



**THE CITY OF NEW YORK
BRONX COMMUNITY BOARD 6**

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Honorable Vanessa L. Gibson, Bronx Borough President

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**MS. EVONNE CAPERS
Board Chairperson**

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District Manager**

Bronx Community Board 6
Housing Committee Minutes

Tuesday, January 17, 2023

The Housing Committee met on January 18, 2023 via Zoom Audio and Video Conference. The following board members were present at the meeting:

The committee first heard from John Sanchez of the 5 Borough Housing Movement. Mr. Sanchez presented on the need for more housing in New York City, and the group's interest in making housing construction easier through changes in state law. The group advocates for easier conversion of office space into housing, lifting the Floor Area Ratio cap to allow for more units per lot, and for tax incentives to build permanently affordable housing. Currently, office space built after the 1960's has many barriers in being converted to housing. Any offices constructed after the mid 1970's cannot be converted. The 5 Borough Housing Movement proposes lifting regulations banning conversion on any offices built before 1990.

Mr. Sanchez then discusses the Floor Area Ratio cap on buildings in NYC, which prevents buildings from exceeding a ratio of 12 (total floor area divided by total lot area). Total floor area is defined as total square footage of all floors of a building, lot area is defined as total square footage of a building lot. Lifting this cap would allow for taller buildings and more residential units, it would not alter the current zoning building height caps implemented by NYC.

Mr. Sanchez then reviewed the 421-G state tax benefit program, which was used to finance the conversion of millions of square feet of office space into housing. He proposed that the state issue another subsidy program to support these conversions.

The committee then voted to approve a letter of support for the 5 Borough Housing Movement's proposals.