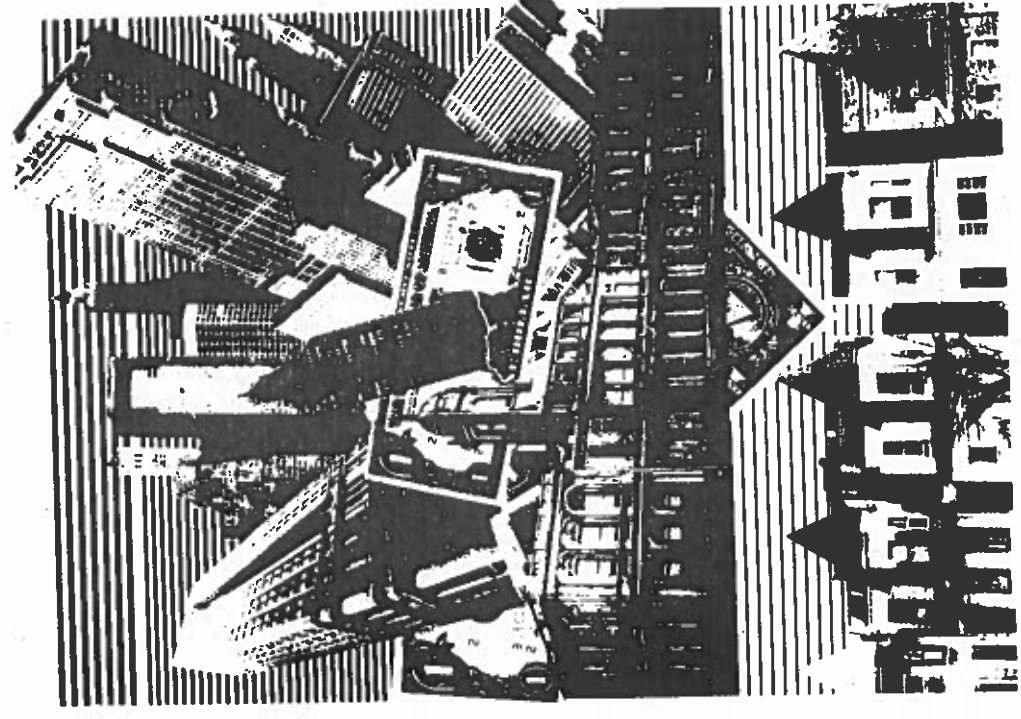


# NEW YORK CITY'S HOUSING CRISIS: PRIVATE DEVELOPMENT AND PUBLIC NEED

CUNY Graduate Center  
Main Auditorium  
33 West 42nd Street  
New York, New York

Mon. Dec. 12, 1983  
9:00 a.m. - 4:30 p.m.



Sponsored by the Pratt Institute Center for  
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# NEW YORK CITY'S HOUSING CRISIS: PRIVATE DEVELOPMENT AND PUBLIC NEED

A WORKING CONFERENCE ON THE ESTABLISHMENT OF INCLUSIONARY ZONING  
AND A HOUSING TRUST FUND FOR AFFORDABLE HOUSING IN NEW YORK CITY

Mon. Dec. 12, 1983  
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## Agenda

### A.M.

- 9:00-9:30 **REGISTRATION**  
Coffee and Danish
- 9:30-9:45 **PLENARY SESSION**  
Welcome: Conference Objectives
- 9:45-10:15 **"INCLUSIONARY ZONING: AN URBAN EXPERIMENT"**
- 10:15-10:45 **STATE OF THE ART:** How other cities across the country tap development pressures to encourage equitable development.
- 10:45-11:00 **COFFEE BREAK**
- 11:00-12:30 **THE INCLUSIONARY ZONING AND HOUSING TRUST FUND PROPOSAL**

### P.M.

- 12:30-1:30 **LUNCH (on your own)**
- 1:30-2:00 **"LINKING OFFICE AND HOUSING DEVELOPMENT; THE CONCEPT WORKS"**
- 2:00-4:00 **MAJOR ISSUE WORKSHOPS**
1. Inclusionary Zoning: Residential Development
  2. Commercial Development: Impact on Housing
  3. Housing Trust Revenue Sources
  4. Balancing Housing Needs: Neighborhoods vs. Citywide
  5. Administering the Housing Trust Fund
- 4:00-4:30 **CLOSING SESSION**  
"Implementation: Future Agenda"

## RESPONDING TO THE HOUSING CRISIS: AN INCLUSIONARY ZONING AND HOUSING TRUST FUND PROPOSAL

### The New York City Housing Crisis

Today the City of New York faces a housing crisis that on many levels threatens the security of all its residents and inflicts tremendous hardships on those of low- and moderate-income. The citywide vacancy rate is just over 2%. There are an estimated 30,000 homeless persons living on our streets. Some 150,000 households are on waiting lists for a grossly inadequate supply of already overcrowded publicly subsidized housing. In the midst of this crisis we cannot sit by and wait for the federal government to rediscover its commitment to lower income housing while private developers with huge tax exemptions reap windfall profits by squeezing more and more luxury buildings (both commercial and residential) onto the island of Manhattan at the expense of the City's less affluent neighborhoods.

### Inclusionary Zoning

The idea of requiring some types of real estate projects to underwrite the costs of offsetting their environmental impacts or to contribute to a more balanced pattern of development within the City is not new. New York has led the nation in the use of innovative techniques to harness the potential of new development to provide directly or indirectly for a wide range of public amenities designed to serve the general welfare of the City and its inhabitants. The use of inclusionary zoning and other land use controls to foster the creation of affordable housing is an idea whose time has come. The landmark **Mount Laurel II** case in New Jersey held that the state must zone to promote the general welfare and that municipalities must adopt affirmative, inclusionary zoning laws to provide housing opportunities for lower income citizens. Meanwhile, major cities across the country have felt increasing pressures to account for the negative housing impact of new commercial development. In response, they have begun to ask developers to make some contribution toward mitigating these effects in return for the privilege of developing valuable land within these cities. In New York these contributions or exactions have increasingly been subject to an ad hoc "system" of negotiation that makes the outcome quite unpredictable from both the community's and the developer's point of view. We deserve better.

### Housing Trust Fund

The creation of a Housing Trust Fund would provide an equitable and dynamic method of redistributing funds generated from a wide range of revenue sources (including, but not limited to, the benefits derived from new office and luxury housing development contributions) toward the production and preservation of low- and moderate-income housing throughout the City. In response to recent and somewhat controversial large-scale development proposals approved in Manhattan, a great deal of public attention (including that of a Mayoral committee) has been focused on the use of developer contributions such as those involved in these projects. Clearly, a more uniform and equitable policy must be developed to guide future developments, both in Manhattan and the other boroughs. Once basic guidelines have been established for obtaining and disbursing contributions, the Housing Trust Fund would provide a more flexible and accountable means of utilizing these and other diverse housing revenues in the most efficient and effective manner consistent with citywide housing policy.

The intent of this conference is to provide a forum in which all the actors in the development process, Neighborhood Housing Groups, Community Boards, Elected Officials, Developers, Lawyers, Planners, etc., can constructively discuss a positive approach to fostering more equitable development for all New Yorkers.

