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**Statement from Council Member Helen Rosenthal  
Pledging to work with the Administration  
to Close the “Poor Door” Loophole Permanently**

Over the past week, we have been reminded that current zoning regulations leave wiggle room for a developer to build separate entrances for affordable and market rate apartments. The “poor door” at 40 Riverside Boulevard is now built. [Unless a councilmember specifically negotiates for affordable units to be mixed in with market rate apartment with a single door](#), the default option open to the developer is a “poor door.”

My office received many calls and emails expressing outrage about this seemingly legalized segregation. Can you imagine two families living at 40 Riverside Drive each with children who go to the public school across the street, who when they walk home must use different doors to get to their respective homes in the same building, because one child’s family has more money than the other’s?

Obviously, the intent of the “inclusionary zoning” rules is to ensure economic integration. Now we need to eliminate the wiggle room. We are exploring the following ideas to address this issue:

1. Close the “poor door” loophole. My office is working with the Administration and my colleagues in the Council to amend the zoning text and 421a rules. Attached is a letter to the Administration with some common sense suggestions to begin the conversation.
2. My office has joined with housing activist and community residents to call on Extell to stop and reverse any building in any stage of development with segregated entrances, including 40 Riverside Boulevard.

3. My office is exploring legislative and policy solutions to stop the flow of government subsidies for legalized segregation.

As the Department of City Planning reconsiders its role in meeting the City's demand for affordable housing, it's critical that zoning regulations and inclusionary housing incentives do not include legal loopholes to allow for discriminatory practices.

I look forward to working alongside the Administration in making the changes we need.

*Helen Rosenthal*