

# Fiscal Impact Statement Prepared By New York City Mayor's Office of Management and Budget



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**Disclaimer:** This fiscal impact statement is a preliminary estimate and subject to change based upon further data analysis or changes in bill text. This legislation is summarized as understood by the administration as of the date this statement was prepared and does not include or consider subsequent text changes. This fiscal impact statement is not legally binding on the administration. "Total" columns represent the respective sum over a four-year period; note that fiscal impacts continue after year four. Unless otherwise stated, information used in the preparation of this Fiscal Impact Statement is sourced from the agencies impacted and the NYC Mayor's Office of Management and Budget.

**Proposed Intro No. / Title:** *Int. 1437 / Maximum citywide percentage of studio apartments in city-funded projects to construct rental units for older adults.*

**Sponsors:** Hudson and Louis

**Committee:** Land Use

**Summary of Legislation:** This legislation requires the Department of Housing Preservation and Development to ensure no more than 50% of dwelling units are studio apartments relative to the amount of all dwelling units in covered projects. Covered projects refer to projects which receive city financial assistance to construct dwelling units intended for older adults to rent.

**Effective Date:** Immediately upon enactment

**First Fiscal Year Legislation Takes Effect:** Fiscal Year 2026

**First Fiscal Year with Full Impact:** Fiscal Year 2026

**Agencies Impacted:** Department of Housing Preservation and Development

## Fiscal Impact Analysis

### **A. Total Impact (Expense and Revenue)**

	Fiscal Year 1	Fiscal Year 2	Fiscal Year 3	Fiscal Year 4	Total
Expense	0	0	0	0	0
Revenue	0	0	0	0	0
Total	0	0	0	0	0

**B. Expense**

	Fiscal Year 1	Fiscal Year 2	Fiscal Year 3	Fiscal Year 4	Total
Expenditures	0	0	0	0	0

**Impact on Expenditures (Expense):**

There is no anticipated impact on expenses.

**C. Revenue**

	Fiscal Year 1	Fiscal Year 2	Fiscal Year 3	Fiscal Year 4	Total
Revenue	0	0	0	0	0

**Impact on Revenue:**

There is no anticipated impact on revenue.

**D. Capital**

	Fiscal Year 1	Fiscal Year 2	Fiscal Year 3	Fiscal Year 4	Total
Expenditures	0	0	0	0	0

**Impact on Expenditures (Capital):**

The full impact of this legislation cannot be assessed at this time. However, the requirements would result in an overall loss in units of approximately 8% and an increase in cost between \$28,000 to \$44,000 per development unit.