

# *city of yes for* **housing opportunity**

**October 21, 2024**

**N240290ZRY | Subcommittee  
on Zoning & Franchises**

*If you are a member of the public who wishes to testify, please register on the City Council Website at [council.nyc.gov](https://council.nyc.gov). Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.*



## In New York City, the housing shortage is particularly acute

The **apartment vacancy rate is 1.41%** – the lowest since 1968.

Over **50% of renters are “rent burdened,”** meaning they spend over 30% of income on rent.

**92,879 homeless New Yorkers, including 33,399 children,** slept in the shelter system on a given night in December 2023.



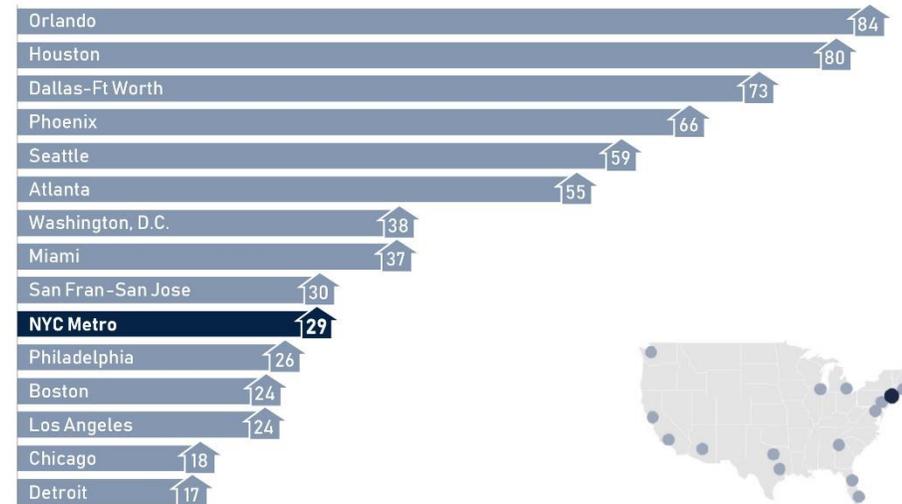
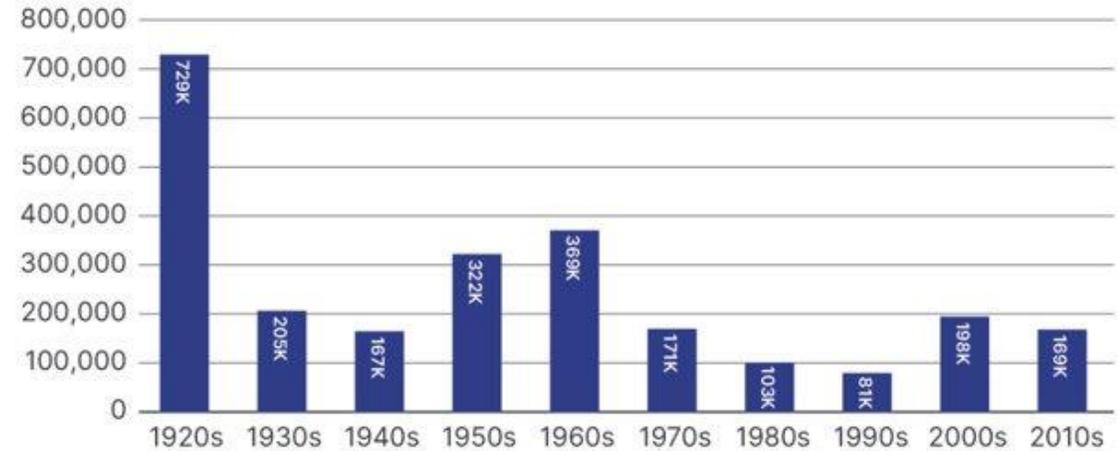
# That's because New York City has not built enough housing for decades

**NYC is creating far less housing than it used to, and less than other major metropolitan areas.**

At the same time, average household size is declining so we need more homes to house people.

The housing shortage is due in part to restrictive zoning rules that limit the number and types of homes that can be built.

New Housing Production by Decade



Housing Units Permitted per 1,000 Residents (2022), 2013 to 2022

Source: U.S. Census Bureau BPS Annual Files; NYC DCP Housing Database v22Q4; U.S. Census Bureau Population Estimates Program (PEP) 2022 Vintage; U.S. Census Bureau Delineation Files

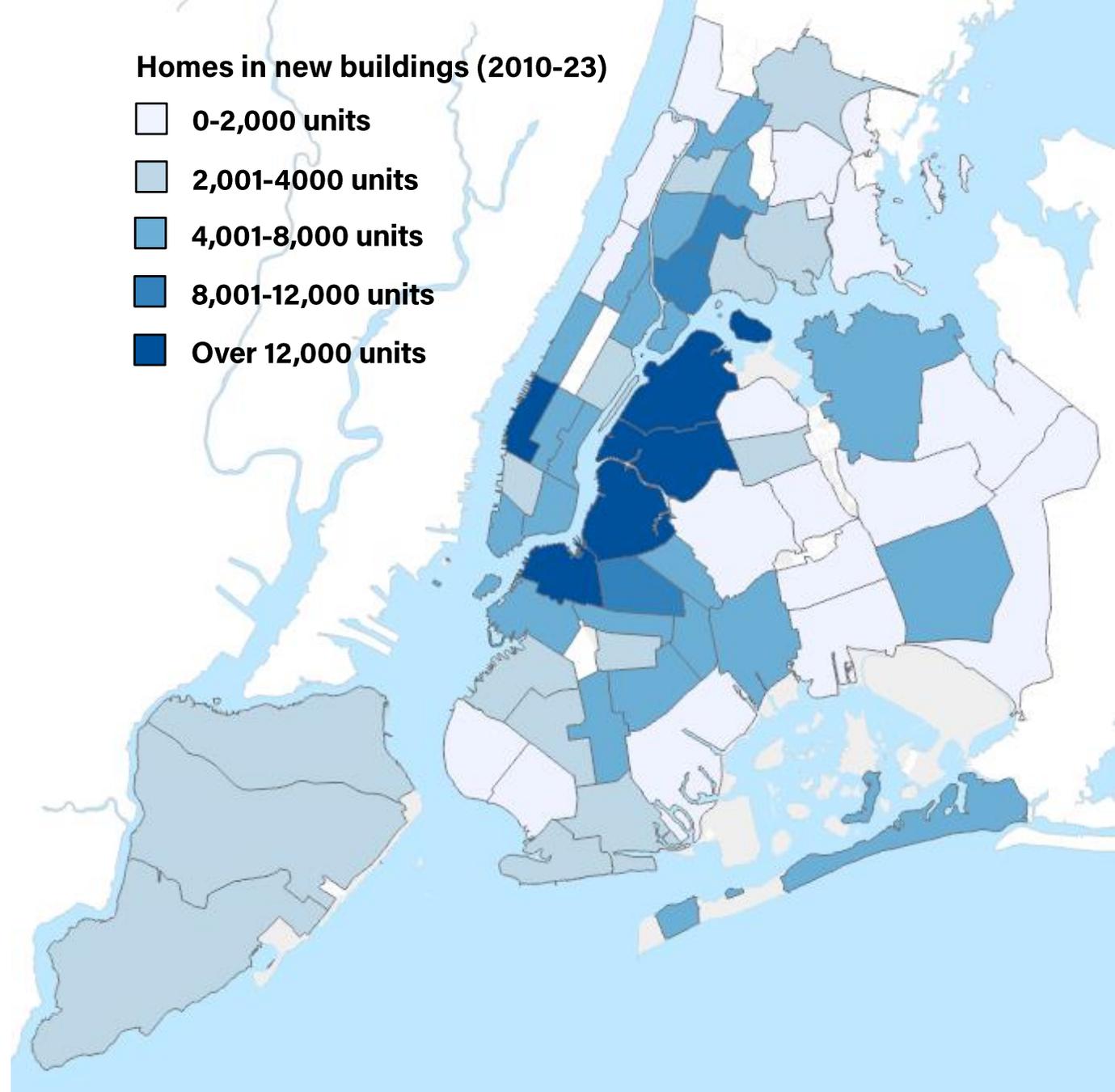
## New housing is concentrated in just a few neighborhoods

Some neighborhoods have created virtually zero new housing.

This puts additional pressure on just a few parts of the city to produce almost all new housing.

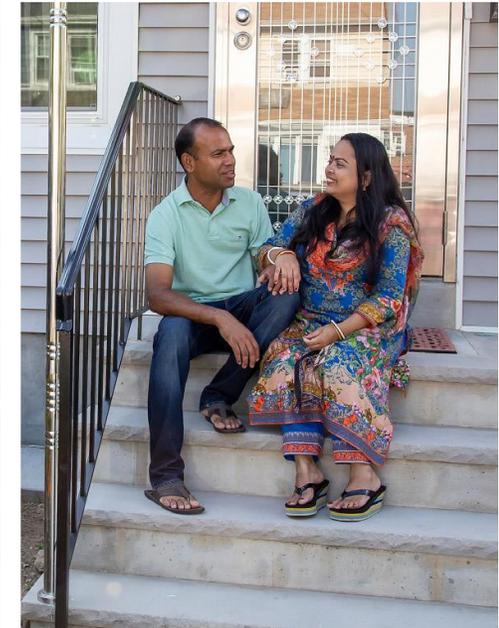
Homes in new buildings (2010-23)

- 0-2,000 units
- 2,001-4,000 units
- 4,001-8,000 units
- 8,001-12,000 units
- Over 12,000 units



# Our housing scarcity has real human consequences

- High rents
- Displacement and gentrification pressure
- Segregation
- Homelessness
- Poor housing quality
- Imbalance of power between landlords and tenants

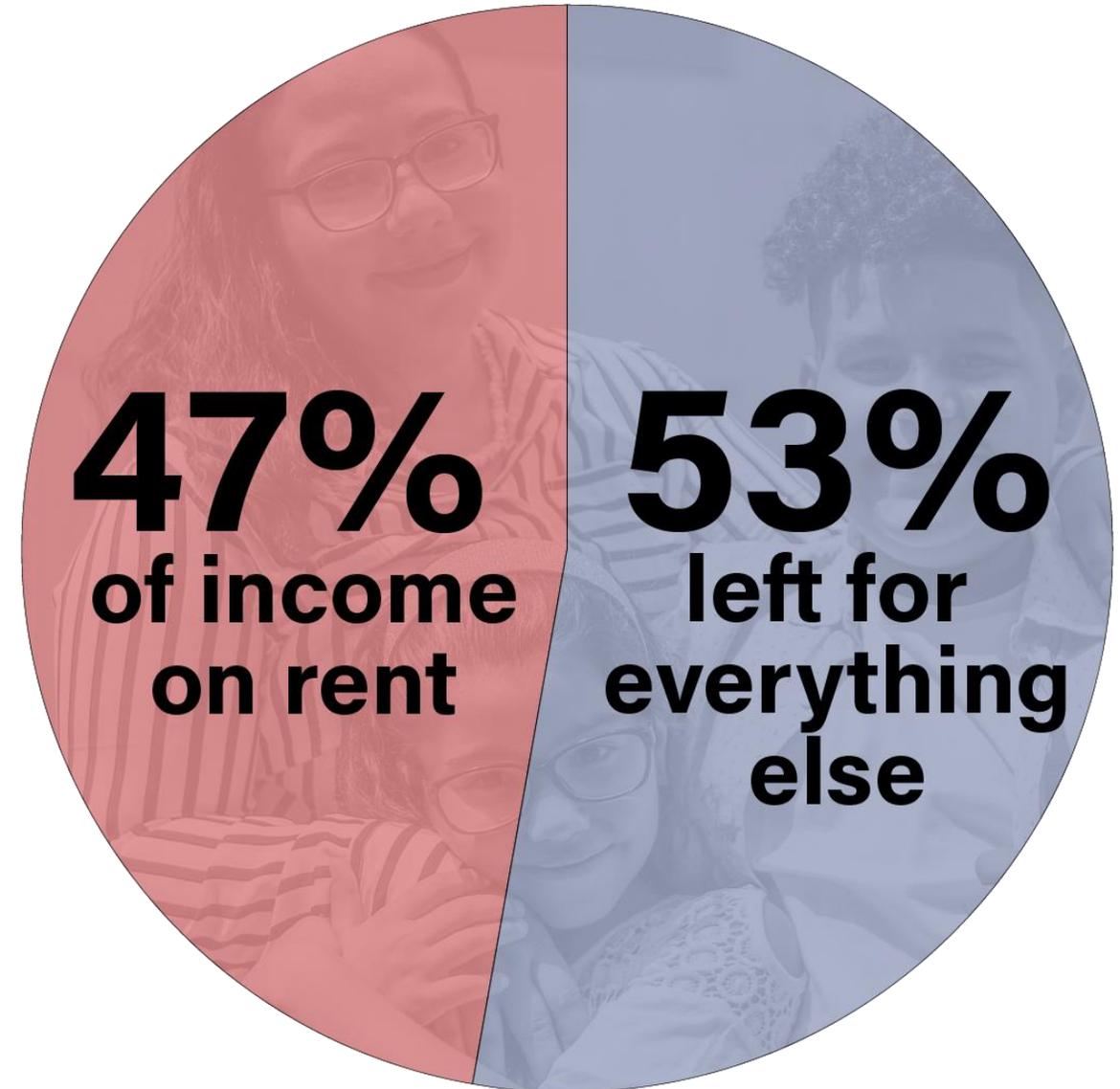


Top two images courtesy of Jonathan Patkowski. Bottom two images: © New York City Mayoral Photography Office

## Families are forced to spend huge portions of their income on rent

An average household of three making \$70,000 a year needs to **spend 47% of their income on rent** to afford an average 2-bedroom apartment.

*Median household income of NYC renters is \$70,000.  
Average apartment available in NYC is \$2,752/month.*



# The housing crisis hurts businesses and job growth

When people spend more of their money on rent, they have less to spend on other things, **harming local businesses.**

Less new housing **fewer jobs** in construction and residential maintenance.

*City of Yes for Housing Opportunity* would add an estimated **\$58.2 billion** to NYC's economy and create **more than 260,000 jobs** in the construction and service sectors alone



# City of Yes for Housing Opportunity

This **citywide text amendment** would make it possible to **build a little bit more housing** in every neighborhood

**“A little more housing in every neighborhood”** means we can make a big impact on the housing shortage without dramatic change in any one neighborhood



# How can we help address the housing crisis with zoning?

*City of Yes* aims to update zoning rules to create **more housing** and **more types of housing across all NYC neighborhoods**.

**A little more housing in every neighborhood** means a lot of housing overall without dramatic change or overtaxed infrastructure. This approach can:

- Address the **root causes** of high housing costs
- Support **job growth** and New York City's **economy**
- **Support climate goals** by creating more housing opportunity in one of America's least carbon-intensive cities



Image credit: Alfred Twu

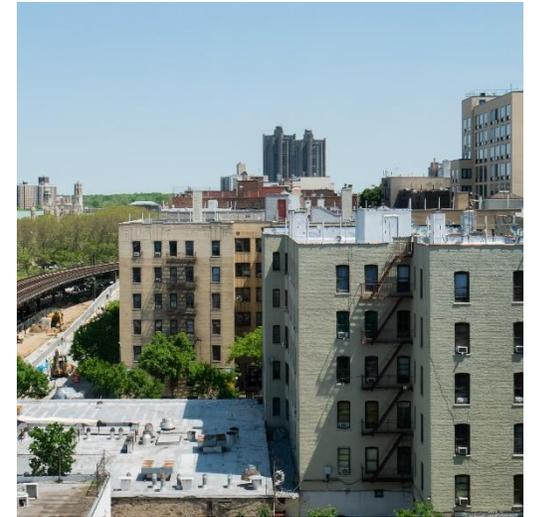
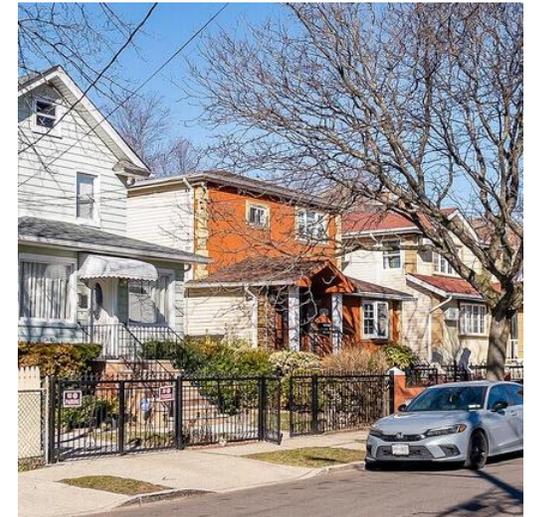
# Zoning is one tool we can use to address NYC's housing shortage

**Zoning regulates the density and use of what is permitted to be built.**

- Can include requirements for income-restricted affordable housing
- Does not directly build or fund new housing
- Is within the city's control

**Zoning is a powerful lever. But zoning alone can't solve our housing crisis without:**

- Subsidies and tax incentives to create affordable housing
- Support for homeownership models
- Tenant protections



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# Multi-pronged approach to the housing crisis

- Constructed and preserved **over 28,000 affordable homes** in Fiscal Year 2024
- **Investing \$2 billion in HPD and NYCHA** over next two years
- Cutting red tape & accelerating housing production with initiatives like **Green Fast Track & Office Conversion Accelerator**
- **Unlocking billions in repairs for NYCHA developments through** Preservation Trust & PACT
- New **Tenant Protection Cabinet** is working to better connect tenants to resources and develop long-term strategies to support them



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# City of Yes overview

## Low-density

- Allow for "missing middle" housing, including **town center zoning** and **transit-oriented apartment buildings**
- Help homeowners by providing additional flexibility and allowing **accessory dwelling units**

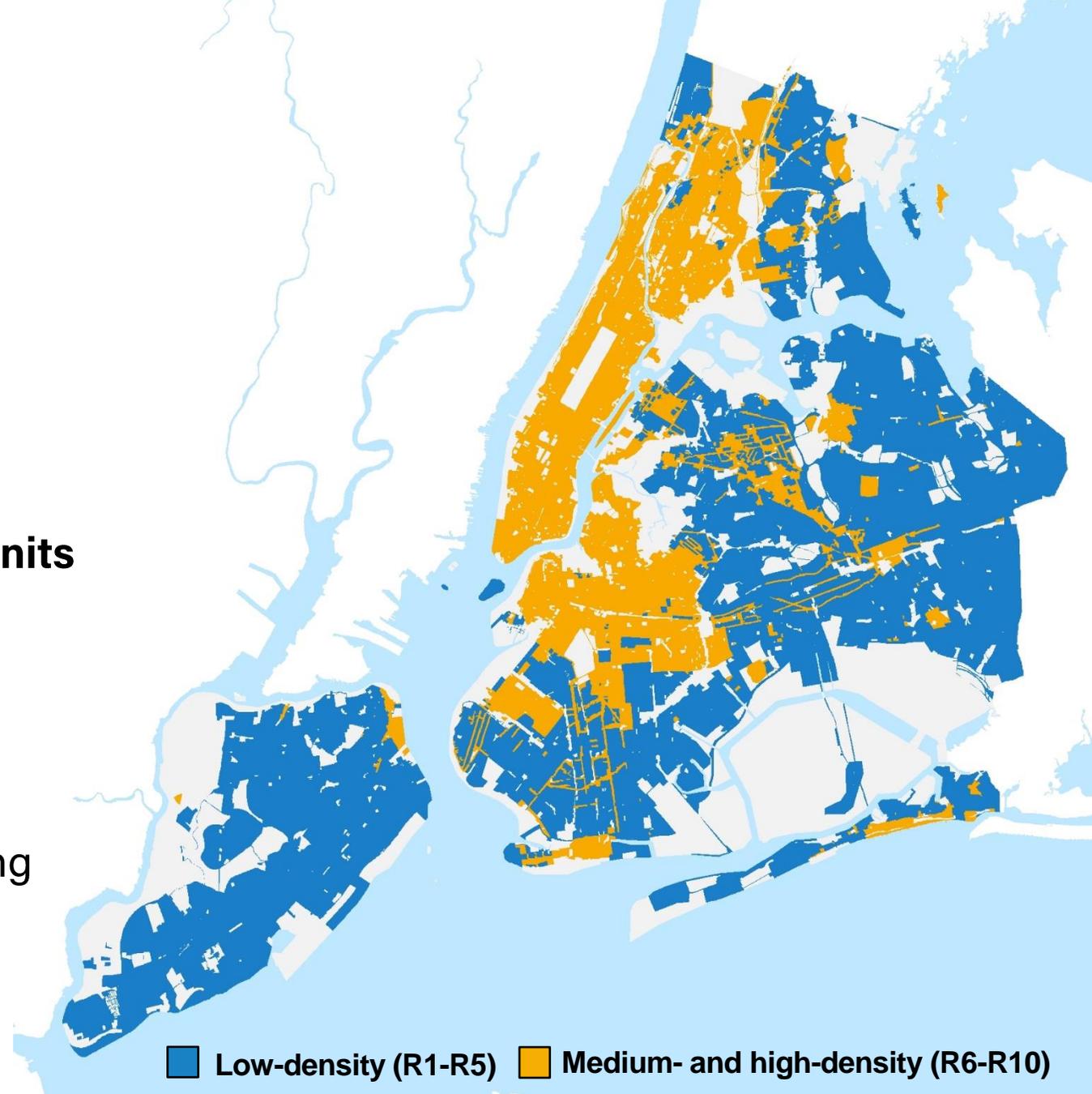
## Medium- and high-density

- Create a **Universal Affordability Preference**

## Parking

- **Lift costly parking mandates** for new housing

**Other citywide actions** to enable **conversions, small and shared apartments, and infill**



An aerial watercolor illustration of a city. The scene shows a grid of streets with various buildings of different heights and colors (tan, yellow, pink, blue). There are green trees scattered throughout the urban landscape. A river or canal flows through the city, with small boats visible. The overall style is soft and artistic, typical of watercolor painting. The text 'Low-density' is overlaid in the center in a bold, dark blue font.

# Low-density

low-density areas

## Beyond the white picket fence

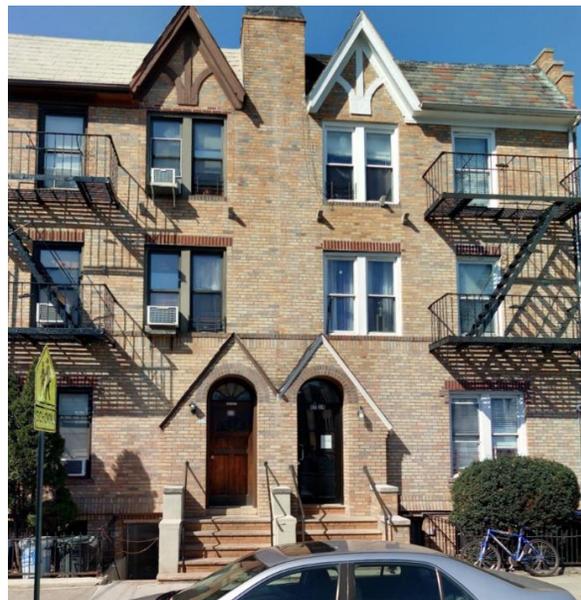
When people think of low-density neighborhoods, they tend to imagine **single-family homes on large lots with white picket fences.**



# Low-density areas are diverse

In reality, NYC's low-density neighborhoods are **incredibly diverse**, with a range of building types including **2- to 3-family homes and small apartment buildings.**

These modest buildings are an **important source of housing** for many New Yorkers.



## Restrictive zoning makes it impossible to build

However, since the 1960s, increasingly **restrictive zoning has made it virtually impossible to build any more.**

As a result, most low-density areas have **stopped building new homes, worsening our city's housing shortage.**



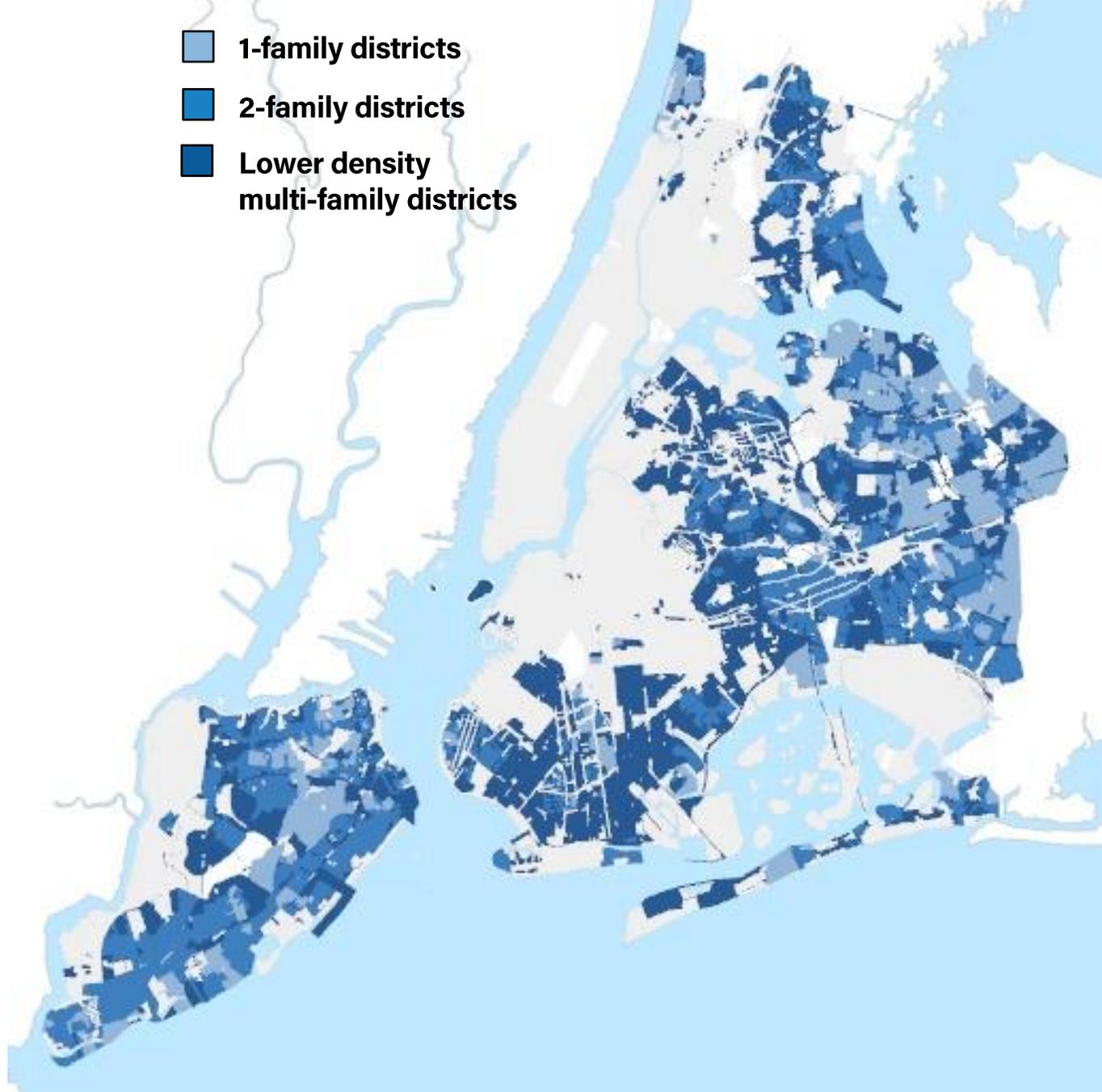
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## Low-density proposals

*City of Yes* would allow for the creation of a little more housing across low-density areas, in ways that are:

- ✓ consistent with the scale and character of existing buildings
- ✓ offer lower cost housing compared to other types of construction
- ✓ support homeowners

- 1-family districts
- 2-family districts
- Lower density multi-family districts



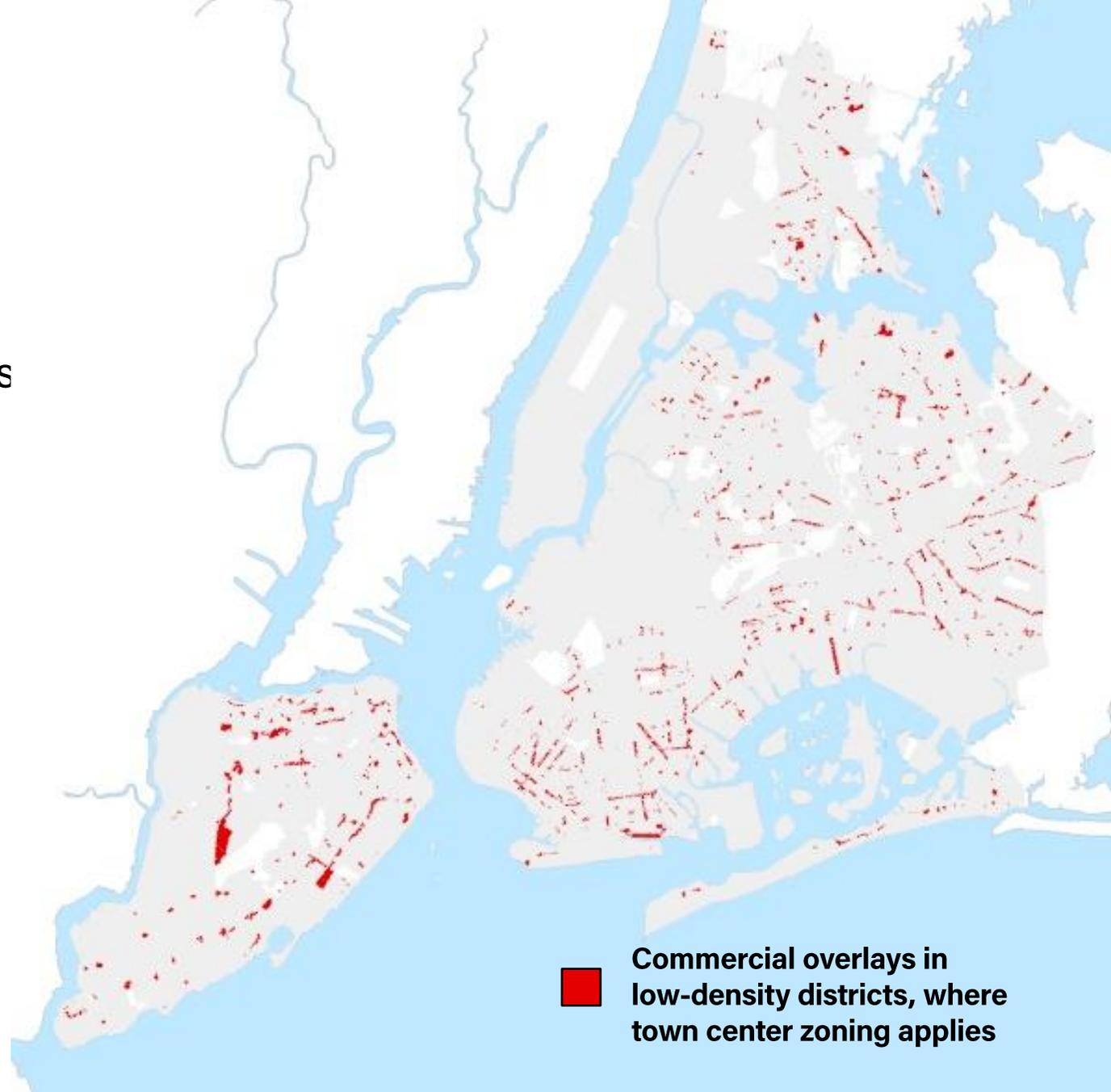
## Town center zoning

**Relegalize housing above businesses on commercial streets in low-density areas**

New buildings would have 2-4 stories of homes above a commercial ground floor, mirroring existing buildings.



© New York City Economic Development Corporation, 2023



**Commercial overlays in low-density districts, where town center zoning applies**

## Transit-oriented development

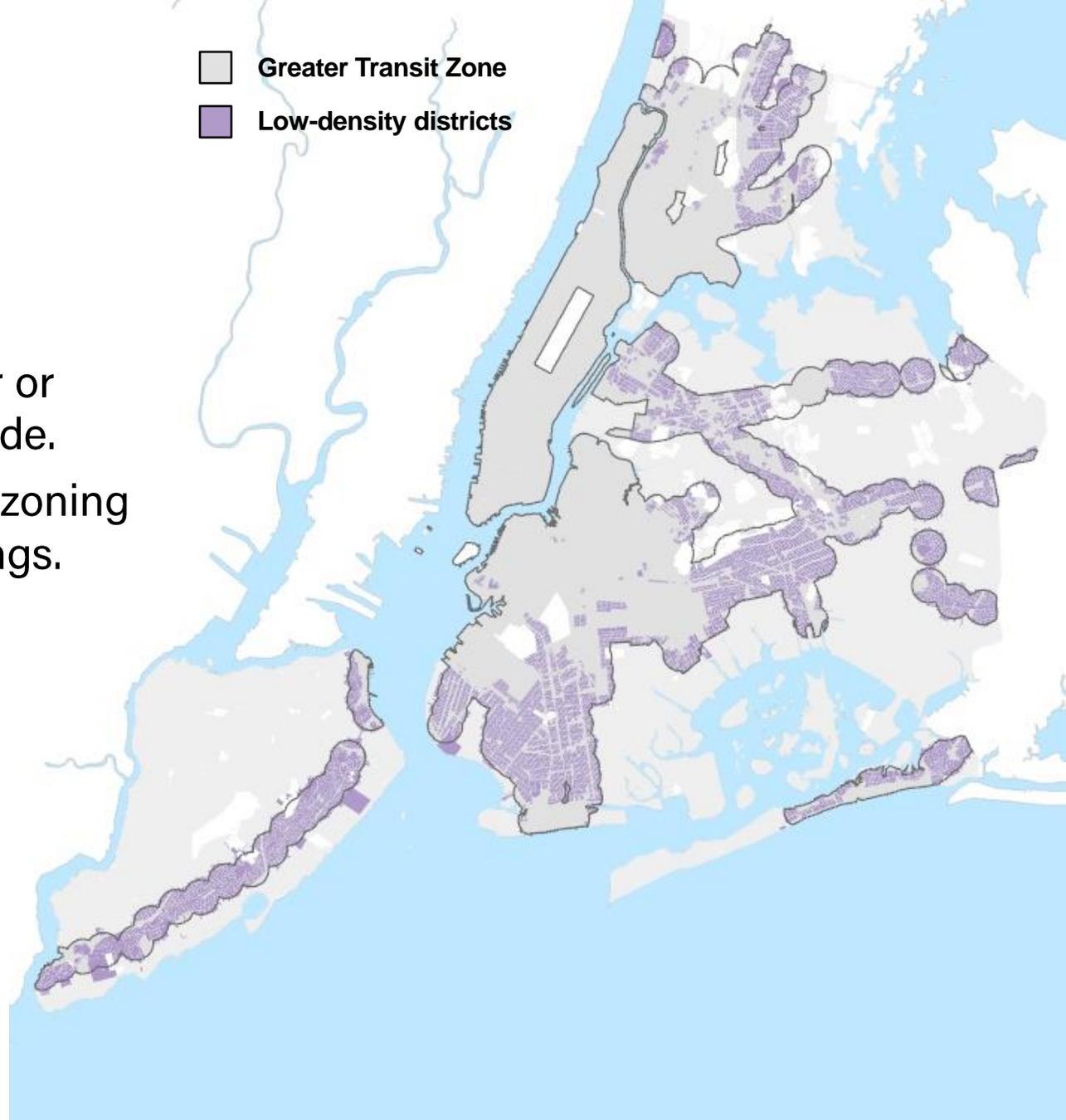
**Allow modestly-sized apartment buildings in low-density residence districts.**

Sites must be near transit, over 5,000 sf, and either on the short end of a block or facing a street 75+ ft wide.

Buildings would be 3, 4 or 5 stories, depending on zoning district, matching the height of surrounding buildings.



- Greater Transit Zone
- Low-density districts



## *City of Yes* supports modest, contextual development

These modest “missing middle” apartment buildings would match the scale and character of existing buildings that can no longer be built.



**Murray Hill, Queens (R3-2)**  
*4 stories*



**Bath Beach, Brooklyn (R5)**  
*4 stories*



**City Island, the Bronx (R3A)**  
*3 stories*

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## City of Yes supports modest, contextual development

These modest “missing middle” apartment buildings would match the scale and character of existing buildings that can no longer be built.



**Sheepshead Bay, Brooklyn (R4)**  
*3 stories*



**Pelham Bay, the Bronx (R4-1)**  
*5 stories*



**Middle Village, Queens (R4)**  
*4 stories*

## *City of Yes* supports modest, contextual development

These modest “missing middle” apartment buildings would match the scale and character of existing buildings that can no longer be built.



**St. George, Staten Island (R5)**  
*4 stories*



**Bay Ridge, Brooklyn (R3)**  
*5 stories*



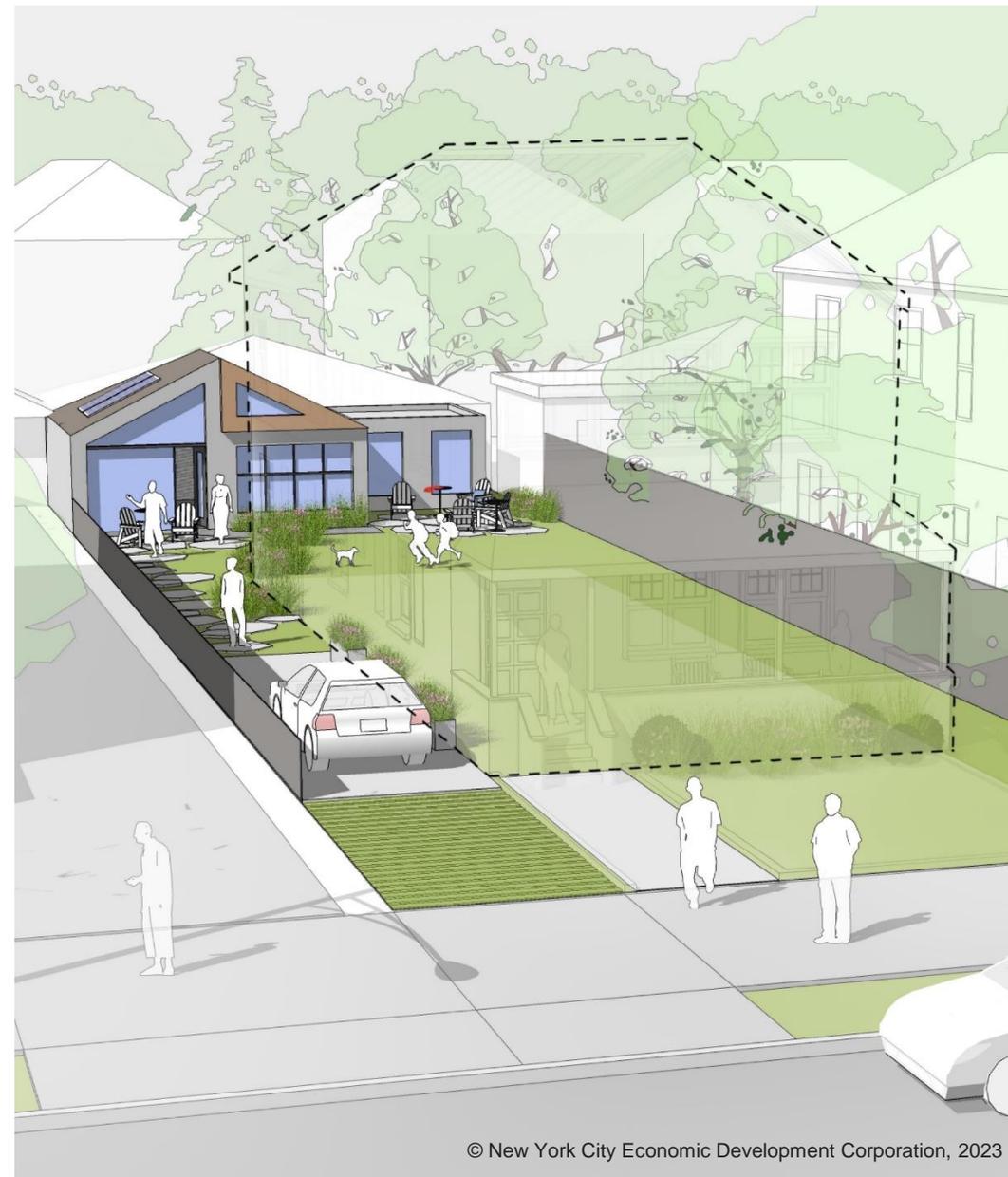
**Woodhaven, Queens (R3-1)**  
*3 stories*

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## Accessory Dwelling Units

*City of Yes* would allow 1- or 2- family homeowners to add “accessory dwelling units” or ADUs, such as backyard cottages, garage conversions, and basement apartments, because they:

- **Provide space** for multi-generational families
- **Help homeowners** pay for household expenses
- **Offer housing options** in low-density areas that lack them



© New York City Economic Development Corporation, 2023

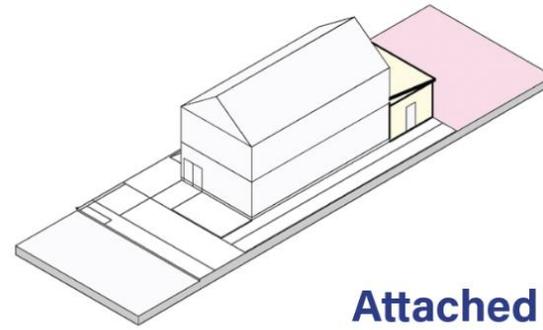
## Accessory Dwelling Units

**One accessory dwelling unit** would be allowed per 1-family or 2-family building.

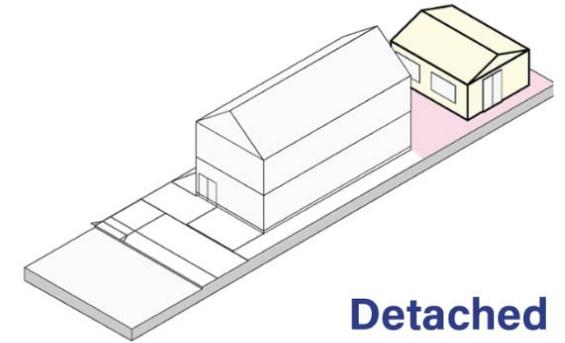
ADUs would be allowed in detached, attached, basement, and attic typologies with a **maximum size of 800 square feet**.

Some ADUs—like basement apartments—would require other changes to state and city law to be fully legalized.

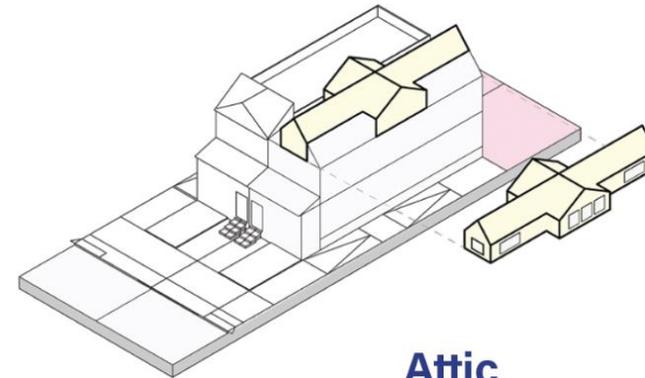
ADUs would **not be allowed in Special Coastal Risk Districts**. Basement ADUs would **not be allowed in coastal flood areas**.



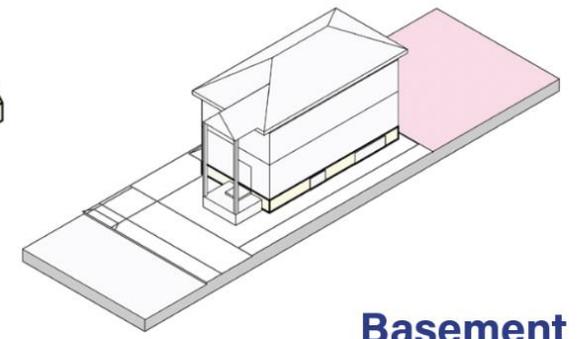
Attached



Detached



Attic



Basement

## ADUs can help older New Yorkers

Accessory dwelling units help older homeowners by making it easier to:

- ✓ downsize
- ✓ age in place
- ✓ bring in extra income
- ✓ provide living space for loved one or caregiver

That's why **ADUs are supported by AARP**, and other groups that work on issues affecting aging New Yorkers, like Center for NYC Neighborhoods and Asian Americans for Equality.



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“ADUs give older New Yorkers the freedom to downsize & have their families nearby. Without them, more people will enter institutional care. Let’s help them stay right here, they built the city and we owe it to them.”

**Beth Finkel**, State Director, NY State Office, AARP

## New Yorkers support ADUs

A recent survey found that **68% of New Yorkers support the ADU proposal** and 72% support *City of Yes* overall.

In 2023, when applications opened for HPD's Plus One ADU pilot program, **more than 2,800 homeowners applied for just 15 spots.**



“The ADU program represents more than just housing. It represents a lifeline to homeowners like me. It provides essential income that can make the difference between being able to stay in your home or losing your home.”

**Sade Singh**, St. Albans, Queens homeowner

## Cities across the U.S. are successfully legalizing ADUs

### Many cities and states have legalized ADUs:

- Cities: Atlanta, Austin, Buffalo, Durham, Gainesville, Los Angeles, Portland, Seattle, Princeton, Savannah, and more. Common typologies vary from city to city.
- States: California, Connecticut, Maine, Oregon, New Hampshire, Utah, Vermont and Washington.

Their experiences show that legalizing ADUs **does not noticeably impact neighborhoods.**

Overall, **less than 5% of eligible homeowners have chosen to build them.**



Image credit: Alfred Twu

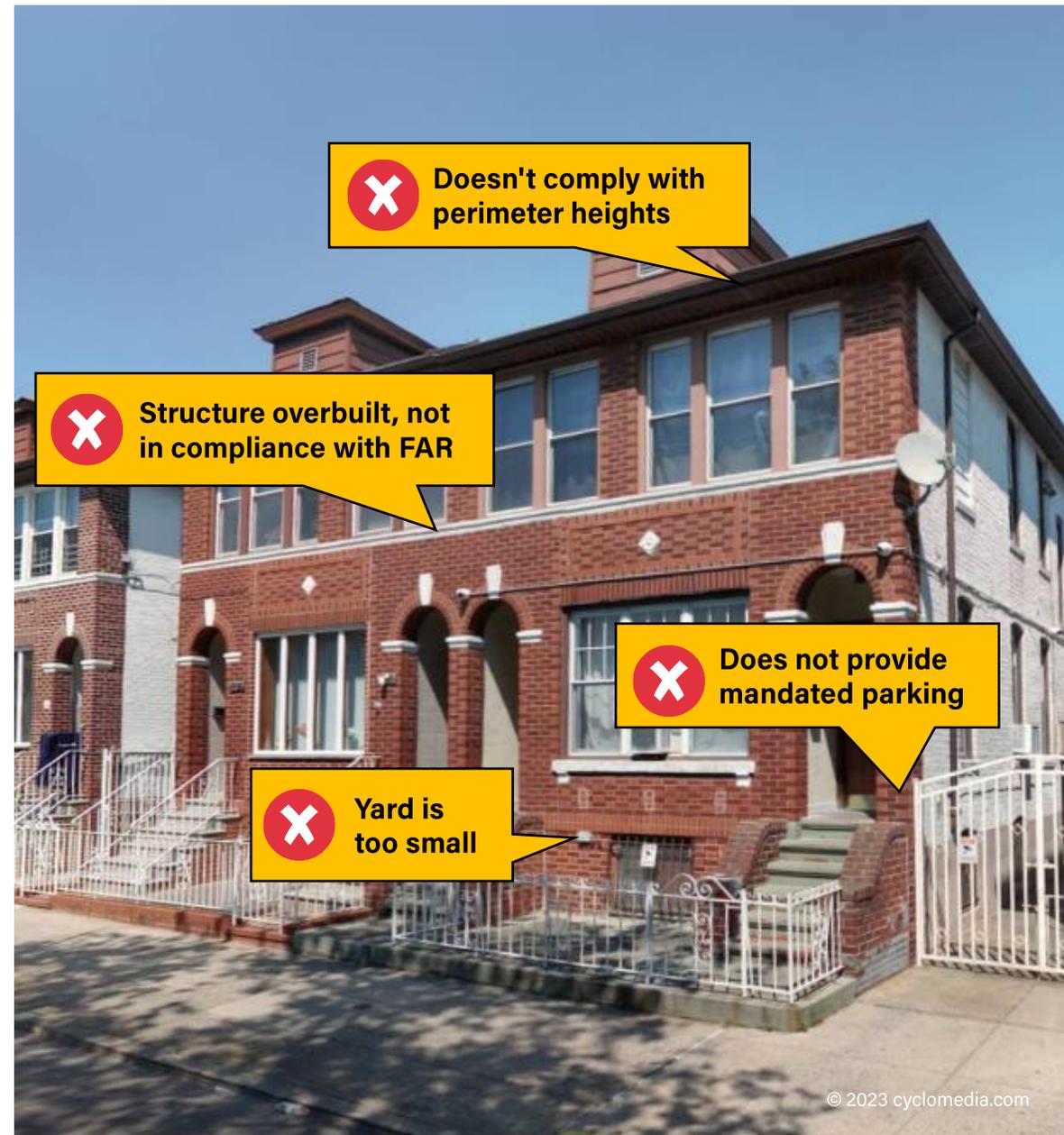
## District Fixes

Many low-density districts allow two-family homes and small-scale apartment buildings.

**However, zoning has become so complex that it's become practically impossible to build them.**

As a result, since 2010, half of new buildings created in these districts had **fewer homes than allowed.**

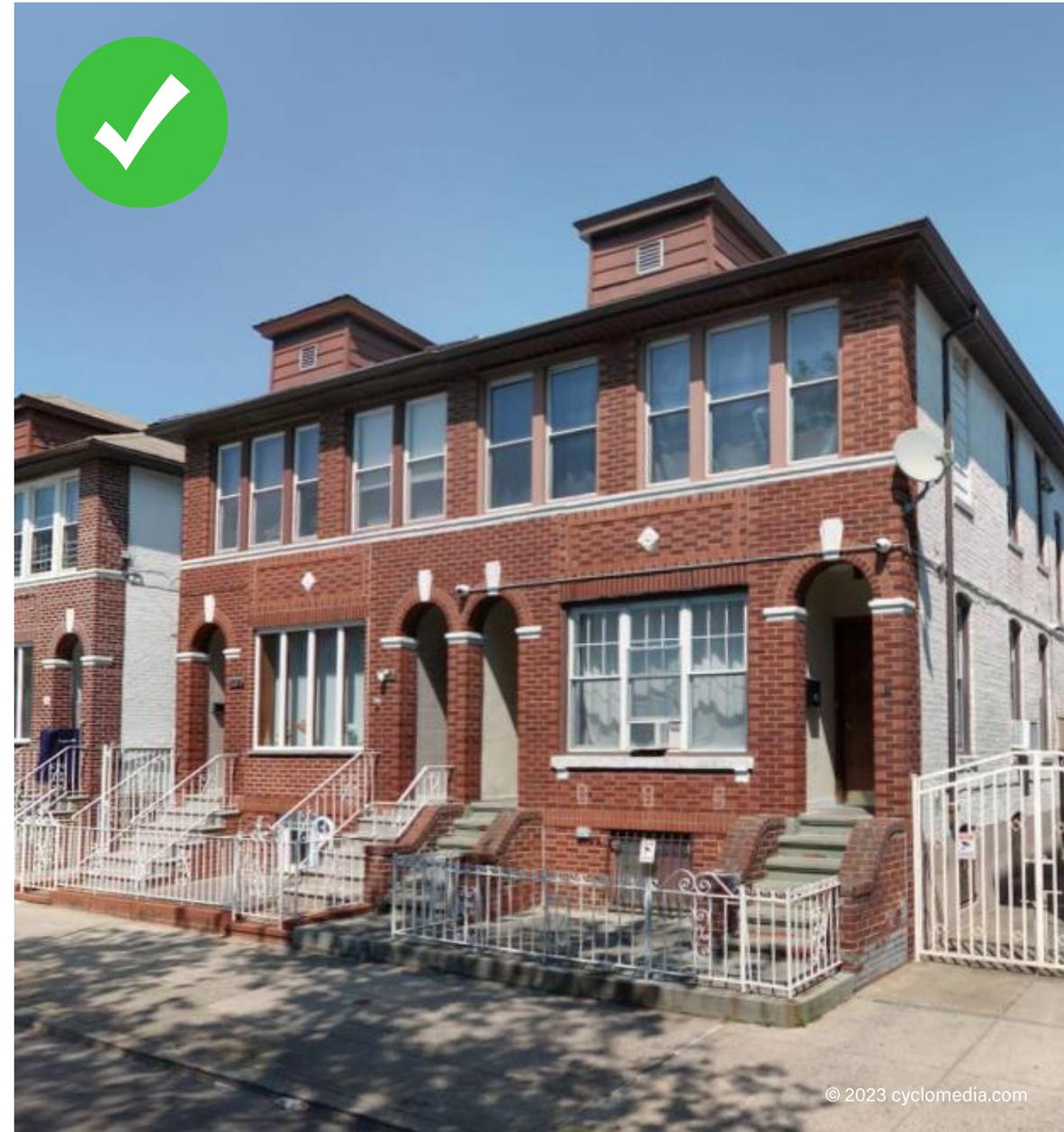
*Despite being in a two-family district, these modest two-family homes are completely out of zoning compliance and could not be built today.*



## District Fixes

***City of Yes* would streamline zoning rules so it's once again possible to build homes where they are supposed to be allowed.**

This includes adjusting required heights, rear and side yard sizes, and zoning envelopes.



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## District Fixes

Many older 1-2 family homes and small apartment buildings **are out of compliance** with current zoning rules.

This causes **big headaches for homeowners** who need to borrow money from the bank or want to make modest changes, like renovating an outdated kitchen.

***City of Yes*** would bring homeowners back into compliance and give them flexibility by adjusting FAR, perimeter heights, yards and other rules.



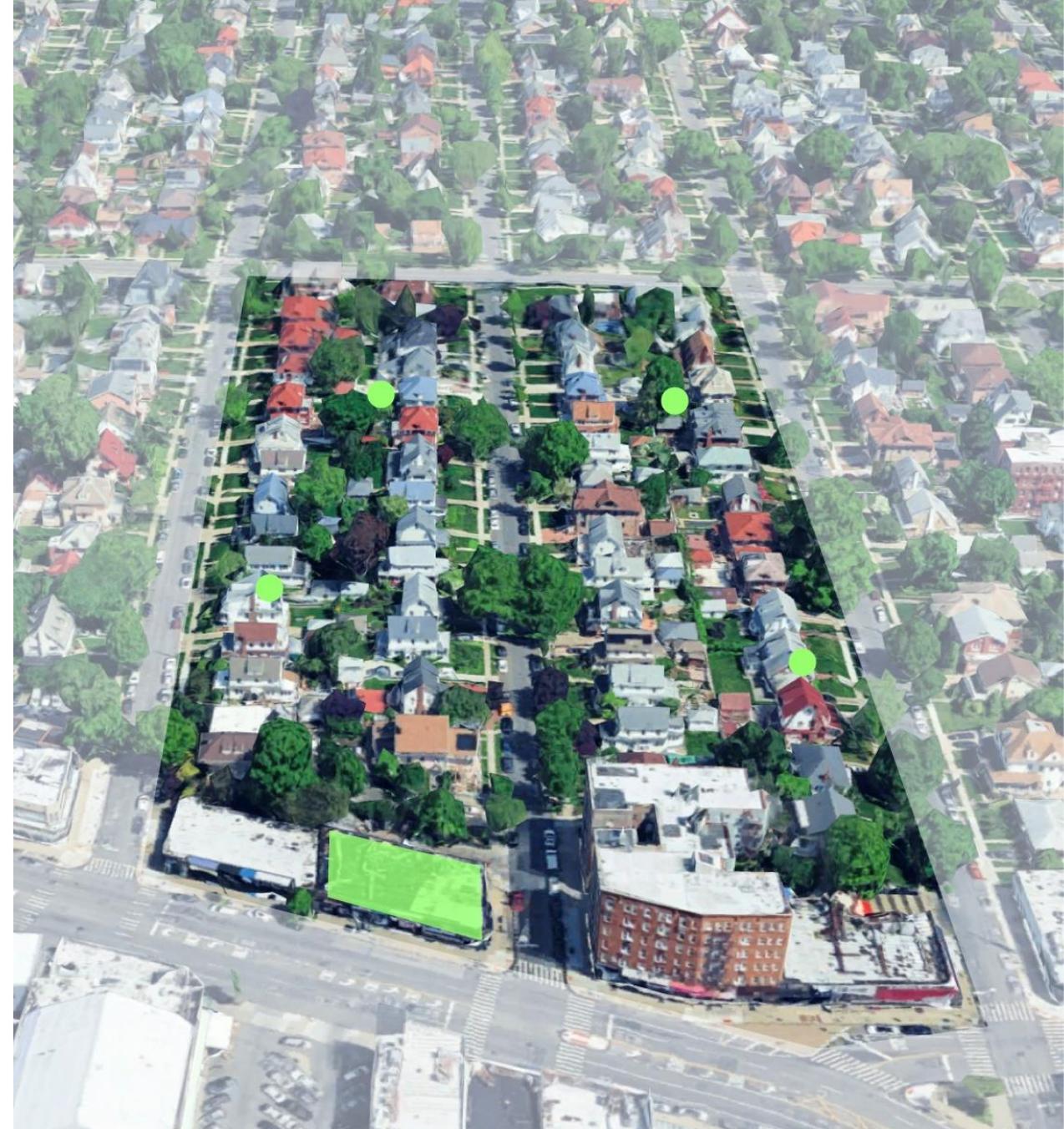
## Modest growth or extinction event?

Some claim *City of Yes* will change low-density areas beyond recognition and lead to neighborhood “extinction events.”  
**In fact, change would be very modest.**

Over the next **15 years**, a couple blocks in Eastern Queens might see:

- **1 height-limited ‘town center’ apartment building** along a busy commercial street
- **3-4 small accessory dwelling units** on homeowners’ properties

*These new homes would make a huge difference in New Yorkers’ lives without disrupting neighborhood character.*



A watercolor illustration of a city skyline. In the foreground, a river flows through a dense urban area with various buildings and green spaces. The middle ground shows a mix of low-rise and mid-rise buildings. The background features a hazy cityscape with several tall skyscrapers under a blue sky with light clouds. The overall style is soft and artistic, using a palette of blues, greens, and earthy tones.

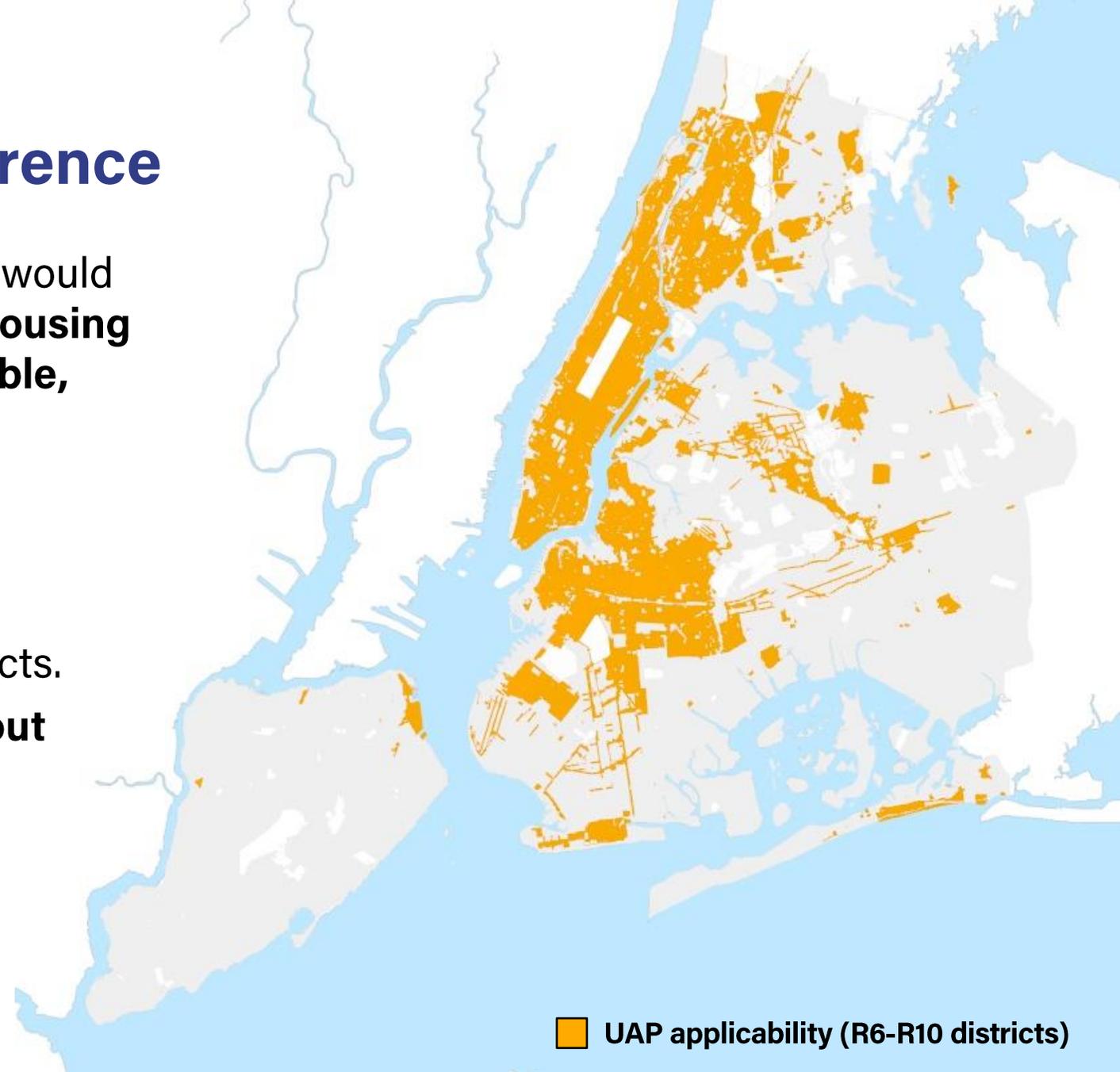
# Medium- and High-density

## Universal Affordability Preference

The Universal Affordability Preference (UAP) would **allow buildings to add at least 20% more housing** if additional homes are **permanently affordable**, including supportive housing.

This would:

- ✓ **Enable incremental housing growth** throughout medium- & high-density districts.
- ✓ **Encourage affordable housing throughout city**, rather than concentrating it in a few neighborhoods.



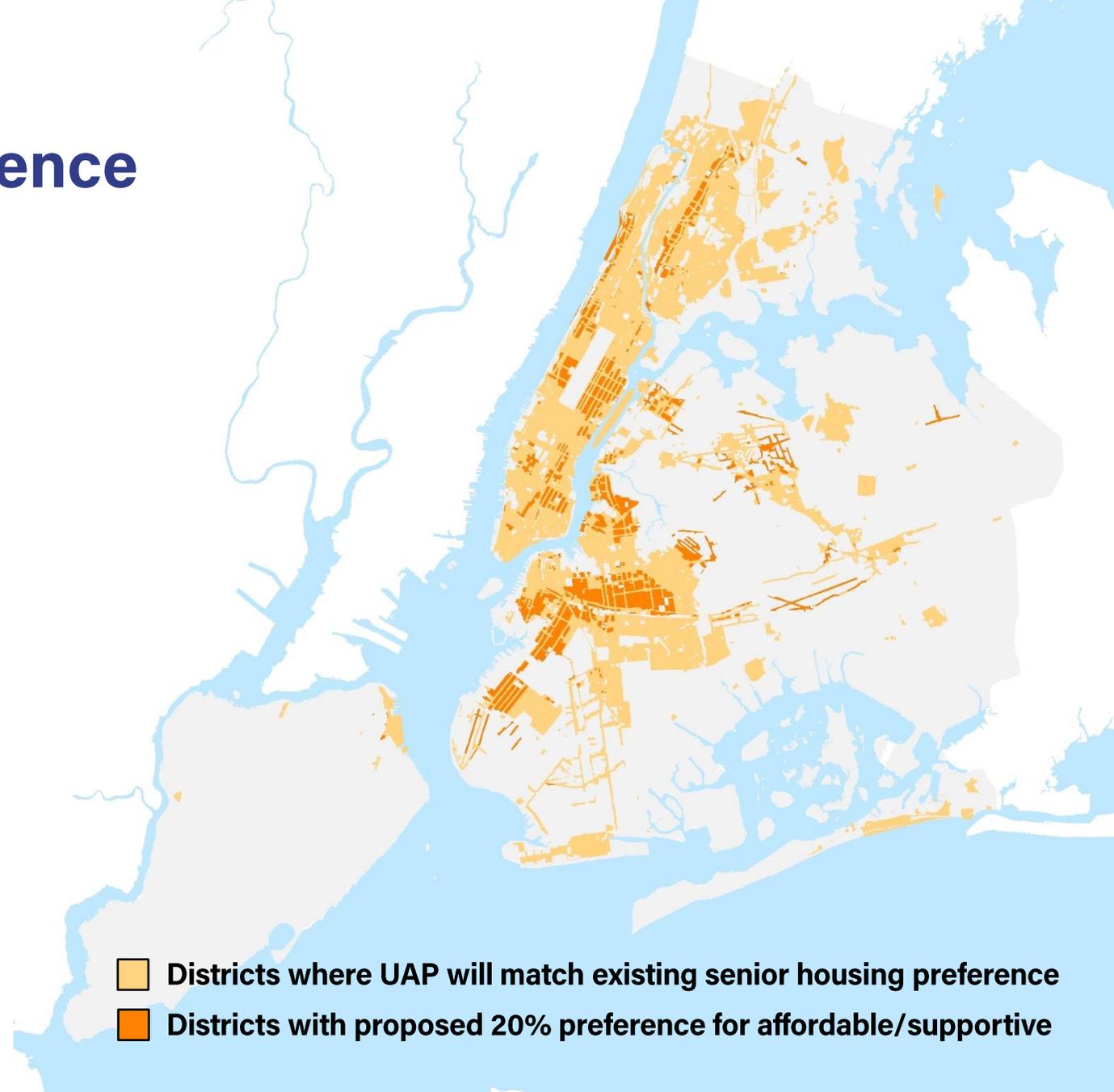
## Universal Affordability Preference

Today, most districts allow affordable senior housing to be about 20% bigger than other buildings.

The Universal Affordability Preference:

- ✓ **expands this framework to all affordable and supportive housing**, so it's easier to build affordable housing in every medium- and high-density district.
- ✓ **creates a 20% bump for affordable and supportive housing** in districts that don't have a senior housing preference today.

*Some districts also receive height increases, so it's feasible for UAP buildings to fit their allowed square footage.*



## Universal Affordability Preference

UAP has an affordability requirement of **60% Area Median Income (AMI)**.

UAP will also allow **income averaging**, allowing a wider range and more deeply affordable homes.

**UAP replaces Voluntary Inclusionary Housing (VIH)** and achieves deeper affordability (60% AMI instead of 80%).

**Mandatory Inclusionary Housing** will continue to be mapped and existing affordability requirements will remain in place.



## Universal Affordability Preference

**Example:** A church in an R6 district wants to partner with a developer to rebuild the church and put housing on top

**Today:** The site is limited to **3 FAR**, which results in about **35 units**

**Proposal:** If affordable and supportive housing got **3.9 FAR** like AIRS, the site could get **10-12 more units** as long as anything above 3 FAR is permanently affordable



medium- and high-density areas

# Universal Affordability Preference

We believe the Universal Affordability Preference will be largest affordable housing zoning program in U.S. history.

If UAP had been in place since 2014, **an additional 20,000 income-restricted, affordable homes** could have been created – enough to house 50,000 New Yorkers.

Without UAP



With UAP



## Updates to Mandatory Inclusionary Housing (MIH)

MIH includes different affordability options. One option (Option 3 or 'Deep Affordability') requires a 20% set-aside at 40% AMI. Today, this option can only be used alongside Options 1 and 2.

**City of Yes makes Option 3 available as a standalone option, helping create more housing for lower-income households.**

This change was requested by Speaker Adams, and numerous City Council members and housing advocates.

Option 1	25% of floor area	60% AMI
Option 2	30% of floor area	80% AMI
Option 3	20% of floor area	40% AMI

“I focused on deeper affordability and called for revising Mandatory Inclusionary Housing (MIH) to make the deep affordability option a stand-alone one...The affordability levels in the new text for the Zoning for Housing Opportunity (ZHO) better reflect the growing need for prioritizing deeper affordability, and I welcome these changes.”

**Council Speaker Adrienne Adams**  
**April 11, 2024**

## Updates to Mandatory Inclusionary Housing (MIH)

**City of Yes would equalize the FARs for MIH and UAP districts, wherever the UAP FAR is higher.**

*For example: R6A districts currently have an MIH FAR of 3.6, which would be raised to 3.9*

MIH affordability rules would remain unchanged. The same percentage of affordable, income-restricted housing would be required.



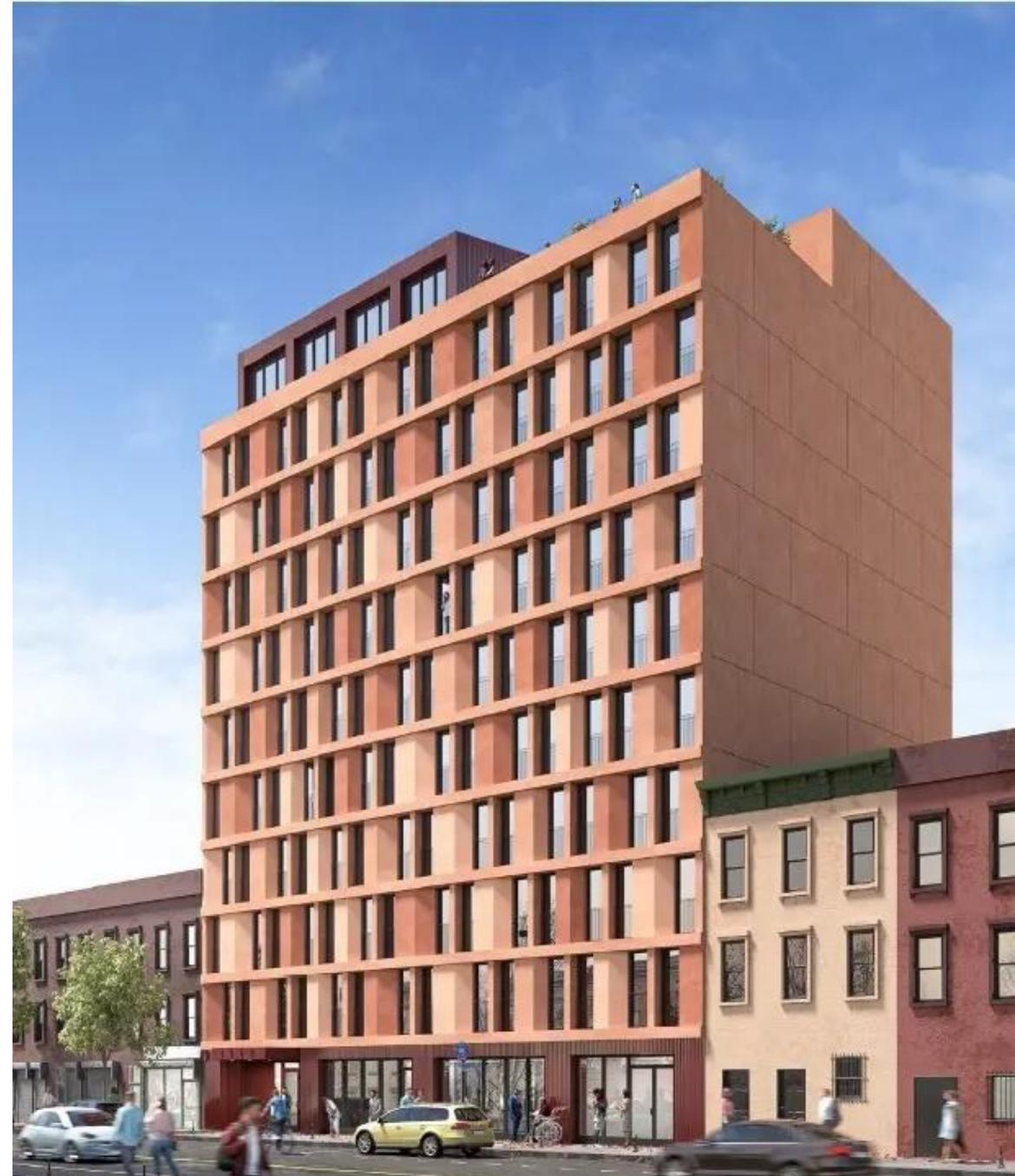
■ Mandatory Inclusionary Housing areas

## Clear hurdles for affordable homeownership projects

Today, **Mandatory Inclusionary Housing and other inclusionary housing programs favor rentals over homeownership**, because they have administrative rules that are inconsistent with those of HPD affordable homeownership programs.

***City of Yes* resolves this needless conflict** by exempting 100% affordable homeownership projects from conflicting rules.

This will help **more affordable homeownership projects be built**.

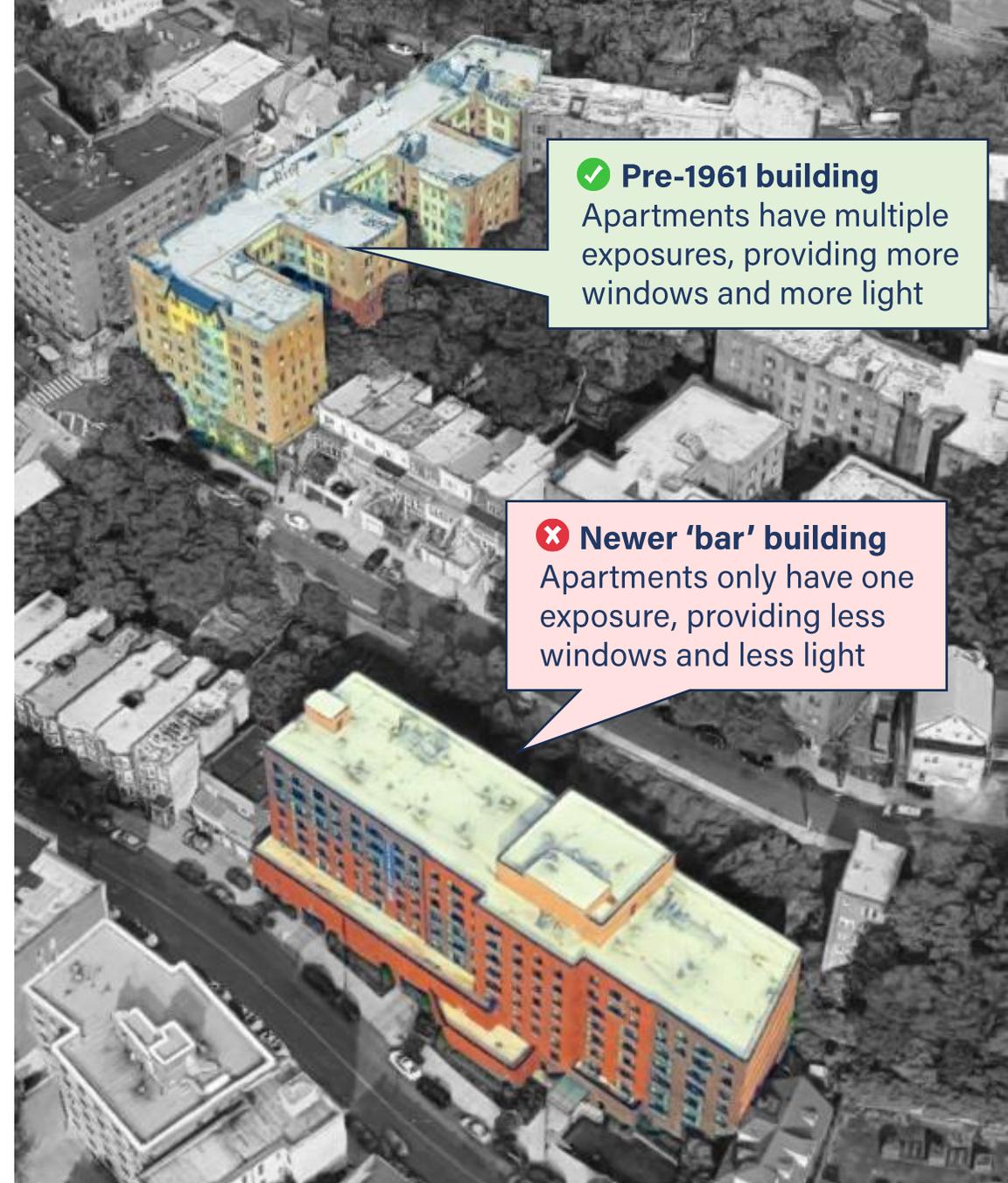


## Support better quality housing

Since 1961, zoning has functionally squeezed buildings into “bar” shapes with only one exposure on each side.

*City of Yes* would allow buildings to use pre-1961 designs with **larger, brighter, and better-ventilated apartments, and more family-sized units.**

- ✓ Adjust required distance from lot line to rear yard, court and window (20' instead of 30')
- ✓ Relegalize interior courts by adjusting maximum lot coverage (80% instead of 70%)
- ✓ Adjust corridor requirements to allow more family-sized units



✓ **Pre-1961 building**  
Apartments have multiple exposures, providing more windows and more light

✗ **Newer 'bar' building**  
Apartments only have one exposure, providing less windows and less light

## Replace the Sliver Law with height-limited contextual envelopes

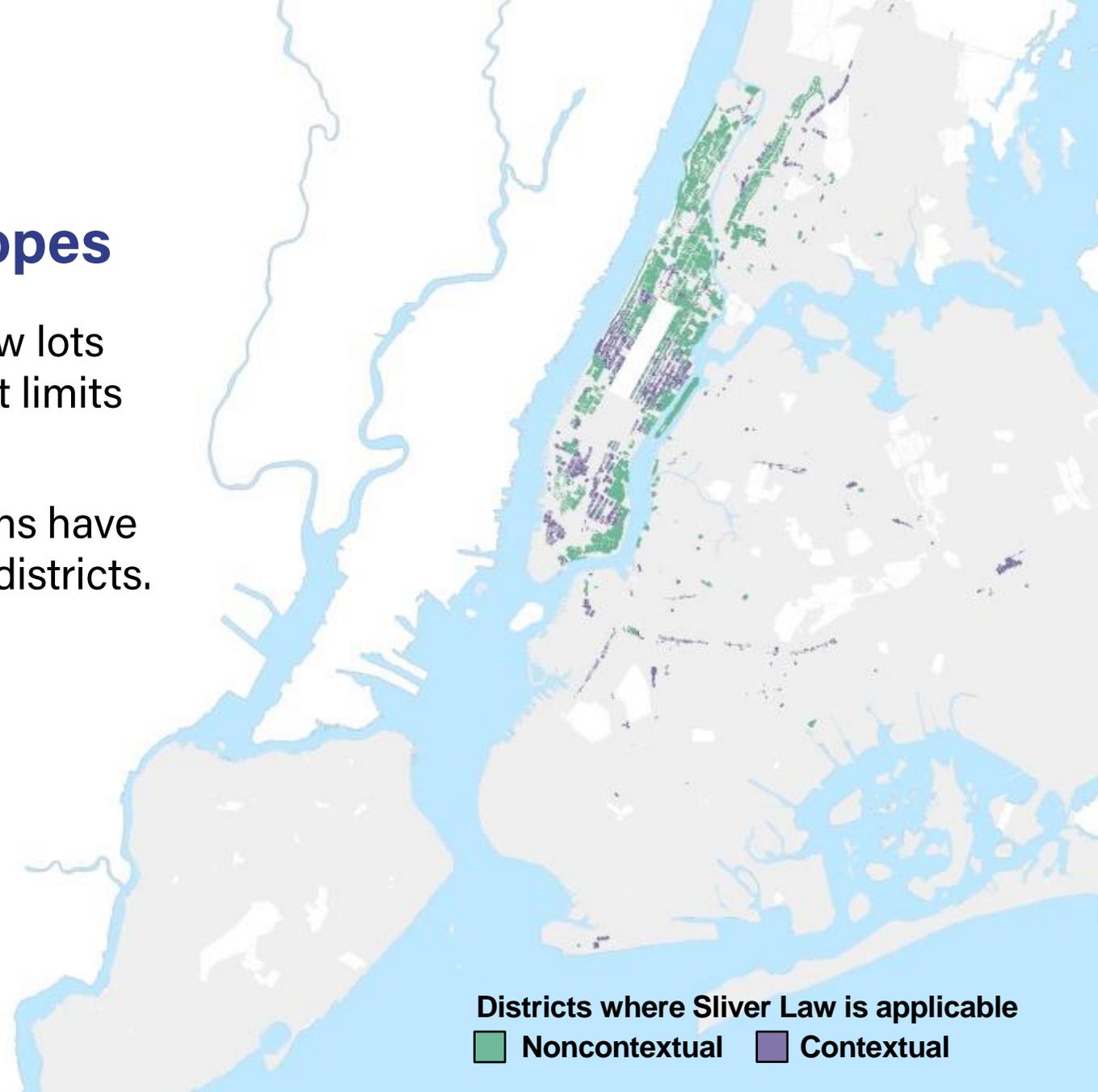
The Sliver Law sets strict height limits on narrow lots (<45'). It was created in the 1980s, before height limits existed in zoning.

Since then, height limits or height-limited options have been added to all contextual & non-contextual districts.

**City of Yes would allow these newer, more reasonable height limits to control the height of buildings on narrow lots.**

This would help **create new housing, especially in Manhattan.**

*The Sliver Law would continue to apply when other height limits do not.*





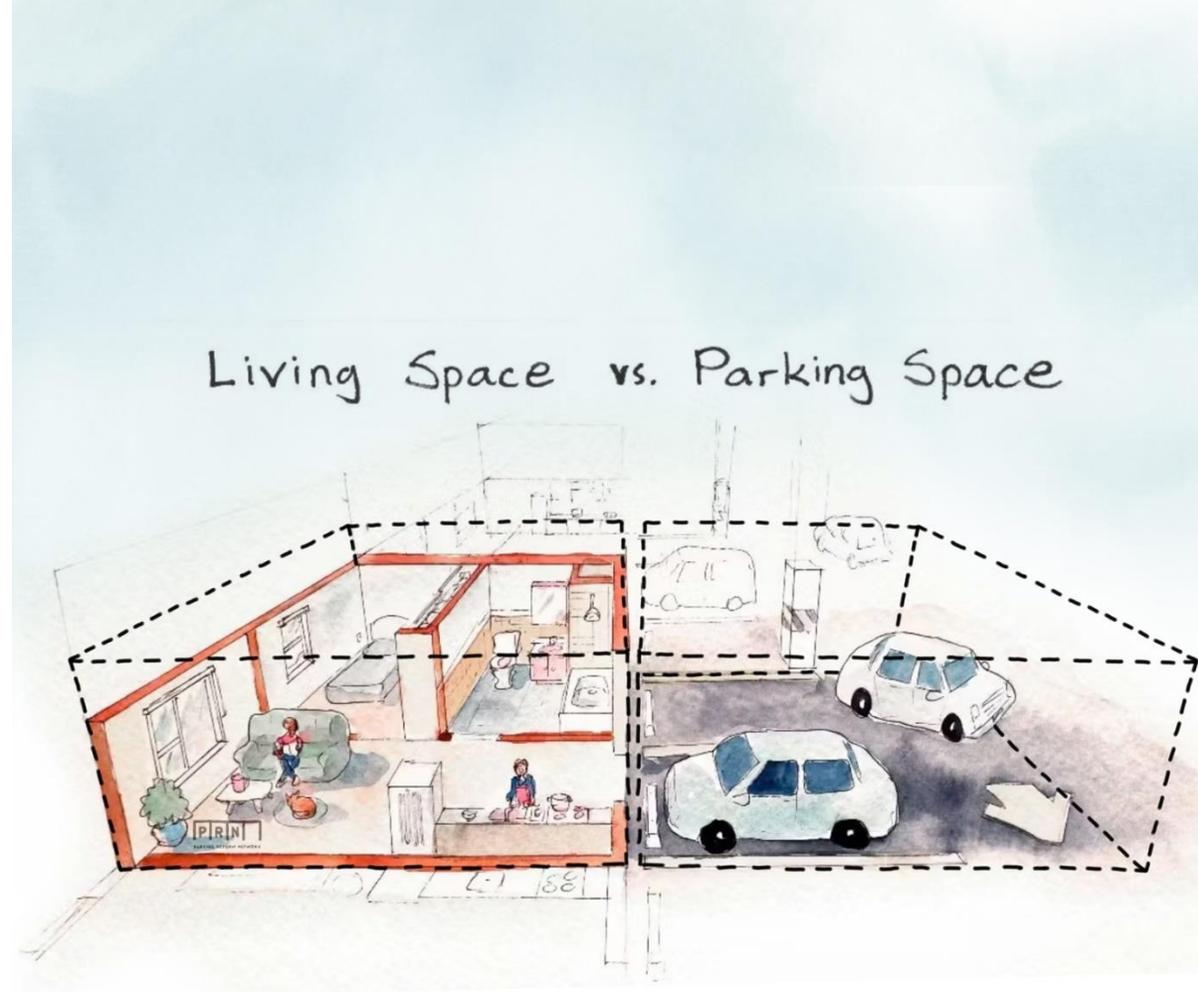
# Citywide

## Lift parking mandates

**Today, NYC requires new housing to include parking even where it's not needed.**

Mandated specific amounts of parking is extremely expensive to provide, driving up rents and preventing new housing from being built.

***City of Yes* would lift parking mandates to lower housing costs and increase housing production.**



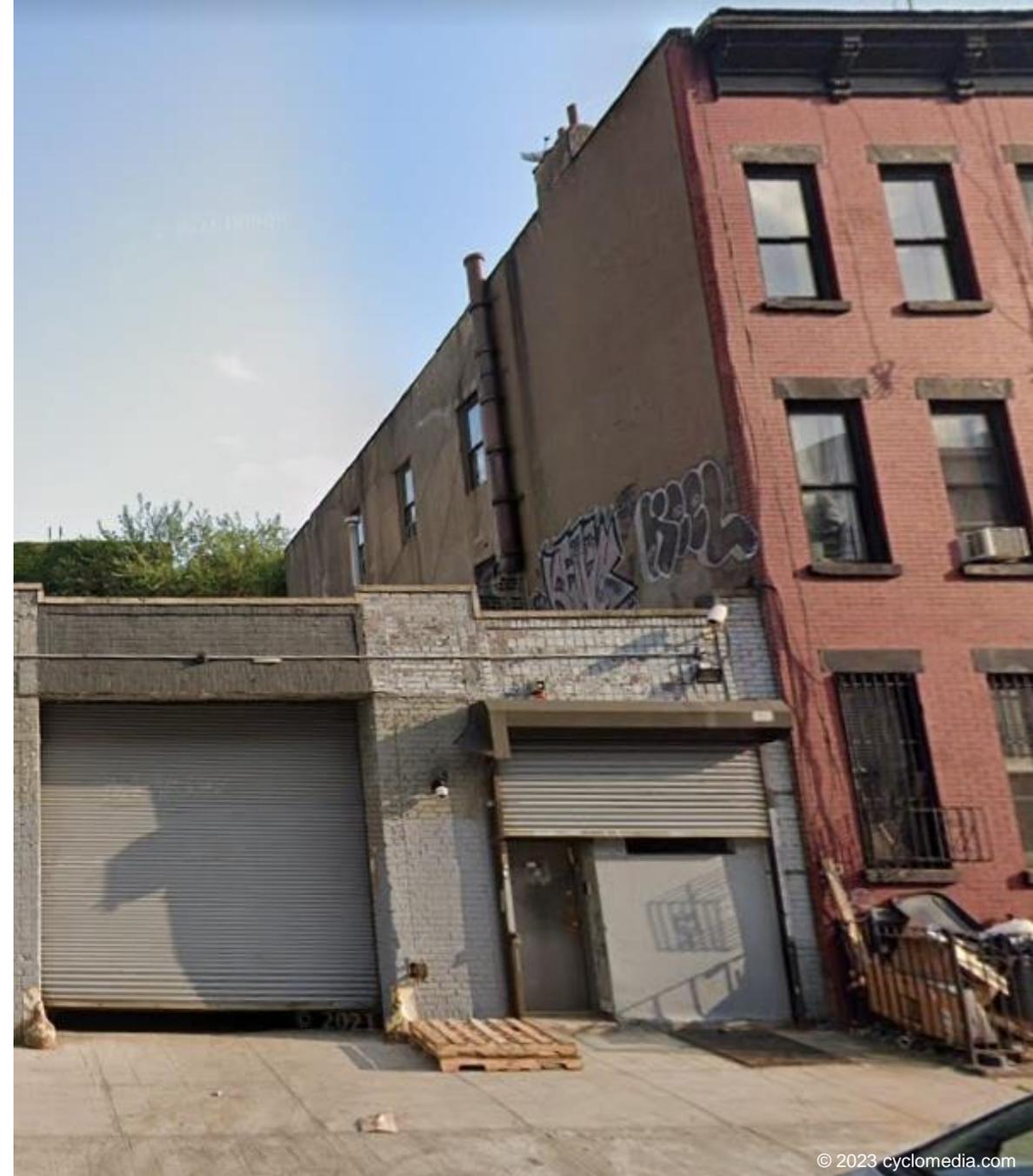
*Two parking spaces take up nearly the same space as a studio apartment*

Image Credit: Parking Reform Network, 2022

## Mandates prevent urgently-needed homes from being built

*Example:* Developer wants to build a 16-unit apartment building a 4-minute walk from subway station.

- **Today:** developer would **stop at 10 units**, because 11th unit would trigger 6-space **parking requirement**
- **Without mandates:** 16-unit building can be built, providing **6 more urgently-needed homes near transit**



# City of Yes preserves the option to add parking in new buildings

With *City of Yes*, we expect that **parking will continue to be built where demand calls for it**. Today, many developers choose to create even more parking than mandated.



60 92nd Street, Brooklyn

Required: 0  
**Provided: 19**  
*Constructed*



141-48 84<sup>th</sup> Dr, Queens

Required: 11  
**Provided: 32**  
*Constructed*



252 Victory Blvd, Staten Island

Required: 25  
**Provided: 67**  
*Approved by CPC in 2022*



2560 Boston Rd, The Bronx

Required: 0  
**Provided: 117**  
*Approved by CPC in 2023*

## Lifting parking mandates is a proven strategy nationwide

Many cities have lifted parking mandates, including Buffalo, Minneapolis, and Seattle.

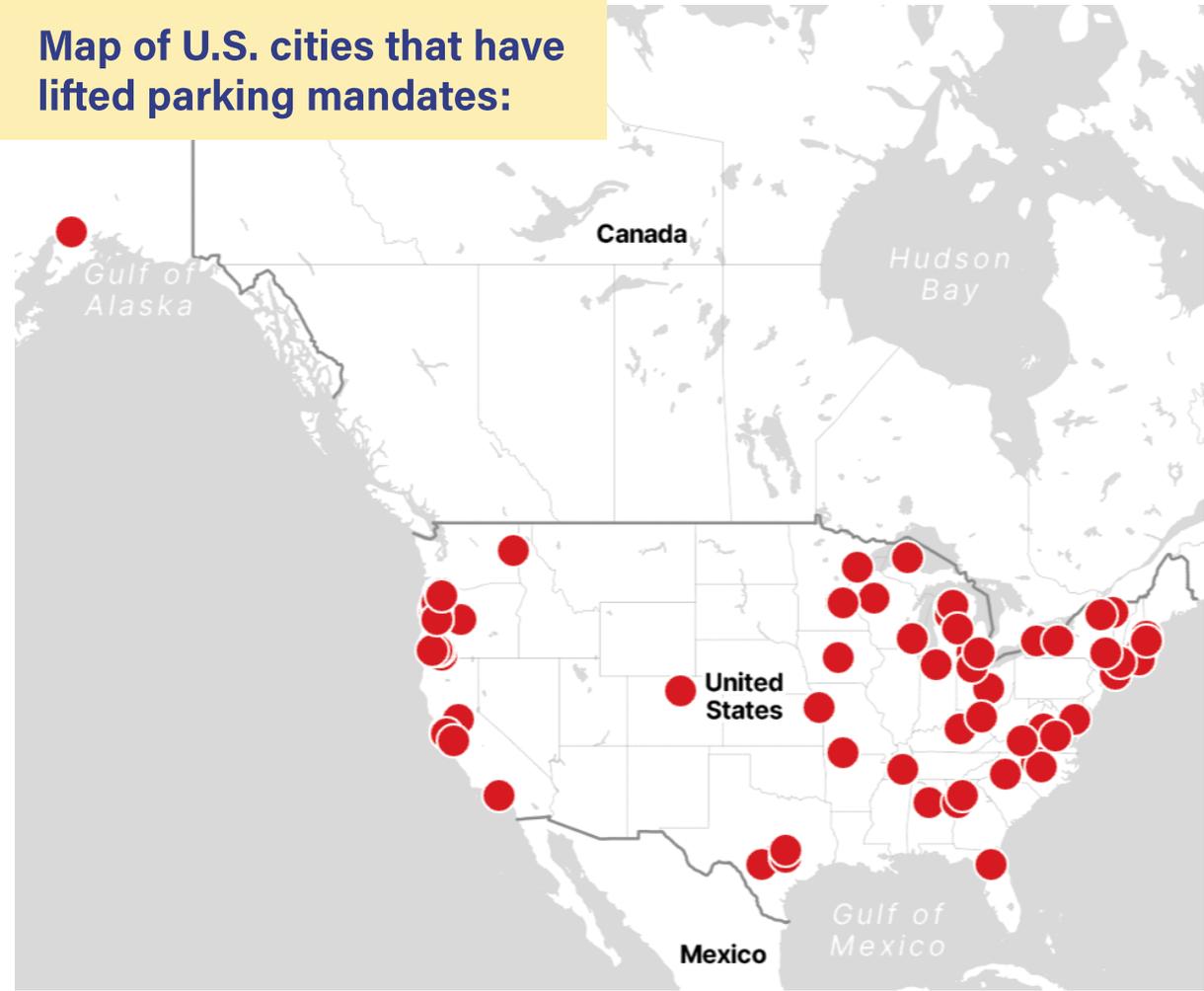
The data shows this boosts housing production while still allowing for parking as needed.

### EXAMPLE: Buffalo, NY

Since parking mandates were lifted in 2017:

- 70% of newly-constructed homes would have been impossible to build before.
- At the same time, 83% of new buildings chose to continue to offer parking.

Map of U.S. cities that have lifted parking mandates:



Map Credit: Parking Reform Network

## Many vacant nonresidential buildings cannot convert to housing

**Today, outdated rules prevent many underused, non-residential buildings like offices from converting to housing.**

For example, many buildings that were constructed after 1961, or are located outside the city's largest office centers, are not allowed to convert.



## City Council created taskforce on converting offices to housing

In 2021, the City Council passed a bill sponsored by Council Member Brannan, which created a multi-agency taskforce to study how vacant and underused offices could be converted into housing.

**The taskforce included DCP and its findings directly inform *City of Yes for Housing Opportunity*.**



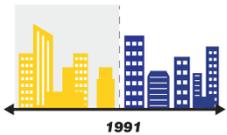
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## City of Yes allows more buildings to convert to housing

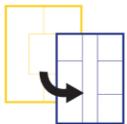
City of Yes would allow more residential conversions by:



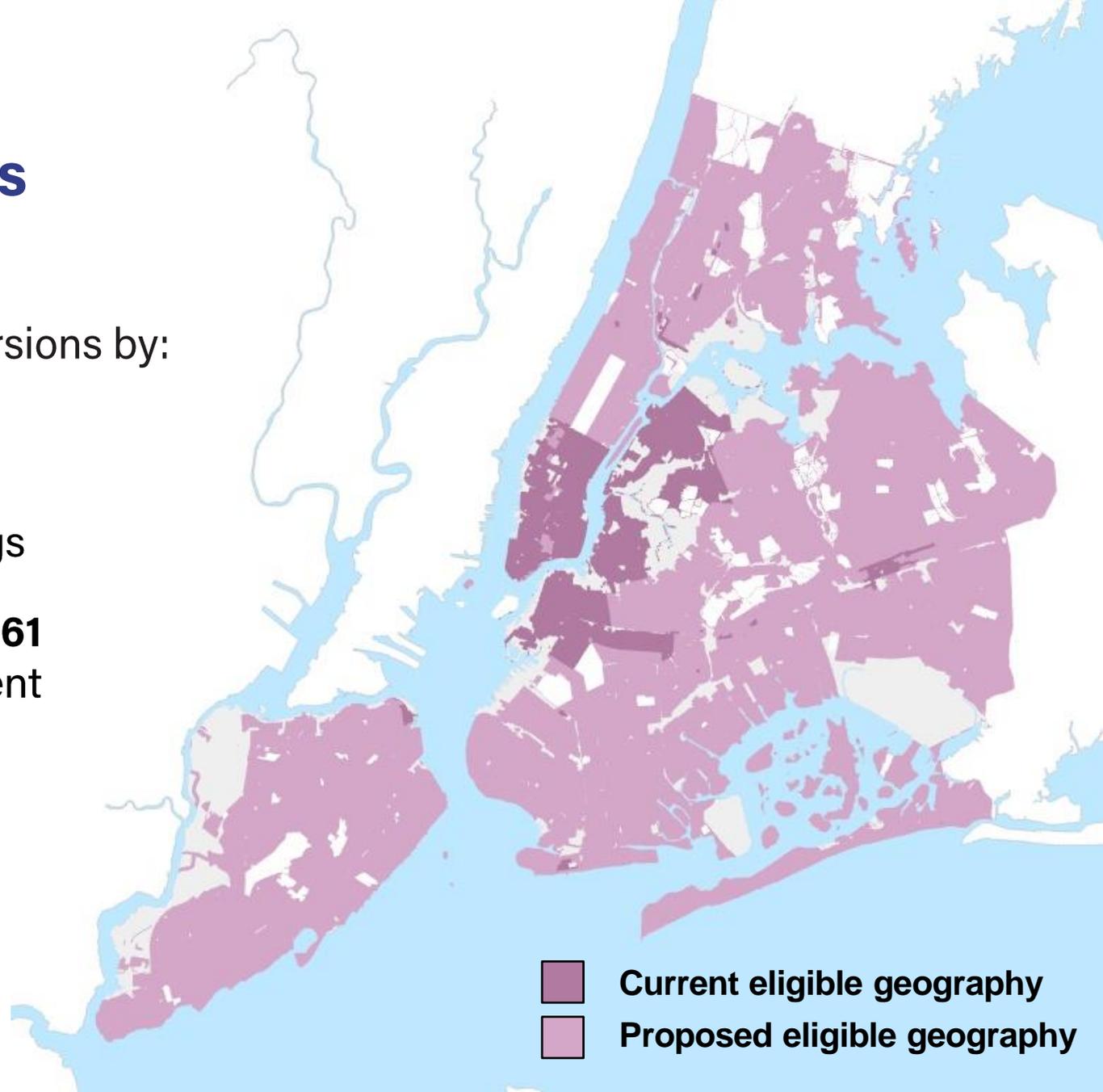
**Expanding eligible geography citywide**, facilitating conversion of former schools or religious buildings



**Moving up eligibility date from 1961 or 1977 to 1991**, allowing more recent buildings to convert



Allowing buildings to convert to **more types of housing**



## Allow height-limited, contextual infill

Because of outdated, 1960s-era “Height Factor” zoning, new buildings constructed on irregular lots, and lots with existing buildings, like campuses are **required to be tall, skinny, and out-of-context.**

**This is not an outcome anyone wants;** it results from bad zoning text.

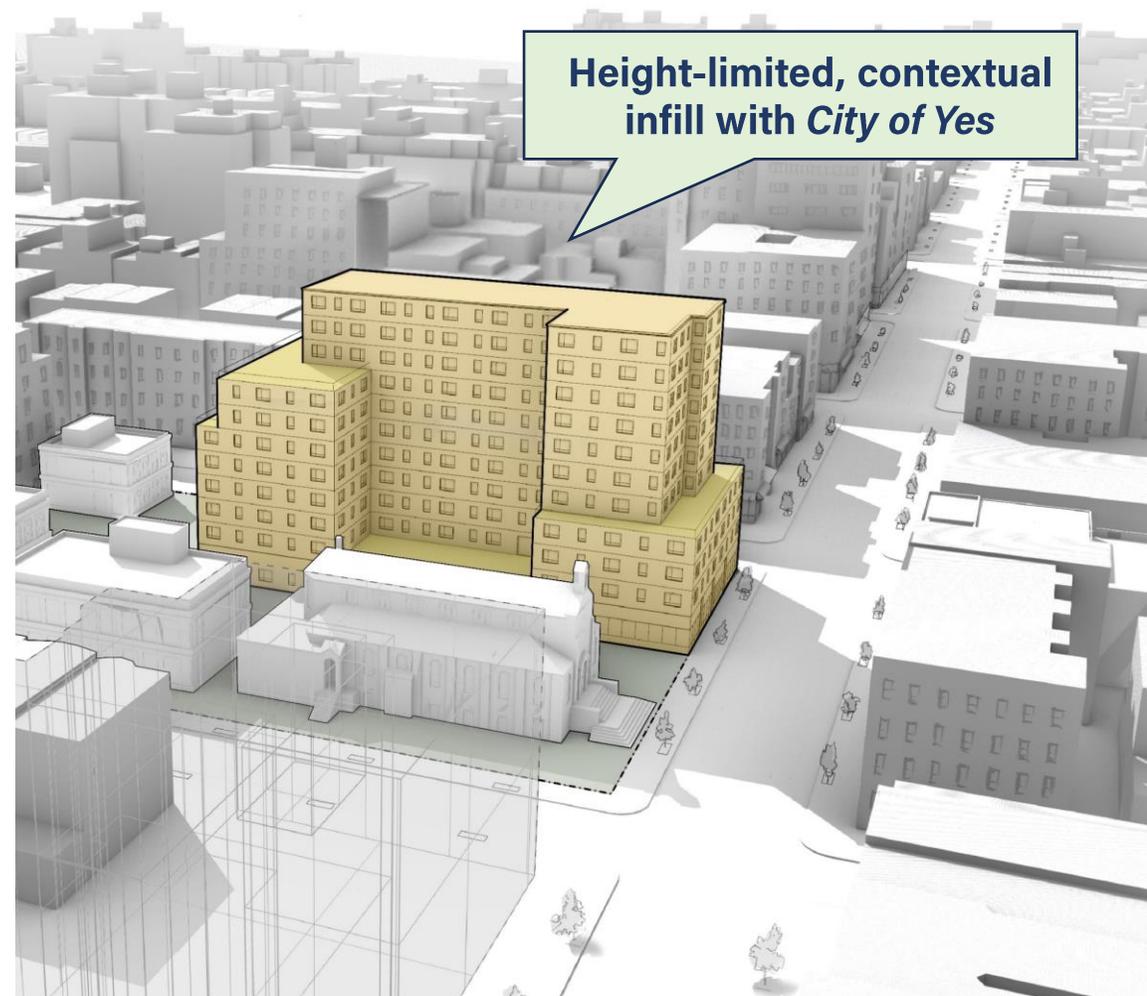


Tall, skinny  
infill today

## Allow height-limited, contextual infill

*City of Yes* corrects this so new buildings can be contextual and height-limited.

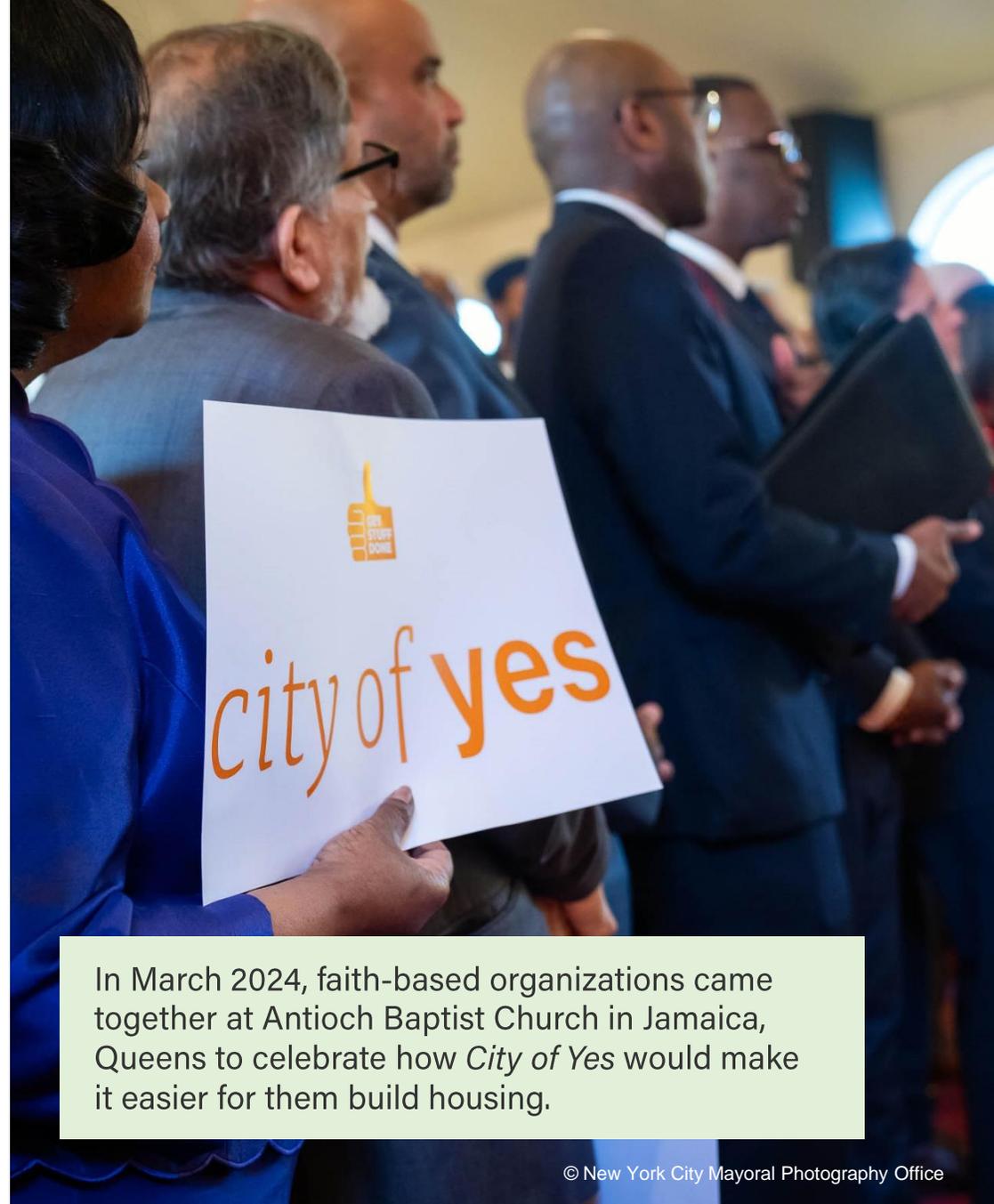
This proposal was modified at the CPC to **not apply to NYCHA campuses**, as they have their own tenant engagement regulations and their own ambitious agenda to pursue.



Height-limited, contextual infill with *City of Yes*

## City of Yes supports faith-based organizations

Both the conversions & height-limited infill proposals would **help faith-based organizations convert underused space in their buildings and campuses into housing** that serves their communities.



In March 2024, faith-based organizations came together at Antioch Baptist Church in Jamaica, Queens to celebrate how *City of Yes* would make it easier for them build housing.

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## Re-legalize buildings with small apartments and shared housing

**NYC banned shared housing in the 1950s and buildings full of studio apartments in the 1960s.**

This has **contributed to the homelessness crisis** in the decades since, and forced people who would prefer to live alone into living with roommates.

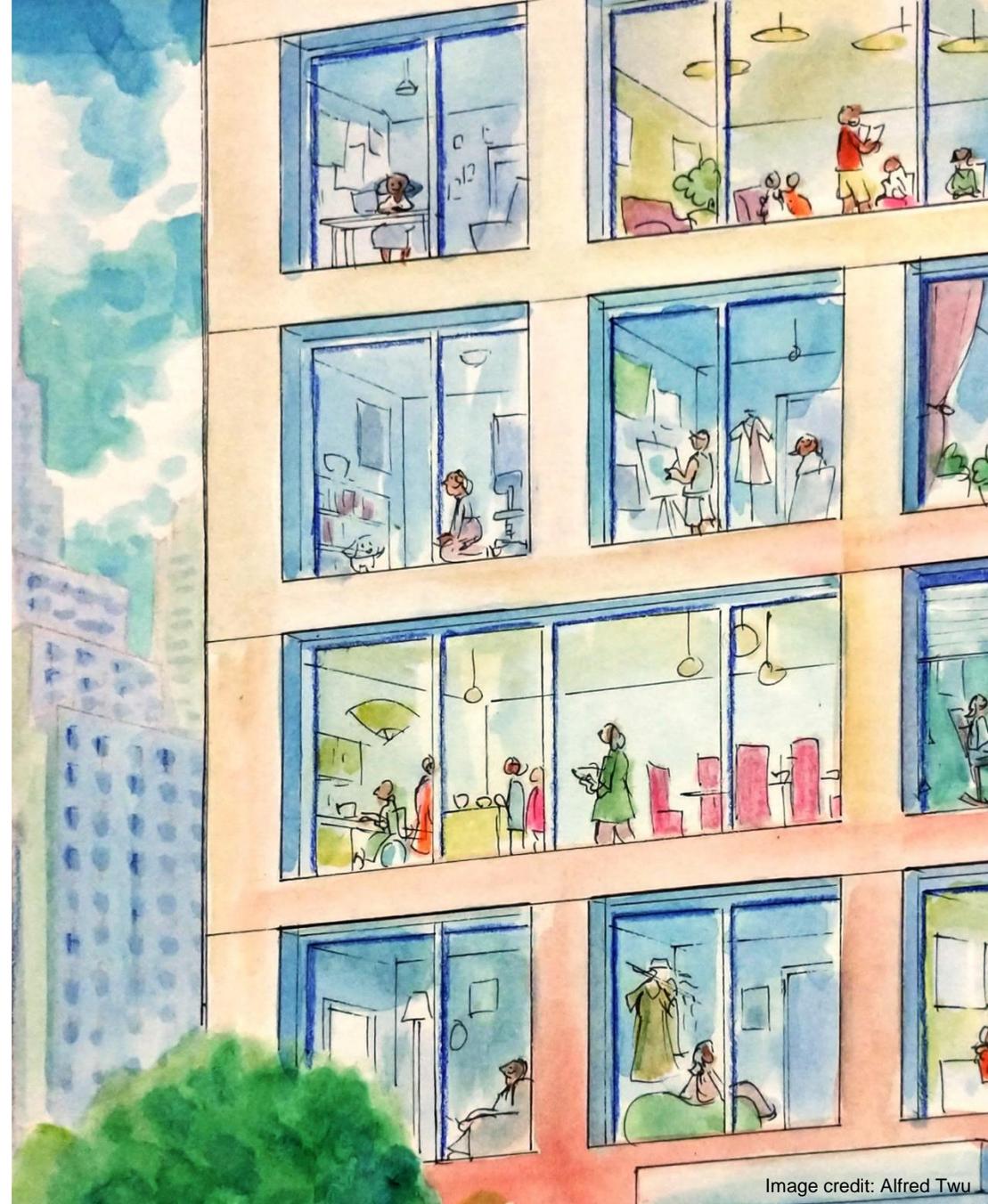


Image credit: Alfred Twu

## Re-legalize buildings with small apartments

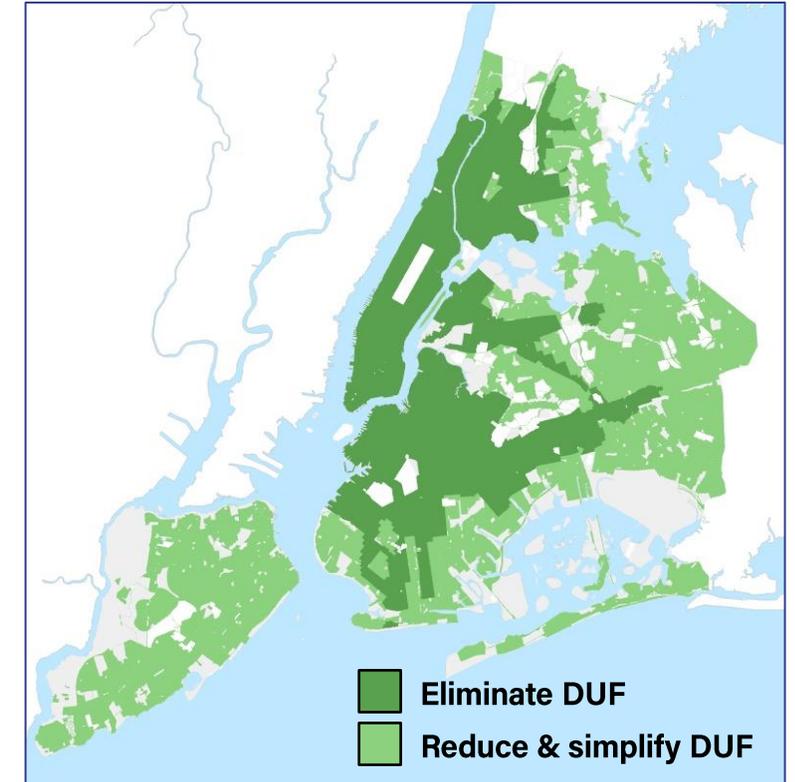
Buildings full of small apartments were banned via the creation of a zoning rule called **dwelling unit factor**.

Dwelling unit factor dictates the maximum number of homes a building can have. It is **determined by a complex equation**.

*City of Yes* **removes the dwelling unit factor in central locations and reduces it elsewhere**, allowing for buildings with small apartments.

District	Factor
R1-1	4,750
R1-2	2,850
R2 R2A	1,900
R2X	2,900
R3-1 R3-2 <sup>1</sup>	625
R3A	710
R3-2 R4 R4-1 R4B	870
R3X	1,000
R4A	1,280
R4 <sup>2</sup> R5 <sup>2</sup> R5B	900
R5 R5D	760
R5A	1,560
R5B <sup>3</sup>	1,350
R6 R7 R8 R9 R10	680

*The Dwelling Unit Factor* is calculated by dividing the maximum residential floor area permitted on zoning lot by the applicable district factor in the table above.



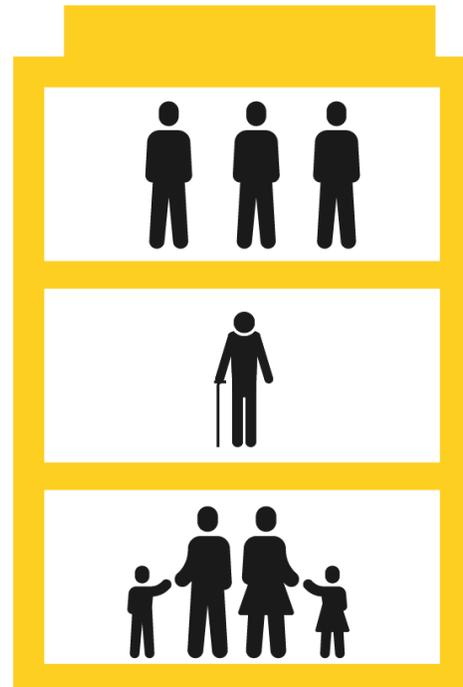
*City of Yes* removes the dwelling unit factor in central locations and reduces it elsewhere

## Re-legalize buildings with small apartments

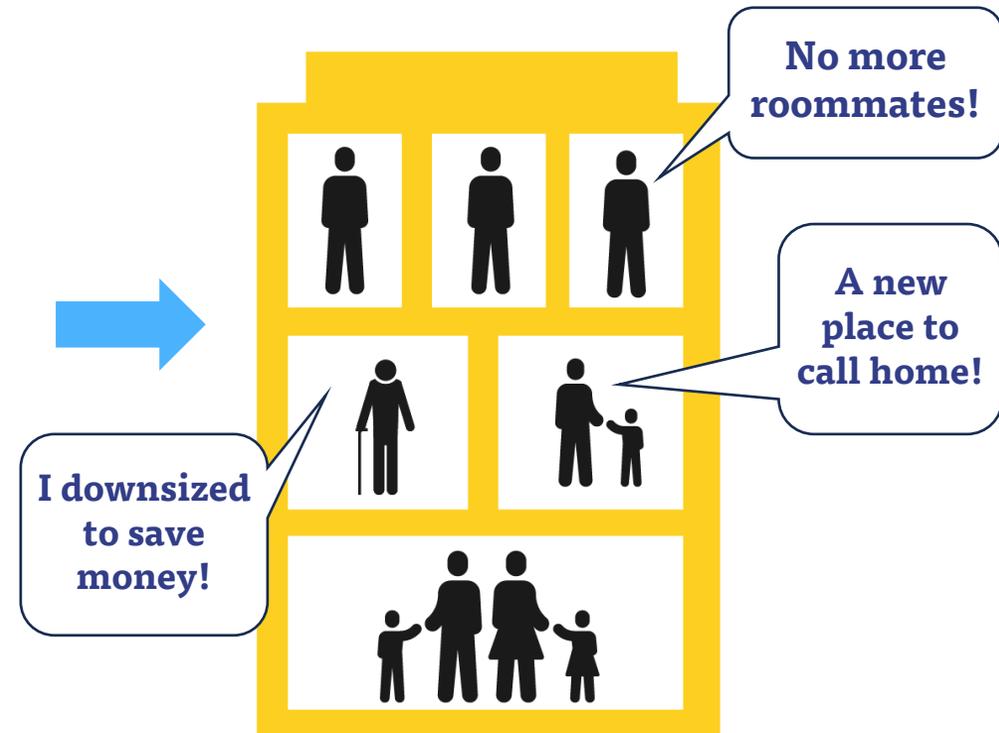
**Small apartments help so many people:** young adults starting out, older households downsizing, and everyone who lives with roommates but would prefer to live alone.

Allowing more small and shared apartments will also **open up larger, family-sized apartments** otherwise be occupied by roommates.

Today



Without dwelling unit factor



## Clear a path for shared housing

Shared housing offers homes with private bedrooms and shared kitchens, bathrooms and other facilities.

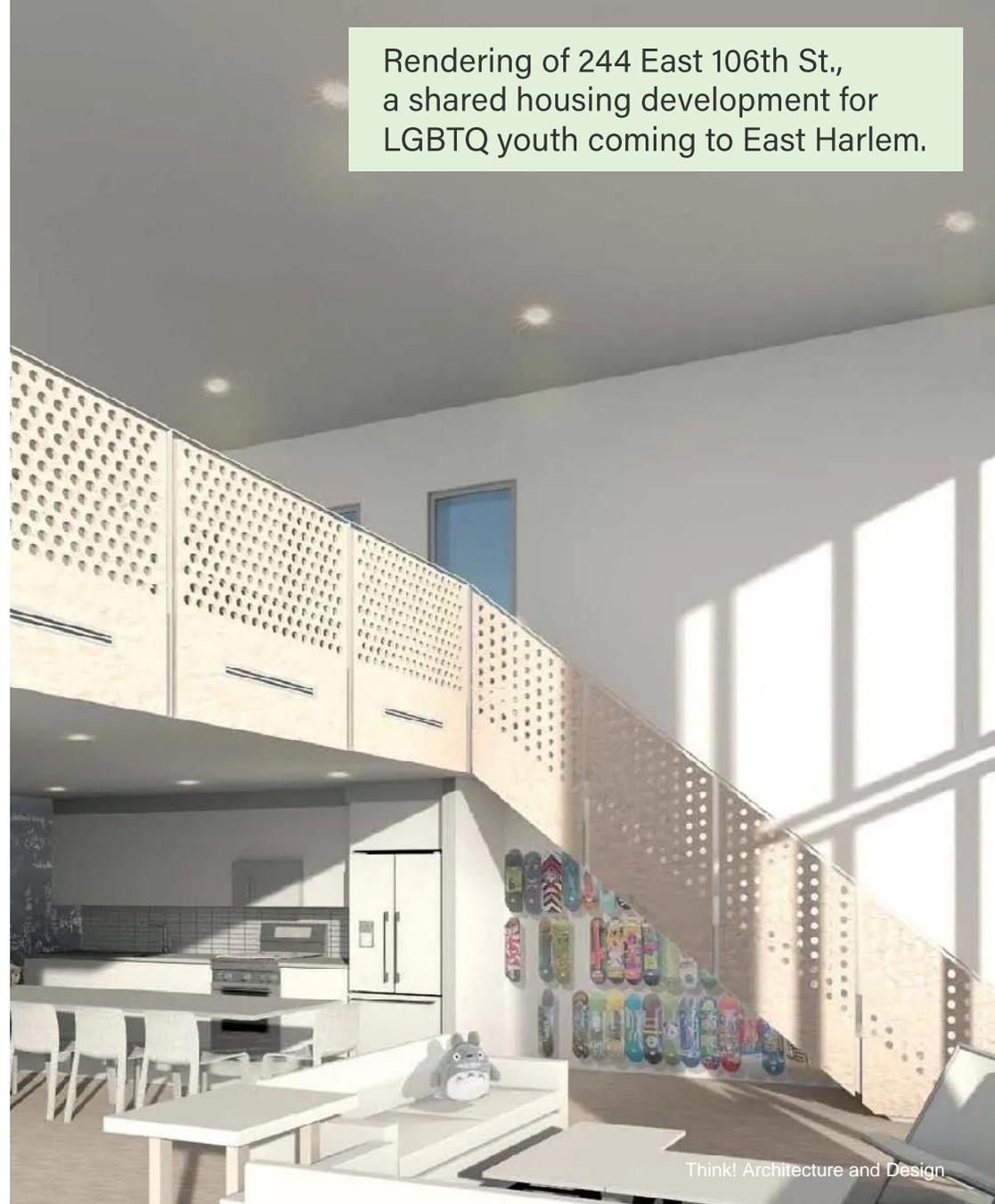
Historically, shared housing has provided a crucial source of housing for many New Yorkers, but **current zoning rules make it difficult to build.**

***City of Yes* would help clear a path for its return:**

- Allow shared housing in any multi-family district
- Allow non-residential buildings to convert to shared housing

These zoning updates are a crucial step, but other changes to local laws would be necessary to fully enable shared housing.

Rendering of 244 East 106th St., a shared housing development for LGBTQ youth coming to East Harlem.



Think! Architecture and Design

## Create new zoning districts to spur housing in high-demand areas

The FAR cap was created in the 1960s to restrict how much housing could be built in high-density areas.

For decades, this arbitrary cap restricted New York City's housing growth, especially in the high-demand, job- and transit-rich neighborhoods where housing is urgently-needed.

Earlier this year, the FAR cap was finally repealed in Albany after successful advocacy by the City Council and Mayor.



Due to the FAR cap, many beloved historic buildings like the Eldorado overlooking Central Park could no longer be built.

## Create new zoning districts to spur housing in high-demand areas

With the FAR cap repealed, *City of Yes* would create **new, higher-density residential zoning districts with FARs above 12.**

The districts would require **permanent, income-restricted affordable housing** via Mandatory Inclusionary Housing.

This would be a powerful new tool to create housing, including affordable housing, in high-demand areas.

New zoning district	UAP/MIH FAR
R11	15.0
R11A	15.0
R12	18.0



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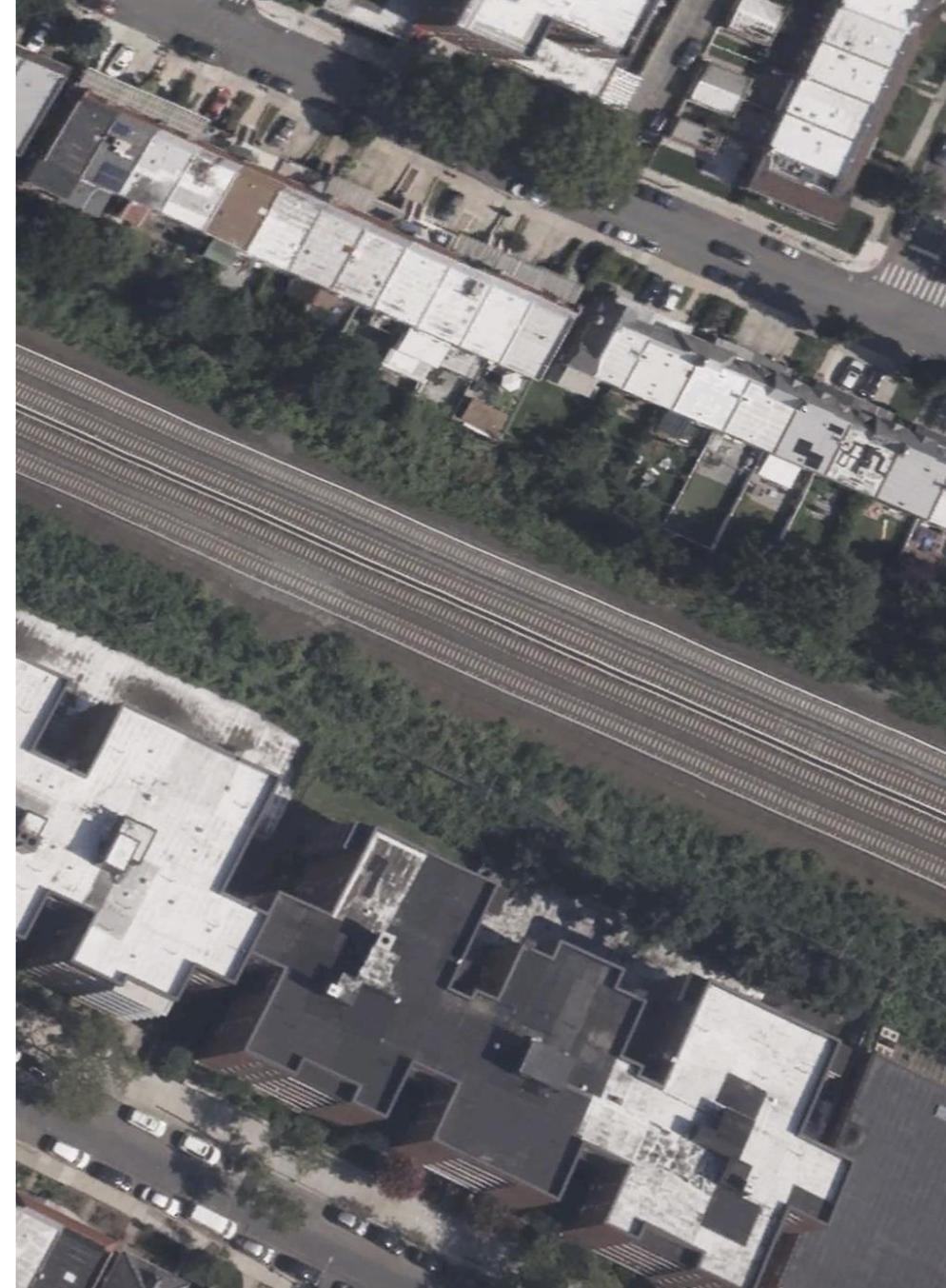
# Simplify Railroad Right-of-Way Special Permit

The Railroad Right-of-Way Special Permit was created in the 1960s to support new housing while protecting railroad operations.

However, the process, which entails a full special permit via ULURP has become confusing, inefficient and costly.

***City of Yes* would streamline the process while protecting planning goals.**

- Large sites would require *authorization* (which entails environmental review, and review by Community Board & City Planning Commission)
- Small sites would require *certification* (via Chair of City Planning Commission)

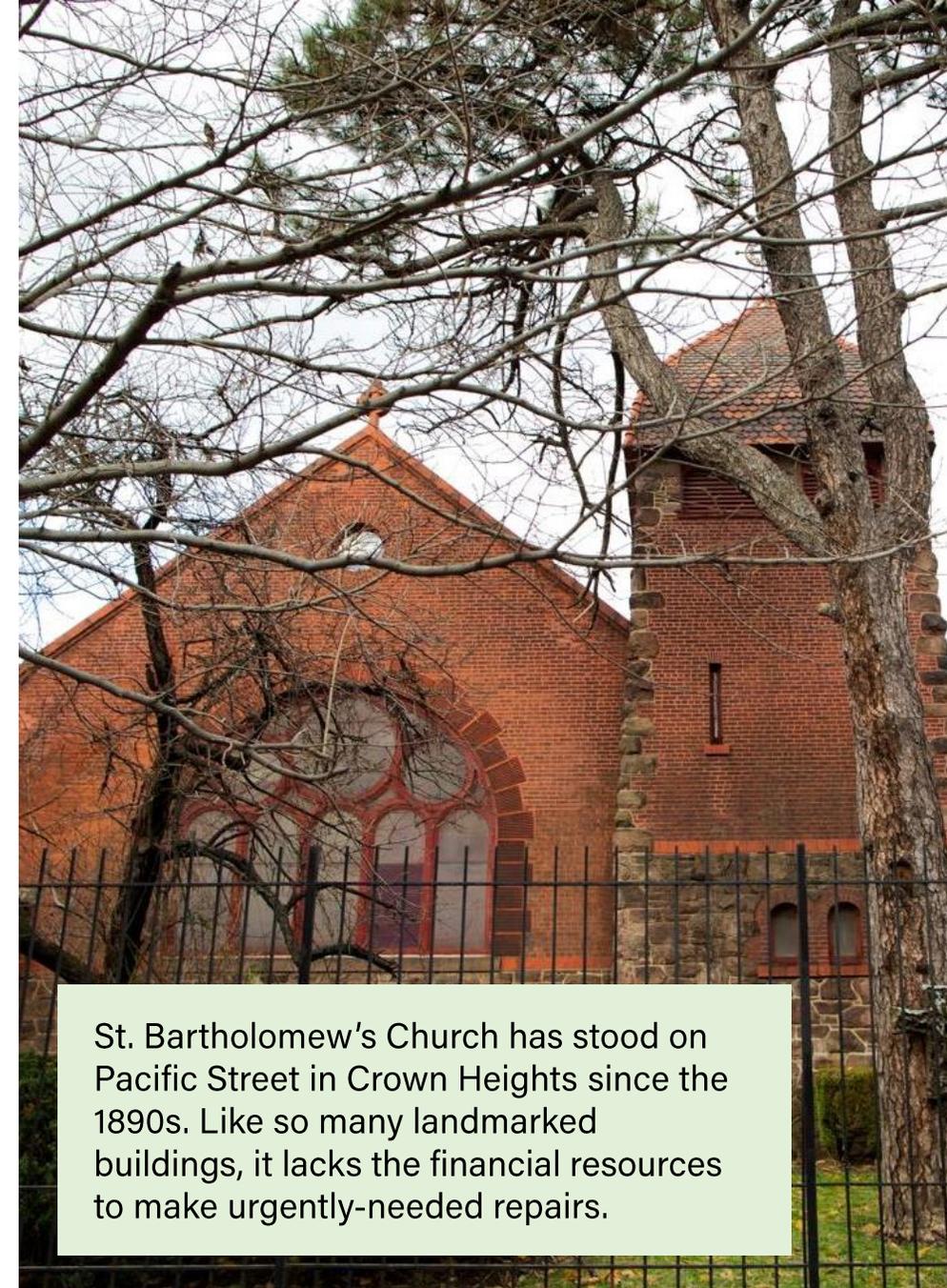


## Make it easier for landmarked buildings to sell their development rights

**Many landmarked buildings financially struggle due to high maintenance costs.**

However, the process for selling development rights is overly-complex and not allowed in lower-density and historic districts.

As a result, **fewer than 15 landmarks have sold their development rights in the past 50 years**, and almost all of them are in central areas of Manhattan.

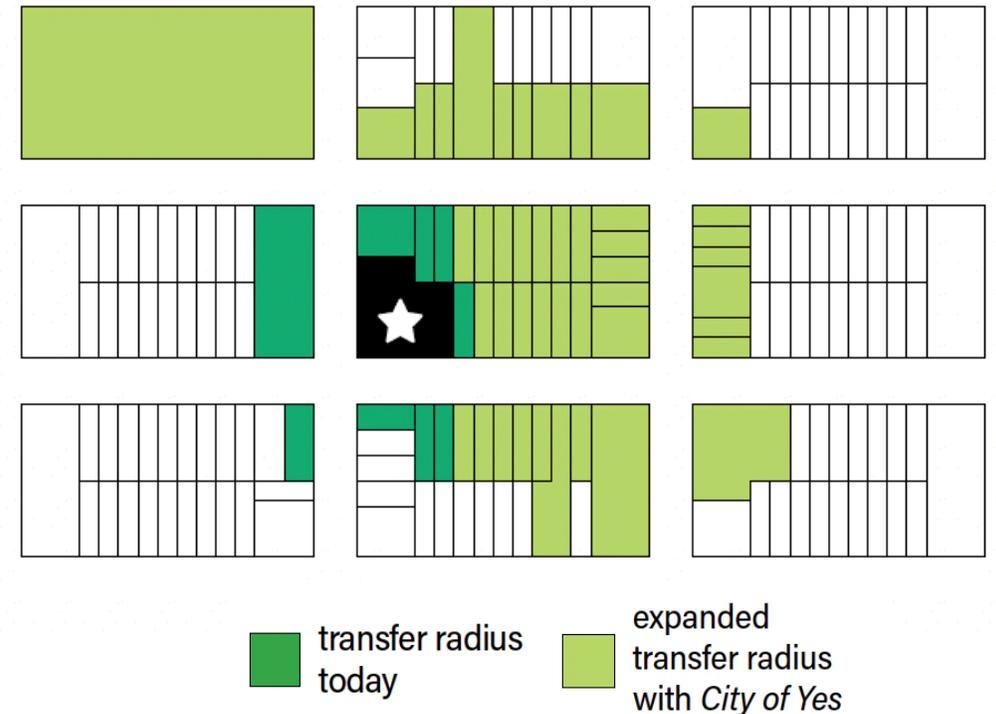


St. Bartholomew's Church has stood on Pacific Street in Crown Heights since the 1890s. Like so many landmarked buildings, it lacks the financial resources to make urgently-needed repairs.

## Make it easier for landmarked buildings to sell their development rights

**City of Yes updates & simplifies transfer process so landmarked buildings can raise money they need, and more housing gets built:**

- ✓ Allow landmarks to transfer rights to any lots on same block, across the street, or at next intersection
- ✓ Permit transfers in lower-density & historic districts
- ✓ Simplify transfer approval process:
  - Authorization* if project involves bulk modifications
  - Certification* if there are no bulk modifications
- ✓ Cap increased density on receiving sites at 20%, so new development is reasonably scaled
  - exception for C districts with 15+ FAR
- ✓ Maintain all landmark & historic district protections

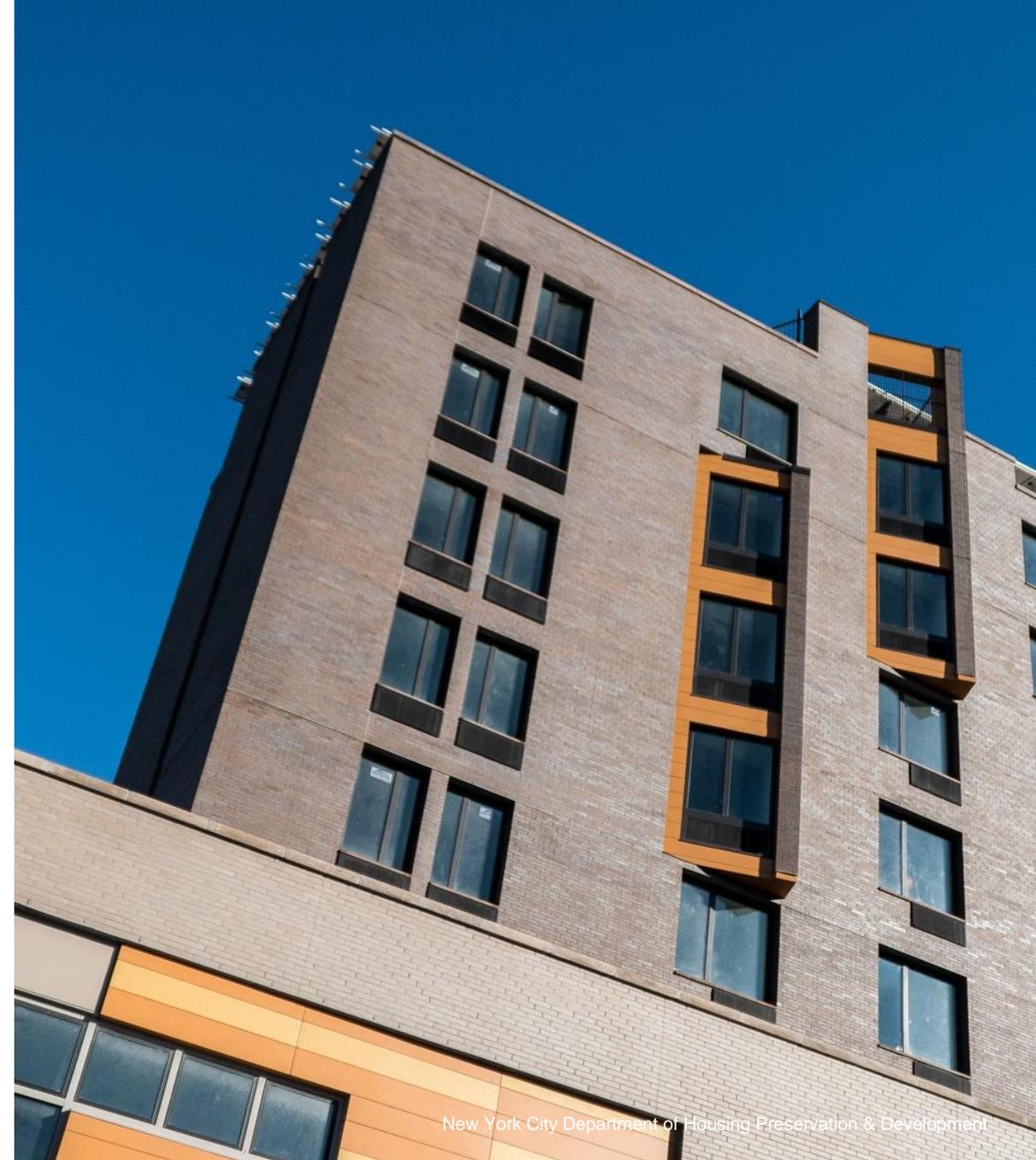


## Make it easier to create supportive housing

Today, supportive housing developments that want to access higher community facility FARs in R6 and R7 districts must apply for a full special permit (ULURP).

***City of Yes* simplifies this process so it only requires an authorization.**

Making this process less burdensome and costly will **help spark the creation of urgently-needed supportive homes.**



## *City of Yes* maintains public review and Council land use oversight

The kinds of large-scale projects that go through public review today would continue to go through public review under *City of Yes*.

In fact, DCP analysis shows that **99% of projects that went through ULURP in the last decade would still go through ULURP under *City of Yes*!**

That's because the slightly expanded development rights that *City of Yes* allows are below what any developer would ever request via ULURP.



To recap, there are only 3 very rare actions that would require certification or authorization under *City of Yes* instead of a full ULURP: landmark transfers; railroad right of way permits; supportive housing community facility requests in select districts.

# Environmental Review

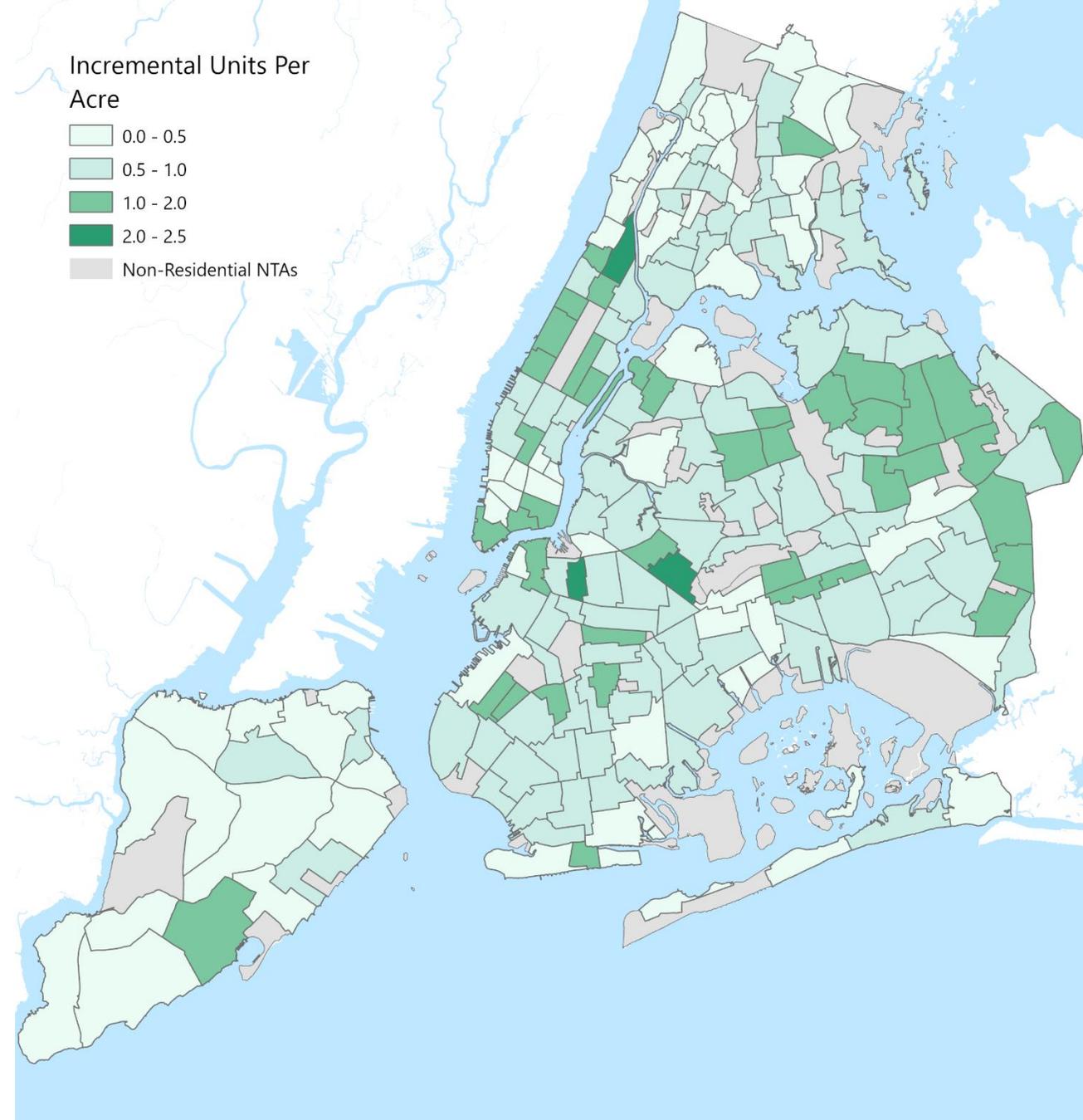
City Environmental Quality Review (CEQR) requires us to conduct an Environmental Impact Statement (EIS). For a generic action, we must estimate the **amount, type, approximate location, and overall massing/form** of future development and identify the **range of impacts** that may occur. To accomplish that for *City of Yes*, we used three methods:

1. **Prototypical Site Assessment:** assess individual sites to exemplify local effects of proposal
2. **Citywide Estimates:** Modeling to estimate scale and location of future development citywide
3. **Representative Neighborhoods:** use representative neighborhoods to analyze the proposal's collective development effects at the neighborhood scale

*This EIS represents our best effort to project a range of possible outcomes based on a variety of factors, including some that are beyond the control of the Department of City Planning and New York City (like interest rates). We provide potential ranges of outcomes to convey the most information possible.*

# Environmental Review: Housing Estimate

The EIS estimates a citywide increment range of **58,200 to 108,900 housing units** over 15 years.



# Environmental Review: Findings

A Notice of Completion of a Final Environmental Impact Statement (FEIS) was issued on September 13, 2024.

## The FEIS identifies no impacts in these categories:

- Land Use, Zoning, and Public Policy
- Socioeconomic Conditions
- Water and Sewer Infrastructure
- Solid Waste and Sanitation
- Energy
- Greenhouse Gases and Climate Change
- Air Quality
- Public Health
- Neighborhood Character

## The FEIS identifies potential for "significant adverse impacts" in these categories:

- Community Facilities and Services (early childhood programs, schools)
- Open Space
- Transportation (traffic, transit, pedestrian)

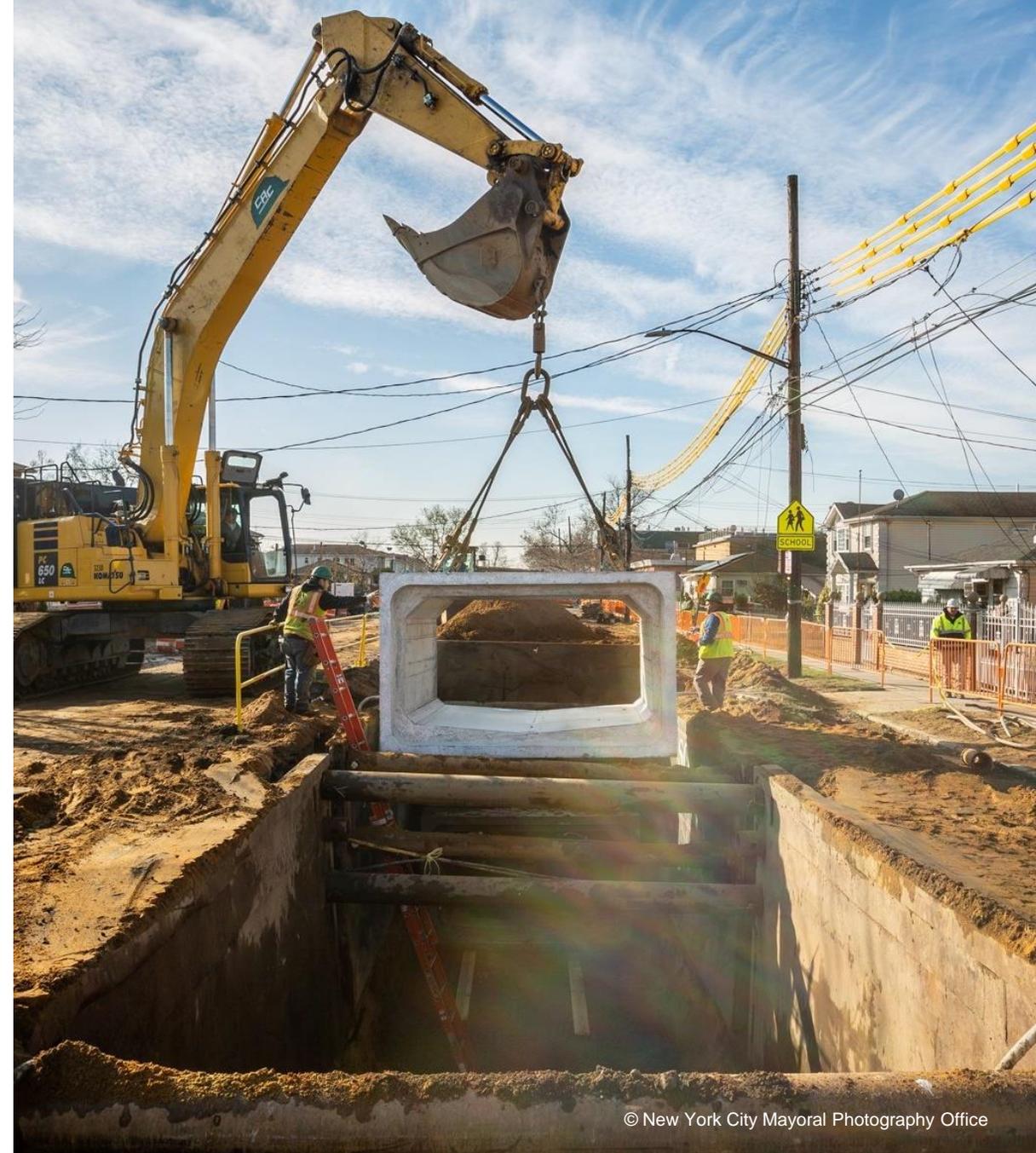
**The FEIS could not preclude impacts in the following categories because their likelihood depends on specific site characteristics:** Shadows; Historical & Cultural Resources; Urban Design and Visual Resources; Natural Resources; Hazardous Materials; Noise; Construction.

*No other significant adverse impacts were identified. Potential mitigation measures are identified in the FEIS.*

# Environmental Review: Impacts

The FEIS is not designed to identify *all* future infrastructure needs – there are many, and NYC will continue to address them.

What the FEIS is required to study is the incremental impact of adding a little more housing across the city through *City of Yes*. And it found **no significant impact in most categories**.



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## Ongoing Investments & Planning

City agencies continually invest in infrastructure through capital planning processes that respond to needs. For example:

- **Parks:** 10-year capital strategy with **\$4.6 billion** for capital construction and reconstruction projects
  - **DOT:** 10-year capital plan with **\$31.6 billion** for streets, sidewalks, highways, bridges, and parking facilities
  - **SCA:** 5-year capital plan with **\$19 billion** allocated for schools, leases, capital upgrades & more
- Over past two years, NYC invested **over \$1.2 billion** in stormwater flooding prevention as part of the **\$20.1 billion** 10-year capital plan
  - This September, NYC opened **24 new schools**



© NYC School Construction Authority

# Racial Equity Report

**In 2022, the City Council created a racial equity reporting requirement.**

It requires applicants for select rezonings and land use actions to describe how their projects affirmatively further fair housing and promote equitable access to opportunity.

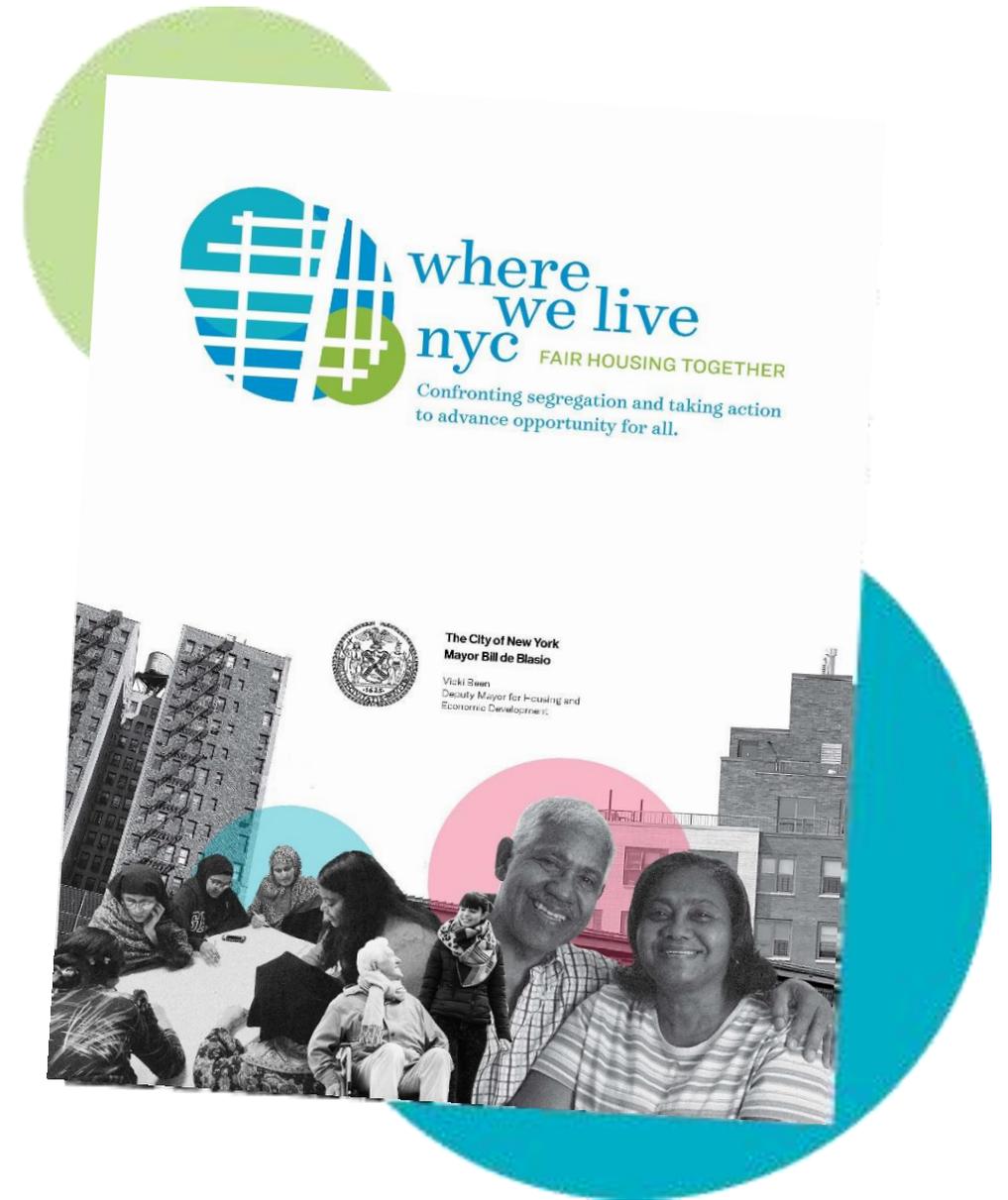
***City of Yes* affects more than 5 community districts, so it is subject to the requirement.**



# Racial Equity Report

**City of Yes** emerges directly from the City's fair housing plan, *Where We Live NYC*, and implements many of its strategies:

- Increase housing opportunities, particularly for low-income New Yorkers, in amenity-rich neighborhoods
- Improve quality and preserve affordability for existing residents
- Expand the number of homes available to New Yorkers who receive rental assistance benefits



## timeline

2018

**March**

New York City begins work on *Where We Live NYC* fair housing plan.

2020

**November**

*Where We Live NYC* fair housing plan released. It includes strategies implemented in *City of Yes for Housing Opportunity*.

2022

**May**

Overarching *City of Yes* plan to modernize zoning announced.

2023

**September**

*City of Yes for Housing Opportunity* proposal announced.

**December**

City Council Fair Housing Framework signed into law.

2024

**January**

DCP begins public information session series, while work continues to shape proposal in response to feedback.

**April**

Public review begins; DCP brings proposal to over 175 community board meetings over following months.

**July**

CPC holds 15-hour public hearing with over 200 speakers; majority speak in favor. 4 of 5 Borough Presidents offer support.

**September**

City Planning Commission approves proposal with limited modifications. Final Environmental Impact Statement released.

**End of 2024**

City Council holds final hearing and vote.

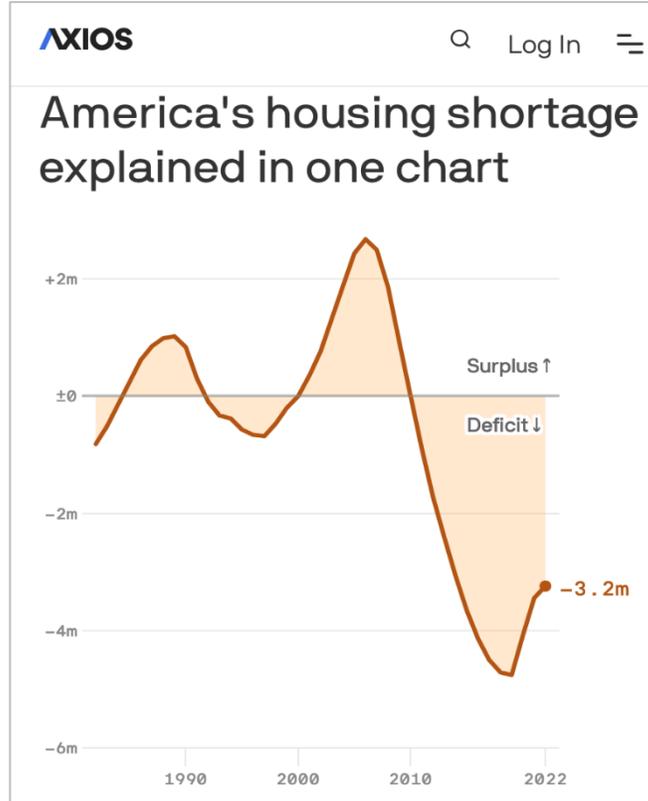
A watercolor illustration of a city skyline, viewed from an elevated perspective. The scene is filled with various buildings of different heights and colors, including tan, yellow, and red. The buildings are interspersed with green trees and blue streets. In the background, there are more buildings and a hazy sky with soft clouds. The overall style is artistic and painterly.

# Conclusion

# The housing shortage is now recognized as a national crisis

☰ npr

## Housing experts say there just aren't enough homes in the U.S.



☰ The New York Times

## What Kalamazoo (Yes, Kalamazoo) Reveals About the Nation's Housing Crisis

A decade ago, the city — and all of Michigan — had too many houses. Now it has a shortage. The shift there explains today's costly housing market in the rest of the country.



# Building housing has become a defining national issue

"It's too difficult to build, & it's driving prices up. We will take down barriers & cut red tape including at the state & local levels. We will end America's housing shortage by building 3,000,000 new homes."



"We need to build more units & clear away some of the outdated laws & regulations that made it harder to build homes for working people."



Trump: "There will be no low income developments built in areas right next to your house."



## Project 2025

PRESIDENTIAL TRANSITION PROJECT

"A conservative Administration should oppose any efforts to weaken single-family zoning."

## The City Council has created a Fair Housing Framework, calling for building more homes across NYC

“At the end of the day, the legislation is about building more housing and uplifting New Yorkers.”

**Council Speaker Adrienne Adams**

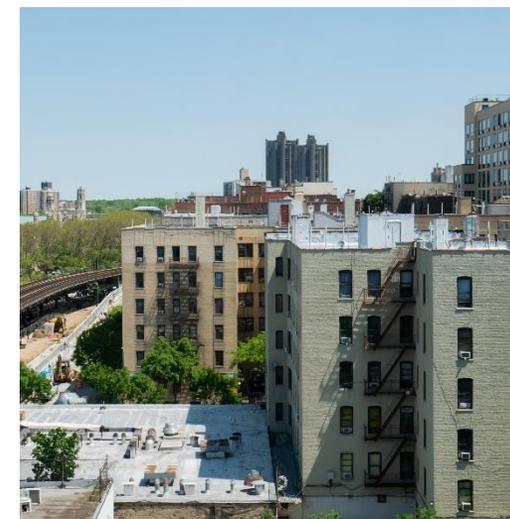
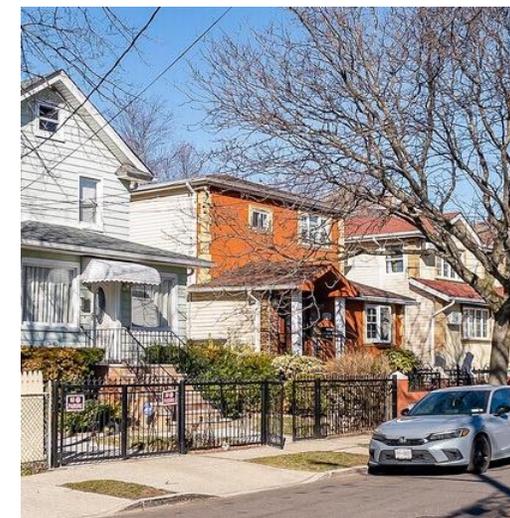


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*City Council legislation establishing a Fair Housing Framework was signed into law on December 12, 2023.*

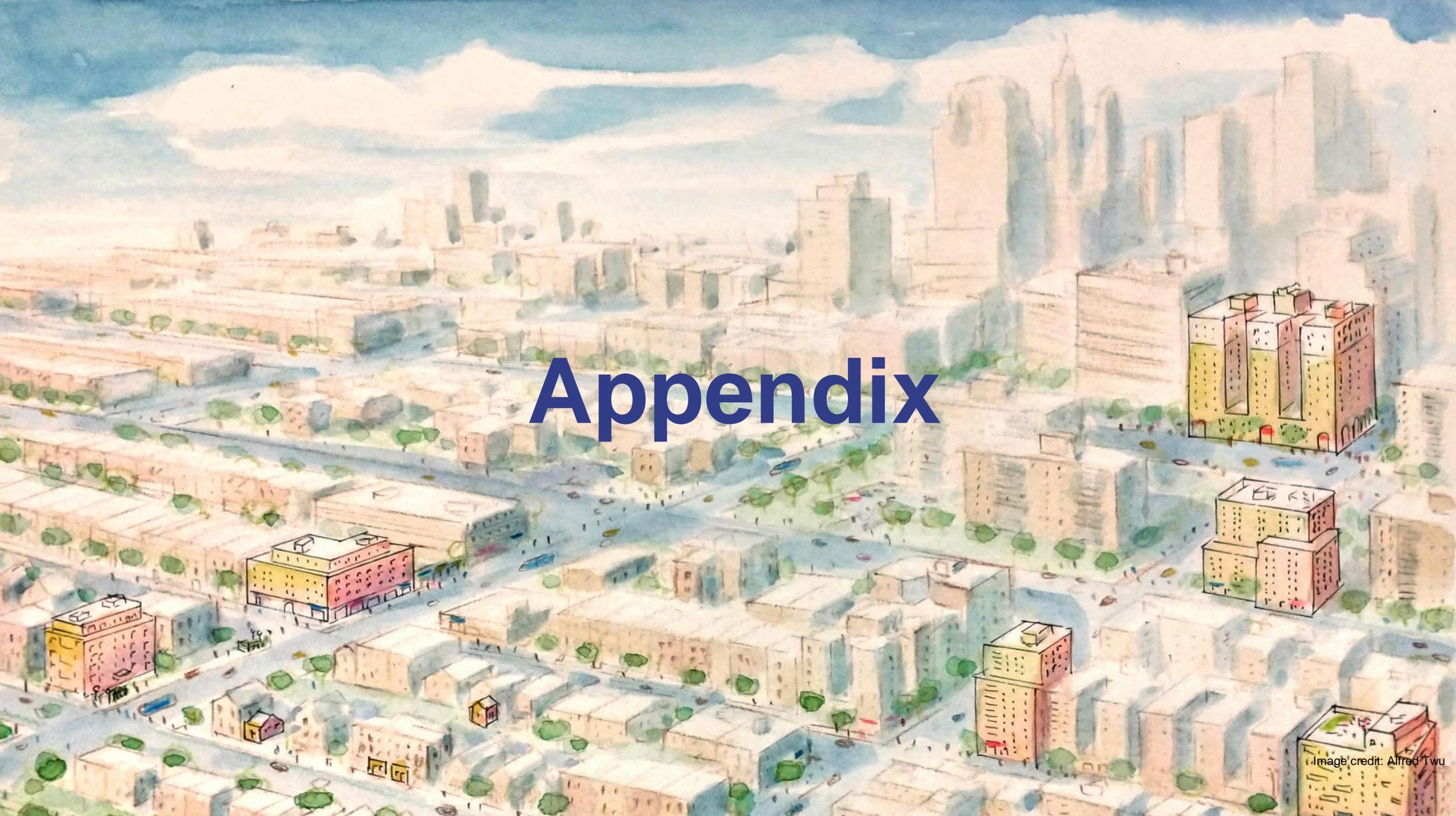
## How will *City of Yes* address our housing needs?

- **Allow for a little more housing** in every neighborhood and **more housing types** for the full range of New Yorkers
- Create significantly **more affordable housing**
- **Reduce pressure on gentrifying neighborhoods**
- **End exclusionary zoning** in low-density areas
- **Provide accessory dwelling units** that support homeowners and multigenerational families
- Support **sustainable** transit-oriented development



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An aerial watercolor illustration of a city. The scene shows a dense urban grid with various buildings, streets, and green spaces. The style is soft and painterly, with a color palette dominated by warm tones like beige, yellow, and orange, contrasted with cool blues and greens. In the background, a range of mountains is visible under a sky with light, wispy clouds. The word "Appendix" is written in a large, bold, blue sans-serif font, centered over the middle of the city. In the bottom right corner, there is a small text credit: "Image credit: Alfred Twu".

# Appendix

## Special Districts

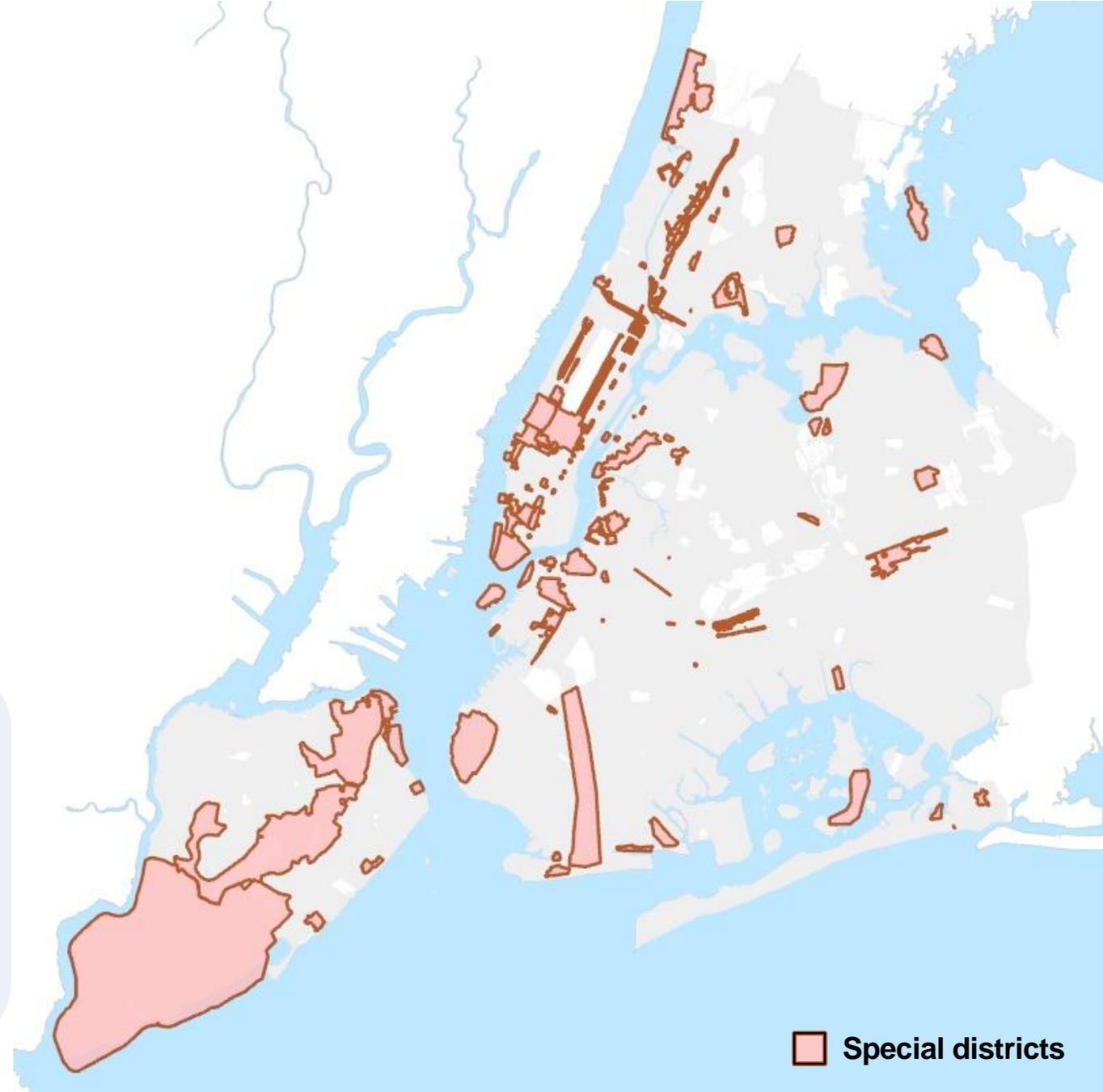
The city has a diverse array of special districts created over the last five decades.

Generally, *City of Yes* changes are implemented in special districts.

**However, if any changes conflict with a special district's goals, the special district will be accommodated.**

**Example:** In parts of the Special Clinton District, R8 has a market-rate FAR of 4.2, rather than the standard R8 FAR of 6.02.

*City of Yes* applies UAP to the lower special district FAR rather than the standard FAR.



Special districts