offices/hotel) with up to 25K sq ft of luxury condos

Village Preservation produced numerous studies showing how the proposed rezoning was likely to produce [little if any affordable housing](#), even after revisions were made to it; how it was likely to result in the [destruction of hundreds of units of affordable rent-regulated housing](#) and [displacement of its lower-income, older, diverse long-term residents](#); how new developments under the rezoning plan were likely to [make the neighborhood richer and its housing more expensive](#), not less, as proponents argued; how it would [disproportionately impact and target Asian American residents](#) for

displacement; how its many loopholes would [encourage developers to build with no affordable housing](#) (see also [here](#)); and how the developments allowed under the plan would be [grossly out of scale and character for the neighborhood](#), which has been recognized at the city, state, and federal level as a historic landmark.

More information and analysis about the rezoning's impacts, as well as statements of opposition to it, can be found at www.villagepreservation.org/NoUpzoning.

— end —

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