

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. 1433-A / Citywide percentage of rental units in projects receiving city financial assistance that must be 2- and 3-bedroom units.*

Sponsors: Dinowitz, Louis, Ayala, Stevens, Gennaro, Brooks-Powers, Feliz, Fariás, Brewer and Avilés

Committee: Land Use

Summary of Legislation: This legislation requires that the Department of Housing Preservation and Development to ensure that the aggregate number of units in all covered projects (projects receiving city financial assistance to construct or rehabilitate a rental unit) adhere to certain guidelines. The guidelines projects must adhere to include ensuring the percentage of 2-bedroom dwelling units are not less than the citywide percentage of households in occupied dwelling units that have 3 or 4 members.

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	(\$75,000,000)	(\$75,000,000)	(\$75,000,000)	(\$75,000,000)	(\$300,000,000)

Impact on Expenditures (Capital):

The estimated impact on capital expenditures is approximately \$75 million per year, due to additional 2- and 3- bedroom units that HPD would need to produce to comply with the legislation. Given resource constraints, this legislation would likely result in a decrease in the production of affordable units by HPD, as capital will need to be reallocated to meet the requirements outlined in the legislation. Therefore, it is estimated this legislation will decrease affordable unit production by about 450 units per year.

Note that costs are highly dependent on a variety of factors including, but not limited to, housing market conditions, the interest rate environment, and overall capital spending by HPD.