

# Housing New York: Zoning for Quality and Affordability

 HOUSING NEW YORK  
NYC PLANNING

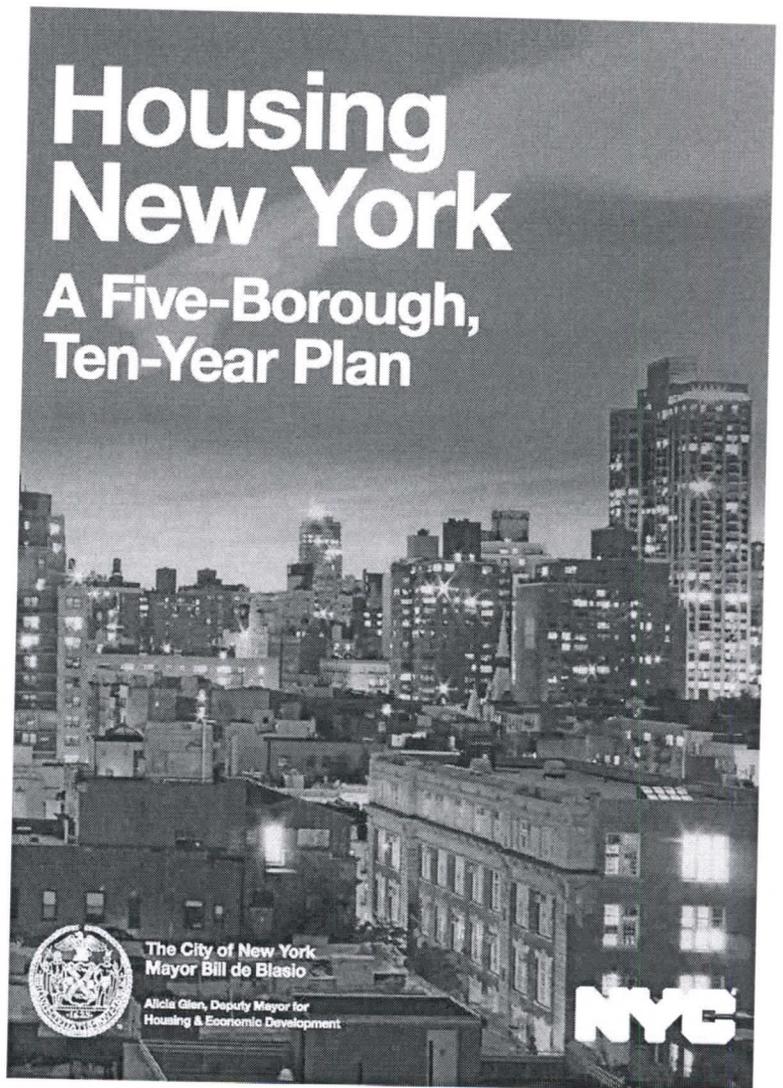
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## The crisis of affordable housing

In May 2014, Mayor De Blasio released “*Housing New York*,” a five-borough, ten-year plan to preserve or create 200,000 units of affordable housing.

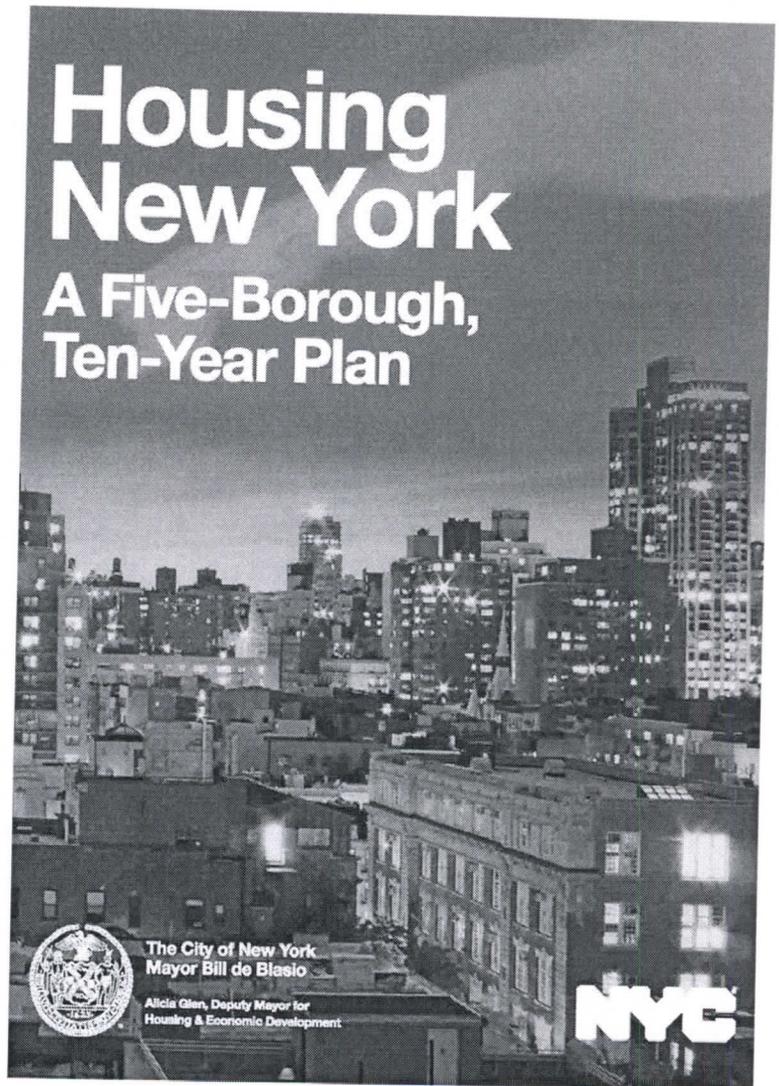
This plan identifies ways that the Zoning Resolution can be updated to better promote the creation of affordable housing and foster diverse, livable neighborhoods.

The proposed changes would modernize the Zoning Resolution to better promote housing affordability and higher-quality buildings.



## Key Goals

- **Remove barriers**  
that constrain housing production and raise costs
- **Encourage better quality buildings**  
that contribute to the fabric of neighborhoods
- **Promote senior housing**  
to address the affordable housing needs of an aging population
- **Reduce unnecessary parking requirements for affordable housing**  
to avoid excessive costs that hamper the creation of affordable and senior housing



*Part 1:*

# Promote Senior Housing

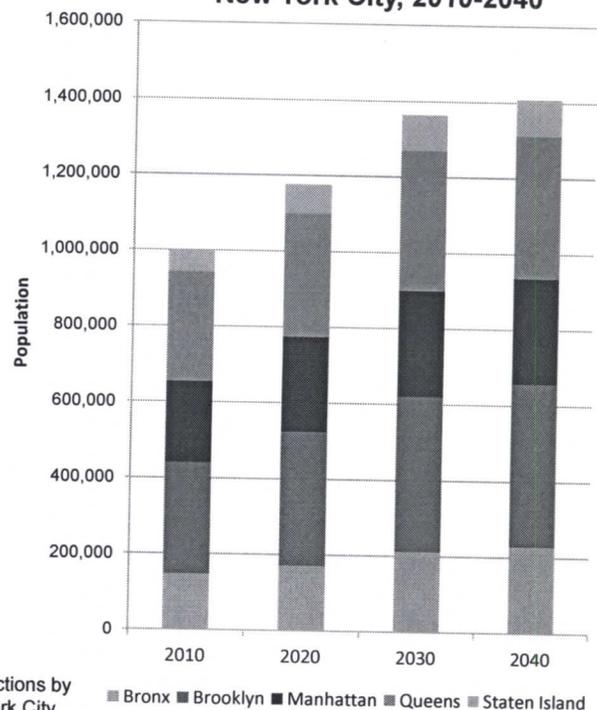
Older New Yorkers are a diverse and rapidly growing segment of the city's population. There is an increasing need for a range of housing and long-term care options for our seniors. Zoning has failed to keep pace with evolving models for senior housing and care facilities.

## ISSUE

# New York City's population is rapidly aging, and the need for affordable senior housing far exceeds the supply

- **Aging Population:** Population 65 years and older is projected to increase 40% by 2040. The aging baby boomer demographic will create a wider range of ages in the elderly population, with a variety of specialized housing needs.
- **Shortage of Senior Housing:** New York State Department of Health estimates a current shortage of 8,700 nursing home beds in NYC, while the city has half as many assisted living units per capita as other counties in the State. In HPD senior housing lotteries, there are 60 applicants per unit.
- **Need to Increase Production of Senior Housing:** City can promote a more secure housing future for this rapidly growing population through increased production of senior housing and care facilities.
- **Outdated Zoning:** Zoning has long allowed greater floor area for senior housing, but rules have failed to keep pace with evolving models for senior housing and care facilities.

Projected Population 65 and over in New York City, 2010-2040

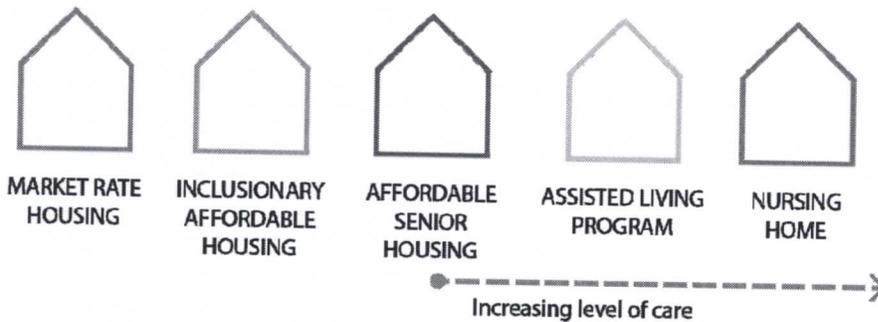


**ISSUE**

By modernizing categories and allowing for mixed configurations, zoning can enable the City to better address the diverse needs of seniors

**TYPES**

**SPECTRUM OF HOUSING TYPES**



**CONFIGURATIONS**

**OPTIONS FOR MIXED HOUSING WITH AN AFFORDABLE COMPONENT**

OPTIONS FOR MIXING VARIOUS REGULATED, INCOME-RESTRICTED AND MARKET-RATE HOUSING TYPES



**OPTIONS MIXED SENIOR LONG TERM CARE**

OPTIONS FOR MIXING VARIOUS STATE LICENSED CARE FACILITY TYPES



CONTINUING CARE RETIREMENT COMMUNITY

## PROPOSAL

# Promote affordable senior housing and care facilities

- **Modernize zoning definitions:** Accommodate today's housing models and recognize regulated housing types.
- **Rationalize Floor Area Ratios:** Establish consistent floor area ratios and corresponding building heights to facilitate more and better housing for seniors
- **Allow flexibility for different types of senior housing:** Relax density restrictions that may prevent the creation of appropriately sized units.
- **Reduce administrative obstacles:** Eliminate redundant special permits that burden nursing home development



*Part 2:*

# Modernize rules that shape buildings

Because of changing regulations, the rise of green technologies, and other best practices for construction, it can be costly or impossible to fit the permitted floor area within the existing building limitations – particularly for affordable housing. These same zoning controls also limit design flexibility and too often result in buildings that are flat or dull, fail to enliven the pedestrian environment, and lack the variation and texture typical of older apartment buildings.

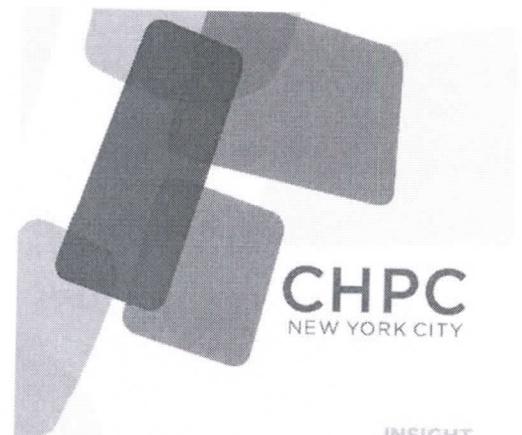
## ISSUE

# Existing “contextual” building envelope controls make new housing difficult and expensive to build

Current “Contextual Zoning” was established in 1987 to promote mid-rise housing that fit better within neighborhoods than the previous “tower-in-the-park” model. But since the 1980s, regulations and building practices have changed:

### Changes in Building Practices include:

- Increased requirements for fire prevention, building codes, and other regulations
- Increase in typical floor-to-floor heights, closer to historic norms
- New construction practices, such as “block and plank” and modular construction
- More irregularly shaped sites being developed



## INSIGHT THE BUILDING ENVELOPE CONUNDRUM



Modular construction, Inwood