



NEW YORK CITY HOUSING AUTHORITY
OFFICE OF THE EVP FOR REAL ESTATE DEVELOPMENT
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January 24, 2024

Daniel Garodnick
Chair, City Planning Commission
120 Broadway, 3rd Floor
New York, NY 10271

Re: In favor of City of Yes for Economic Opportunity

Dear Members of the City Planning Commission,

I am writing on behalf of the New York City Housing Authority (NYCHA) in favor of the proposed City of Yes for Economic Opportunity citywide zoning text amendment. Specifically, Proposal 15 to “facilitate local commercial space on residential campuses”, which would give NYCHA a new tool in our toolbox to bring needed commercial spaces to NYCHA developments where none are permitted by zoning today. These spaces could help to meet resident needs for local retail and amenities, grocery stores, pharmacies, and other necessities. So often we hear from residents about these needs, but NYCHA is unable to provide such spaces where zoning does not currently permit them. We are also excited to explore with our residents the opportunity to provide space for NYCHA residents to start and grow businesses, including maker spaces, test kitchens, and small-scale, clean production businesses that would be allowed through Proposal 3 to “expand opportunities for small-scale clean production.”

NYCHA would use this tool at developments throughout the city that would benefit from added commercial space on-site, subject to robust community engagement. Any decision to include new or additional commercial space at a NYCHA campus would be the product of a thorough resident engagement process. For instance, through the Permanent Affordability Commitment Together (PACT) program, residents and resident associations are actively engaged in the planning for the comprehensive improvements at their homes. This authorization would allow for an additional dimension to that process, and others, allowing residents to share a broader vision for their homes and community.

Thanks to the tools proposed in this zoning text amendment, we would look forward to engaging our residents at sites like these to envision how appropriate, underused spaces at their development could be re-purposed to better serve their community.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Gouveia".

Jonathan Gouveia
Executive Vice-President, Real Estate Development
New York City Housing Authority