



Department of Transportation

Ydanis Rodriguez, Commissioner

October 21, 2024

Honorable Adrienne Adams
Speaker, New York City Council
165-38A Baisley Blvd, 2nd Floor
Jamaica, NY, 11434

Honorable Kevin Riley
Chair, New York City Council
Subcommittee on Zoning and Franchises
940 East Gun Hill Road
Bronx, NY, 10469

Honorable Rafael Salamanca Jr.
Chair, New York City Council
Committee on Land Use
1070 Southern Boulevard
Bronx, NY, 10459

Dear Speaker Adams, Chair Riley, and Chair Salamanca Jr.,

The New York City Department of Transportation (NYC DOT) is responsible for maintaining and improving New York City's transportation infrastructure, as well as for the safe, efficient, and environmentally responsible movement of people and goods in the city. We are writing to express our support for the City of Yes for Housing Opportunity proposal.

NYC DOT is particularly supportive of the proposal to remove minimum parking requirements for new developments. The removal of this requirement would not prevent developers from building parking, but rather would provide more flexibility for developers to meet the anticipated parking needs of future tenants while also freeing up resources to create much more needed housing in New York City. This change will encourage the shift to more sustainable modes of transportation. This proposal will also reduce the creation of new curb cuts, which introduce conflict points between motor vehicles and other street users, including pedestrians and cyclists, on city streets. We are also supportive of the transit-oriented development proposal, which would also support a shift to more sustainable modes of transportation, such as existing public transit.

The City of Yes for Housing Opportunity is intended to provide a little more housing in every neighborhood. The New York City Department of City Planning (DCP) conducted an environmental review and informed agencies, decision makers, and the public of the reasonable range of effects that could result from this proposal. The contextual and dispersed development that this proposal facilitates means that widespread impacts on traffic, transit, pedestrians and safety are unlikely. However, the review found that the proposal could lead to an increase in travel in particular areas. NYC DOT will continue to address existing and future transportation needs as they arise, and we believe that the additional densities proposed can be accommodated through NYC DOT's existing planning and capital allocation processes.

NYC Department of Transportation

Office of the Commissioner

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Speaker Adams, Chair Riley, Chair Salamanca Jr.

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The agency will continue to plan and deliver projects that support multi-modal transportation through major safety and transit enhancements, including extending dedicated bus and bike lanes, bus priority projects to reduce travel times and improve the journeys to subway and commuter rail, shortening crossing distances, and expanding pedestrian space. These projects continue to improve transit access for New Yorkers and help support the City's environmental goals. And the agency will continue to enhance street safety citywide by following data and implementing safety treatments in the areas that would benefit most from these treatments through our Vision Zero program. These programs, we believe, would address the needs identified in the City of Yes environmental impact statement.

We look forward to continuing to improve transportation access, safety and capacity in partnership with the New York City Council.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ydanis Rodriguez', written over a white background.

Ydanis Rodriguez
Commissioner

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October 21, 2024

New York City Council
City Hall
250 Broadway
New York, NY 10007

Re: Letter of Support for City of Yes for Housing Opportunity

Rohit T. Aggarwala
Commissioner

Dear Councilmembers,

59-17 Junction Blvd.
Flushing, NY 11373
Tel. (718) 595-6565
raggarwala@dep.nyc.gov

The New York City Department of Environmental Protection supports the City of Yes for Housing Opportunity (COY HO) proposal and recognizes the initiative's potential to directly address our city's housing crisis by creating "a little more housing in every neighborhood." Given the dispersed nature of the new housing permitted under COY HO, the proposal would not result in significant adverse impacts to the City's water and sewer infrastructure, nor would it require DEP to make notable adjustments to our current capital commitments.

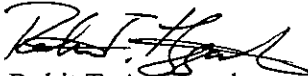
The City's existing sewer infrastructure can readily handle the incremental and distributed sanitary sewage flows created by the additional housing permitted under COY HO. A number of the proposals under COY HO are designed to allow for neighborhoods to take full advantage of their existing zoned capacity, rather than pushing for significant increases in density. In many cases, COY HO will actually re-legalize building typologies that were commonly built throughout the 1920s-1950s and that became effectively prohibited by zoning restrictions thereafter. This approach towards development is different from neighborhood rezonings designed to spur high-density, localized development, which can create the need for system upgrades.

Additionally, COY HO will have minimal impact on stormwater flows entering our system. Increases in stormwater flows which contribute to flooding are generally a result of increases in non-porous development. Much of the new housing permitted under COY HO will be developed within existing structures, such as ADUs in garages and attics, which will have limited impact on stormwater flows entering the system.

New developments permitted under COY HO that do increase impervious surfaces and meet certain size requirements must comply with the Unified Stormwater Rule (USWR). The USWR is designed to reduce the impact of stormwater on the city's sewer system by requiring developers to manage stormwater on-site both for new construction and major alterations. The requirements imposed by the USWR serve to support the City's efforts to manage stormwater flooding, reduce combined sewer overflows (CSOs), and improve water quality in our local waterways.

Given the limited impacts to existing sewer and stormwater infrastructure, we are confident that DEP would not need to divert or reallocate any funding from our current capital commitments should COY HO be implemented. I strongly urge the Council to support this bold housing initiative, which not only addresses the city's urgent housing needs but does so without compromising essential infrastructure. DEP looks forward to continuing our role in fostering sustainable development throughout the city.

Sincerely,



Rohit T. Aggarwala



NYC Parks

Jennifer Greenfeld
Deputy Commissioner
Environment and Planning

**City of New York
Parks & Recreation**

The Arsenal,
Central Park
830 5 Avenue,
Manhattan, NY 10065
www.nyc.gov/parks

Monday, October 21, 2024

To Chair Riley and Members of Subcommittee on Zoning and Franchises,

Parks recognizes the need for dispersed growth, and, over the 15-year timeline of the City of Yes for Housing Opportunity proposal, the programs outlined in this letter will monitor new development and plan for parks, open spaces and improvements to address growing neighborhoods.

NYC Parks recognizes the importance of our parks and open spaces in improving the livability, health and resiliency of neighborhoods for residents across the city, and in supporting the goals for addressing the housing shortage and high cost of housing in New York City. Through the City of Yes Housing Opportunity, the city aims to create more housing and more types of housing in every neighborhood in NYC.

Concurrently, NYC Parks strives to grow, maintain, and program a world-class park system, prioritizing equity, access, safety and nature for all. NYC Parks' *Vital Parks For All: Investing in NYC's Living Infrastructure* plan upgrades aging park infrastructure and delivers new park resources to underserved communities.

NYC Parks also works with City agency partners to increase access to parks and open spaces, through partnerships like Schoolyards to Playgrounds and NYCHA + Parks, and re-imagines underinvested Parks in growing communities experiencing high poverty and high density through the Community Parks Initiative.

Through Vital Parks' Growing Greenspaces initiative, NYC Parks is working toward acquiring properties in underserved neighborhoods to improve livability and ecological resilience. As part of *Get Stuff Built*, NYC Parks is currently working with DCP to obtain ULURP acquisition authorization at the neighborhood scale to pursue the purchase of specified private properties suitable for park development to meet the open space and recreational needs of underserved residents. While we have limited funds to realize new parks, this approach will streamline NYC Parks' acquisition process as capital funds are secured allowing new parks to move more quickly from planning to construction, while preserving opportunities for public participation.

We look forward to continuing to work closely with the City Council and our agency partners, local residents and park advocates to identify opportunities to improve our park system to strengthen the social fabric, resiliency, health and well-being in growing communities.

Sincerely,



Dear City Council,

The City of Yes for Housing Opportunity proposal is intended to result in a little more housing in every neighborhood, including more affordable homes than under any proposal in the past. Under the proposal, housing density in neighborhoods would not significantly change, nor would the demographic makeup of neighborhoods. The Mayor's Office of Child Care and Early Childhood Education, New York City Public Schools, Administration for Children's Services and the Department of Social Services are committed to improving the ease of access to childcare and believe that existing efforts to improve and expand the city's childcare offerings will support increased child care needs resulting from City of Yes for Housing Opportunity.

Through the Housing Opportunity proposal, DCP conducted a thorough and conservative environmental review to inform the public of the reasonable range of effects that could occur. The review estimates the number of child care seats that would be required based on the number of projected affordable housing units – not taking into account the full spectrum of child care needs. The environmental review methodology only includes facilities and programs funded through contracts that serve eligible families based on income and other factors. The methodology excludes universal 3-K and Pre-K and does not capture all the ways that the city subsidizes the use of child care on the private market and supports families to afford informal care with qualified family members, neighbors and friends.

The review though, found the potential for an impact, or lack of affordable early childhood program space in some neighborhoods. In June 2022, the Adams Administration released the Blueprint for Child Care and Early Childhood Education with the goal of improving ease of access to child care, making care more affordable, and increasing enrollment in early education with a focus on lower income, working families¹. We believe that the 15-year timeline of this proposal offers substantial opportunity for the city to implement the Blueprint and ensure that City of Yes for Housing Opportunity does not result in unmet child care needs.

To date, the results of the Blueprint speak for themselves. Across center-based, residential-based, and school-based programs, as well as informal care, the City has made significant progress enrolling more children in child care. From April 2022 to June 2024, enrollment in City-administered child care increased from 130,000 to over 180,000 children ages birth to 13 (up to 19 if special needs)². More recently, in August 2024, the Administration and City Council announced an additional \$100 million investment³ to continue to make high-quality child care more affordable and accessible to more families through by making sure every family who applied by the 3-K application deadline received an offer, creating up to 700 additional seats for preschool age children with special needs, expanding the number of seats offering extended-

¹ [A Blueprint for Child Care & Early Childhood Education in New York City](#), 2022

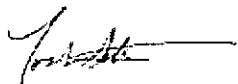
² Per enrollment data provided by the Administration for Children's Services, New York City Public Schools, and the Human Resources Administration.

³ [Mayor Adams Announces Historic 10-Point Plan to Make High-Quality Child Care More Affordable | City of New York \(nyc.gov\)](#), August 29, 2024

day services to meet the needs of working families, and funding for an outreach campaign to connect families to 3-K and Pre-K seats.

Creating equitable, accessible child care and early childhood education experiences for New York City families remains a top priority for the City and we look forward to continuing this work in partnership with City Council.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tovah Gottesman', followed by a horizontal line extending to the right.

Tovah Gottesman
Interim Executive Director
Mayor's Office of Child Care and Early Childhood Education



Op-Ed | Everyday New Yorkers must step up and say ‘yes’ to City of Yes

By Manny Pastreich, 32BJ
October 18, 2024

New Yorkers have seen a lot of news and headlines over the last few days about what is happening in our city. Here is what has not changed: our city is still facing an unprecedented housing crisis that is larger than any one administration. And we still need our public officials to deliver results. Working-class New Yorkers, like the over 80,000 union strong 32BJ building service workers members we represent in the city are still answering the call, clocking in, and doing their jobs. Let’s all keep our eye on the ball.

That’s why we are calling on the City Council to support the City of Yes for Housing Opportunity proposal, a plan to update zoning to allow more housing across the city. City of Yes for Housing Opportunity rises to meet the urgency of the housing crisis, creating housing options for working people at every stage of life. Now, more than ever, we need city government to keep our city moving forward. That means City of Yes needs to be at the top of the agenda.

For too long, the housing crisis has hurt working New Yorkers while holding back the city’s local economy. More than half of New York City renters—including many 32BJ members—are paying more than 30 percent of their income on rent, and the vacancy rate of rental apartments is the lowest it has been since 1968. Homeownership is increasingly out of reach, even for New Yorkers with a good union job and steady paycheck. Rising housing costs chip away at spending power, make it harder to build generational wealth, and push people out of our city.

If New York is to remain a city where working people can live and thrive, we can, and must, fix this. Building more housing is an absolutely critical part of the solution.

Here’s what City of Yes means for everyday New Yorkers. The proposal creates a little more housing in every neighborhood through a set of carefully crafted zoning changes – which has not been done for more than half a century – to increase overall housing supply. According to the New York City Department of City Planning, the proposal could produce as many as 108,850 new homes over the next 15 years. Big problems require big solutions.

This is the big picture solution our city needs to make a turn and build our way out of this crisis.

City of Yes will also significantly benefit New Yorkers by creating good jobs and boosting the local economy. The proposal is estimated to directly create 265,000 jobs and generate thousands more indirectly, resulting in a \$58 billion economic impact from new housing alone. The increase in job opportunities, coupled with lower housing costs, will spread through the local economy, which benefits everyone. New York City must not miss this opportunity to deliver more housing, good-paying jobs, and economic growth.

There has been a necessary debate over the right amount of new development and the form it should take, and we believe that City of Yes strikes the right balance between unlocking much-needed new housing and preserving the New York we know. The proposal is rooted in the commonsense thinking that we must find ways to build new housing in every neighborhood in the right way—whether that means converting empty office towers into residential buildings, facilitating development in transit-dense areas, or by allowing for slightly more housing in every neighborhood of the city. We owe it to our neighbors, from young people spending entire paychecks on rent to long-time New Yorkers struggling to stay in the city where they grew up, to create housing opportunities of all kinds.

The City Council will have a final vote before the end of the year to turn City of Yes from a vision into a reality. New Yorkers, including tens of thousands of 32BJ members, simply cannot wait any longer. 32BJ is saying ‘yes’ and we need you – everyday New Yorkers – to join us in saying ‘yes’ so our City Council can pass this legislation to help build a better, more affordable city for all.

