



Murray Hill

NEIGHBORHOOD ASSOCIATION

February, 2022

Re: Opposition to Changes to FAR in Governor's Budget

The Murray Hill Neighborhood Association applauds many aspects of the Governor's proposed budget for next year, such as creating *truly* affordable housing and converting hotels to permanent residences, but we oppose the proposal to repeal the statutory limitation on the maximum density of the residential area of buildings in NYC. The elimination of this sensible cap on residential development in New York State, which limits it to a floor area ratio of 12 FAR, would authorize the city to allow for denser residential development and would allow more supersized development in NYC neighborhoods that are already overdeveloped.

We all know that residential structures of over 12 FAR would most certainly be luxury buildings for the super-rich, with real estate developers, rather than the people who live and work in these communities reaping the benefits. We don't want a tale of two cities and we don't need more "Billionaire's Rows" in our neighborhoods where half of the units in these luxury towers remain empty either half the year, or permanently.

There has been no proof that creating more "affordable units" by allowing supertall buildings has really worked, and no evidence that increased density alone produces affordability.

It is also not clear what effect the lifting of this cap will have on Historic Districts.

The current laws are generous enough and we are not in favor of the Governor lifting the cap and giving the city the authority to encourage densification by linking it to the creation of affordable housing.

We strongly urge the State legislature not to approve this measure.

Thank you.

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