

THE REAL DEAL

MAGAZINE

REAL ESTATE'S LEGAL LANDSCAPE

LAND-USE ROYALTY

A look at the top planning and zoning lawyers in NYC

HOWARD GOLDMAN AND CAROLINE HARRIS

Firm: Goldman Harris

Unlike the other attorneys on this list, Howard Goldman and Caroline Harris are not members of a real estate department within a larger firm. As the founders of the land-use boutique Goldman Harris, the husband-and-wife team focuses exclu-



Howard Goldman
and Caroline Harris

sively on zoning, preservation and environmental review.

In 2008, several years after they married, Harris decided to leave her position at the law firm Troutman Sanders and join Goldman at his eponymous firm. In 2010, they rechristened the business.

Recently, the duo assisted the Archdiocese of New York in a deal to protect 80,000 square feet of unused (but expiring) building rights at a low-income housing development in the Bronx's West Farms urban renewal area.

"They put them in the bank for future use," Goldman said.

In addition to preserving the rights — so a developer can use them down the road to create an additional 150 to 200 affordable units — the transaction represents a creative way of generating more affordable housing at urban renewal projects that are set to lose the protections of the 1960s-era program, they said.

The Archdiocese deal "is a model that can be used in many of the former urban renewal area districts in the city," added Goldman, "because many of them are expiring." TRD