

city of **diversity**
city of **affordability**
city of **neighbors**
city of **housing opportunity**
city of **families**



city of yes

“The future of housing is the future of New York City. Today, we are proposing the most ambitious changes to zoning in the history of New York City.

Changes that will finally end exclusionary zoning, cut red tape, and transform our city from the ground up.

By rewriting the wrongs of history, this plan will allow us to build **a little more housing in every neighborhood.**”

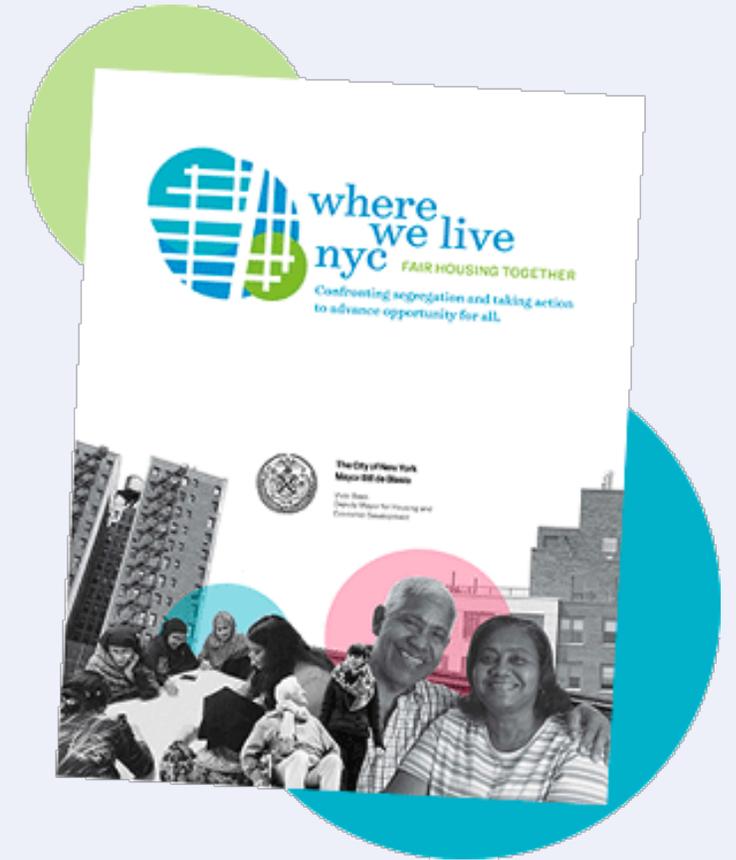
-Mayor Eric Adams



The housing shortage has direct human consequences

- High rents
- Displacement and gentrification pressure
- Segregation
- Homelessness
- Poor housing quality
- Tenant harassment
- ...and other features of a “landlord’s market”

Less directly, the housing shortage **slows job growth** and harms NYC’s fiscal health, **making everyone worse off**



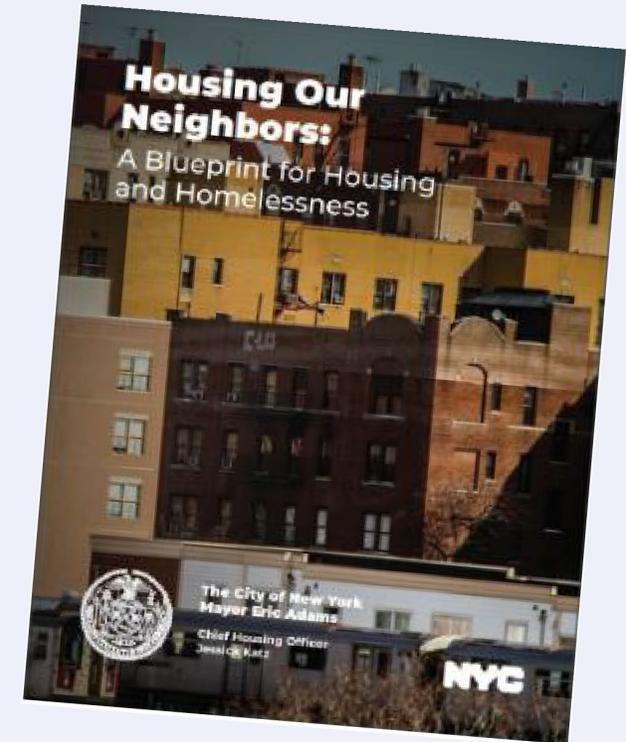
How will these changes address our housing needs?

We aim to create **more housing** and **more types of housing** in every neighborhood in NYC

“**A little more housing in every neighborhood**” means a lot of housing overall without the dramatic change that neighborhoods fear

A little more housing everywhere can:

- Address the **root causes** of high housing costs
- Support **job growth** and the **fiscal health** of NYC
- Support our **environmental goals** by building more housing in built-up areas with great access to jobs and transit



Big moves

Low-density proposals

- Enable missing middle housing, including **town center zoning** in commercial corridors and **transit-oriented development** on large sites
- Help homeowners by providing additional flexibility and creating an **ADU program**

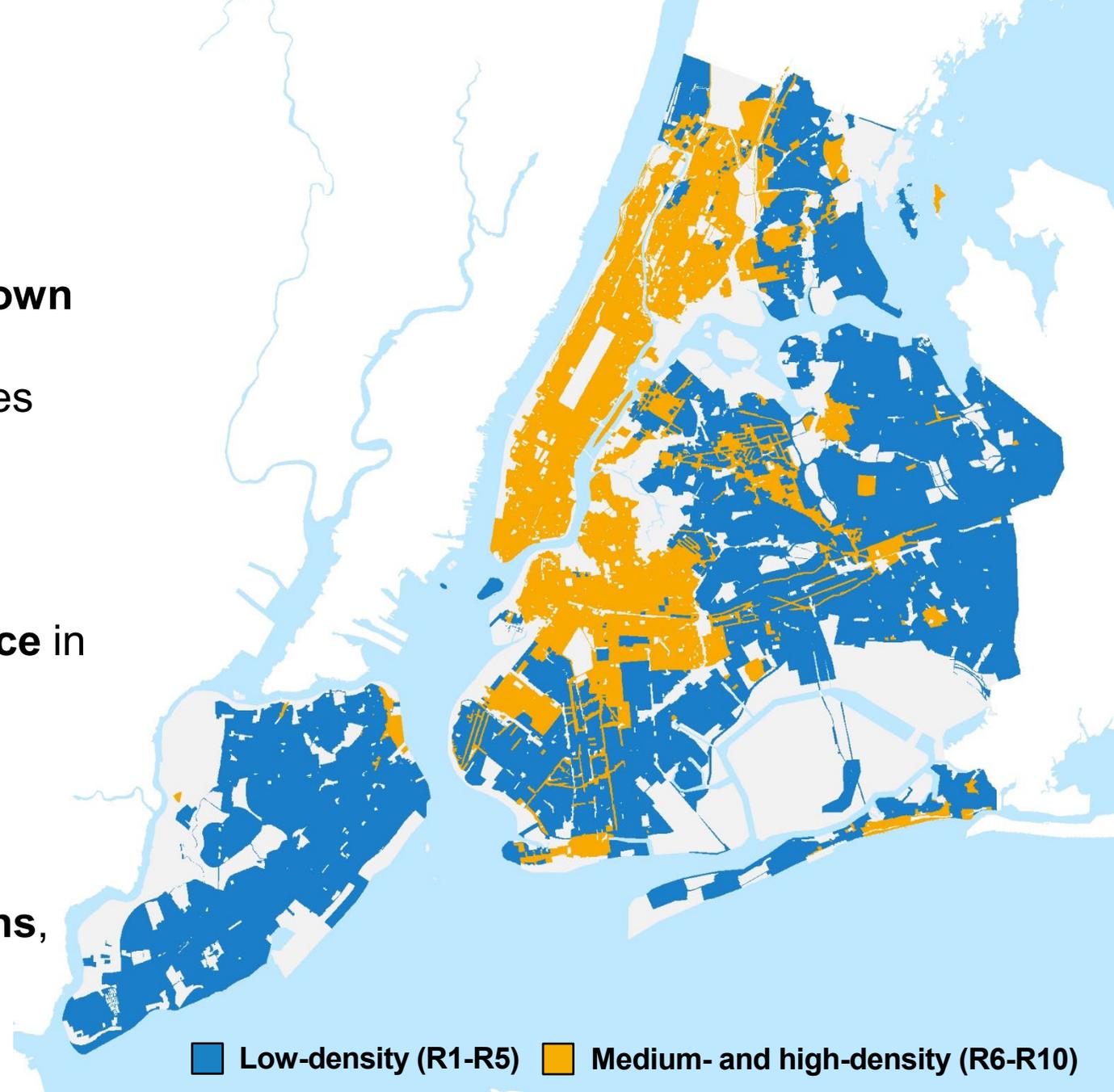
Medium- and high-density proposals

- Create a **Universal Affordability Preference** in all medium- and high-density areas

Parking proposals

- **Lift parking mandates** for new housing

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



Low-density areas

Overview

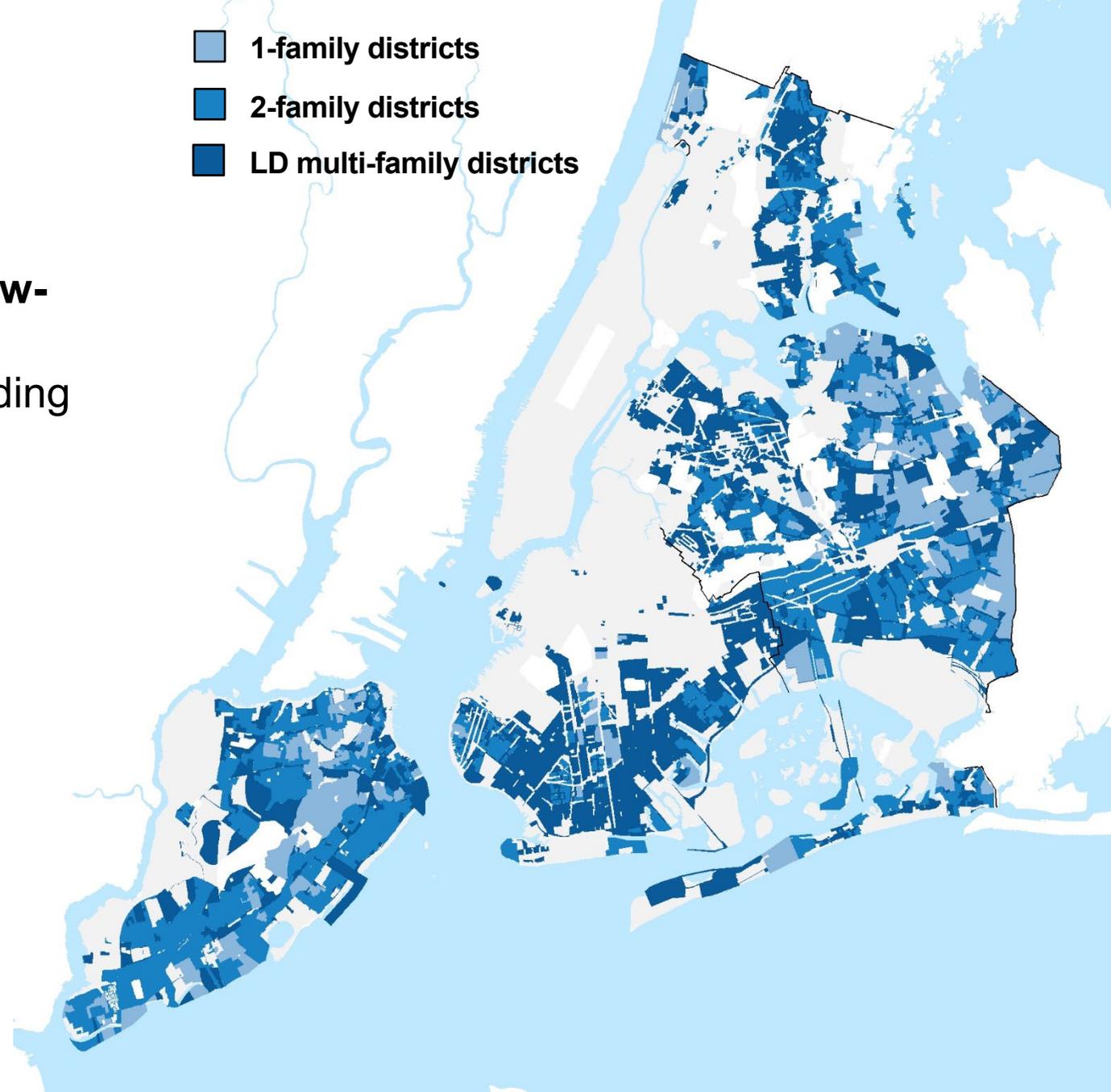
Our main goal is to end the exclusionary zoning that stops housing production in low-density neighborhoods

- Most low-density areas have stopped building housing, putting pressure on New Yorkers across the entire city



Modest apartment buildings define low-density neighborhoods but could not be built today

- 1-family districts
- 2-family districts
- LD multi-family districts



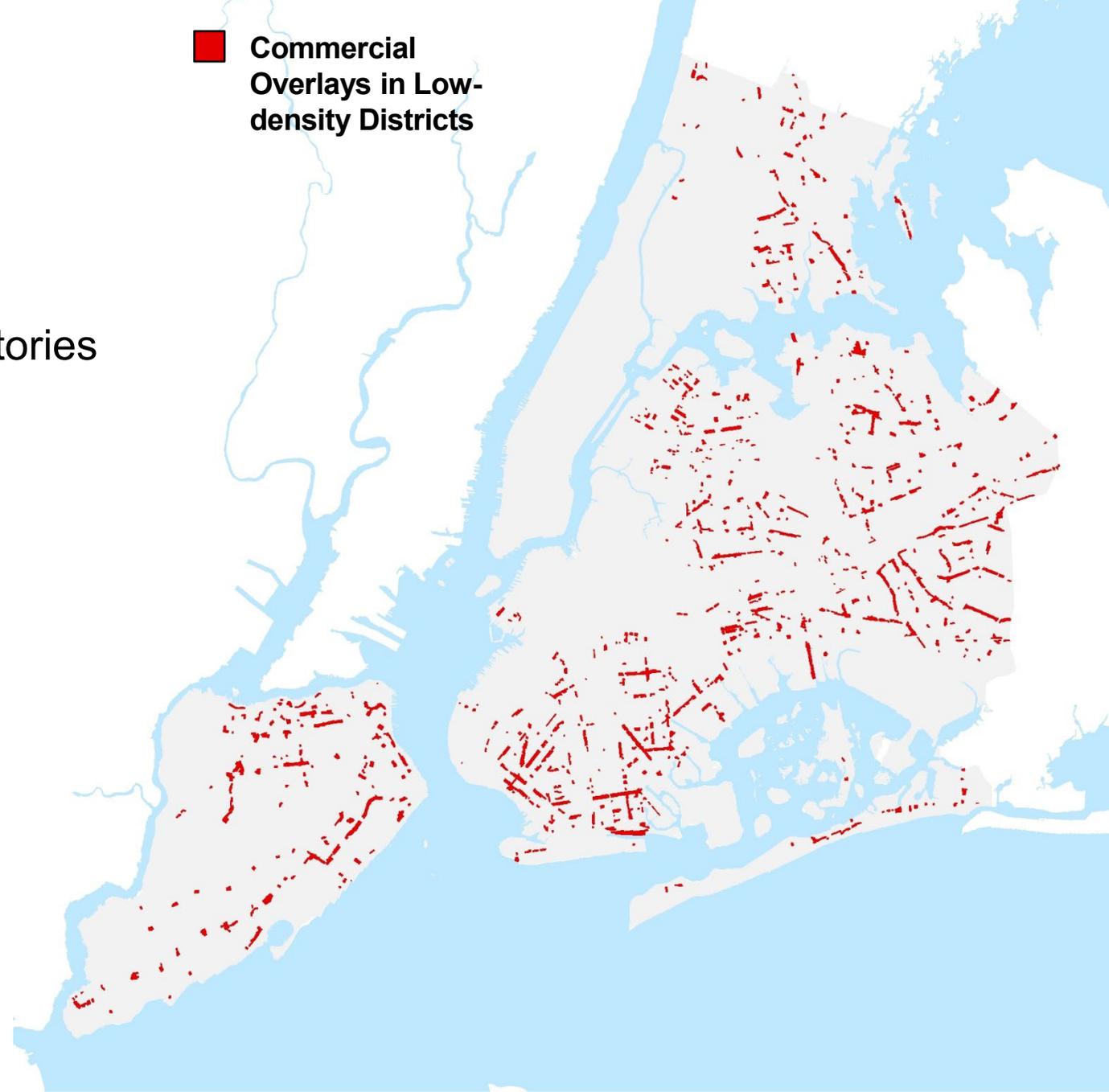
Town center zoning

Adjust zoning to allow mixed-use missing middle housing in commercial districts

- This mirrors existing buildings with 2 to 4 stories of housing atop a commercial ground floor



Commercial
Overlays in Low-
density Districts



Low-density areas

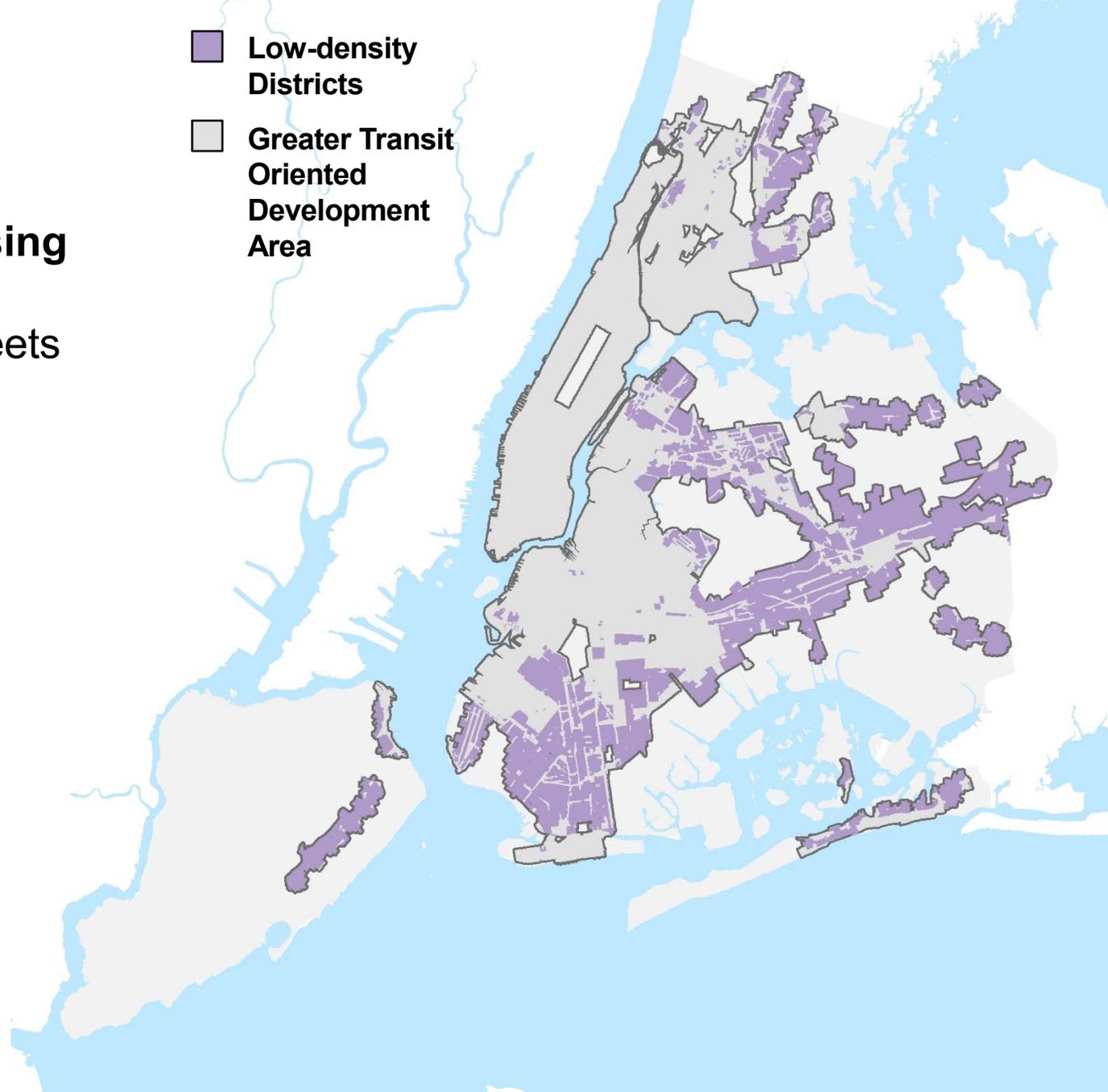
Transit-oriented development

Allow transit-oriented missing middle housing in low-density residence districts

- Allow apartments on large sites on wide streets or short ends of the block near transit



- Low-density Districts
- Greater Transit Oriented Development Area



Help homeowners

Allow ADUs in 1- and 2-family homes

- Homeowners should have the choice to add a backyard cottage, basement or garage apartment, or attic conversion
- Big benefit for multigenerational families and middle-class homeowners

Zoning changes would facilitate legalization for some informal units, where possible

- Changes to state law, such as the MDL, are necessary for broader legalization



Help homeowners

Adjust FAR, perimeter heights, yards, and other rules to provide flexibility for homeowners

- Many older homes are out of compliance, blocking homeowners from adapting their homes to meet their family's needs

These changes will enable 2-family and multi-family buildings in districts that already permit them

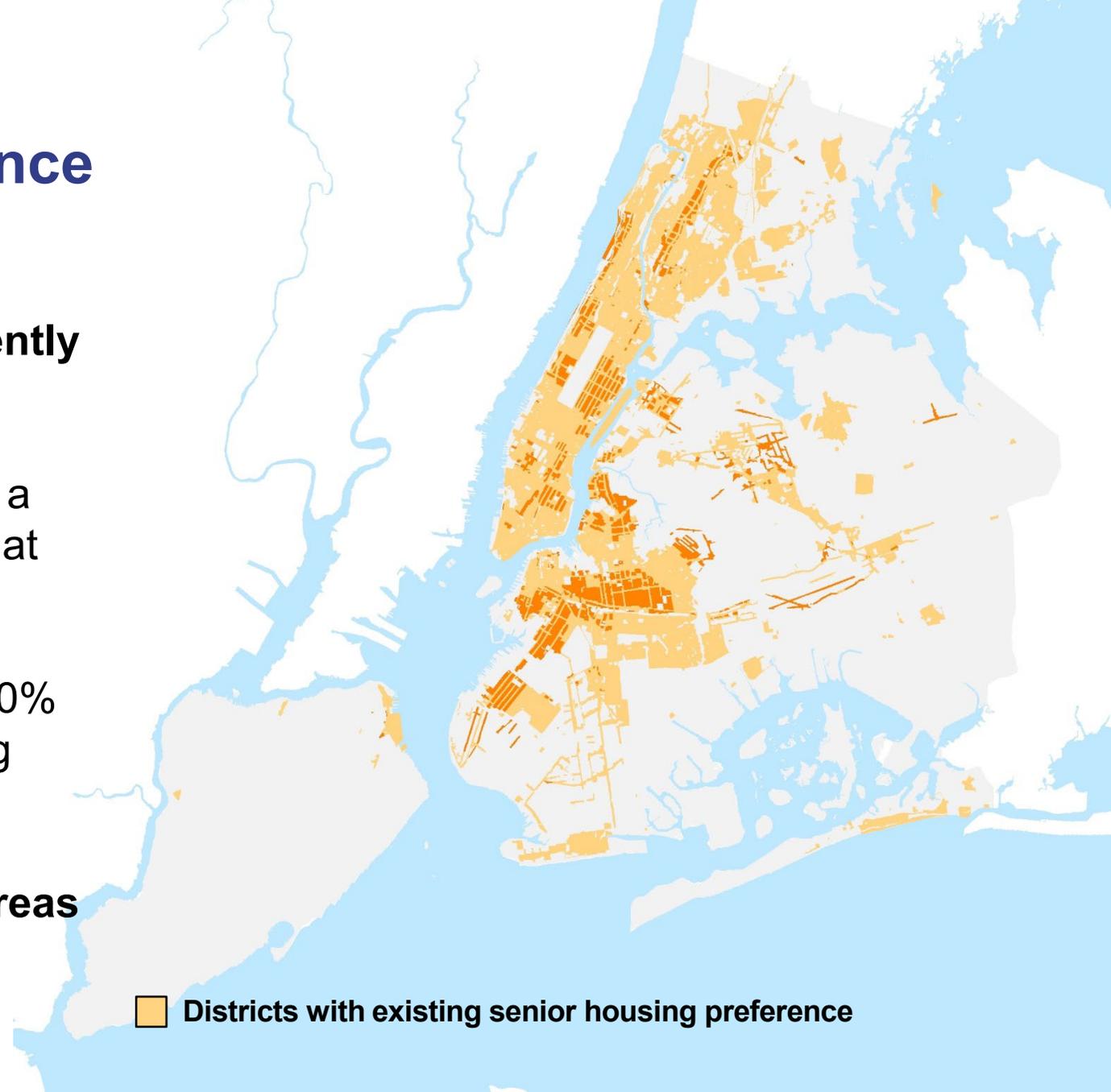


Universal Affordability Preference

Create a Universal Affordability Preference that allows buildings to add ~20% more housing if the additional units are permanently affordable or supportive housing

- Market-rate FARs would not change
- Affordable senior housing already receives a preferential FAR, and UAP would extend that preference to all forms of affordable and supportive housing
- In districts without this preference, give a 20% bump for affordable and supportive housing

UAP will function like inclusionary housing everywhere in medium- and high-density areas



■ Districts with existing senior housing preference

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 **3.0 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 3.0 FAR is permanently affordable



Universal Affordability Preference

Without UAP



With UAP



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

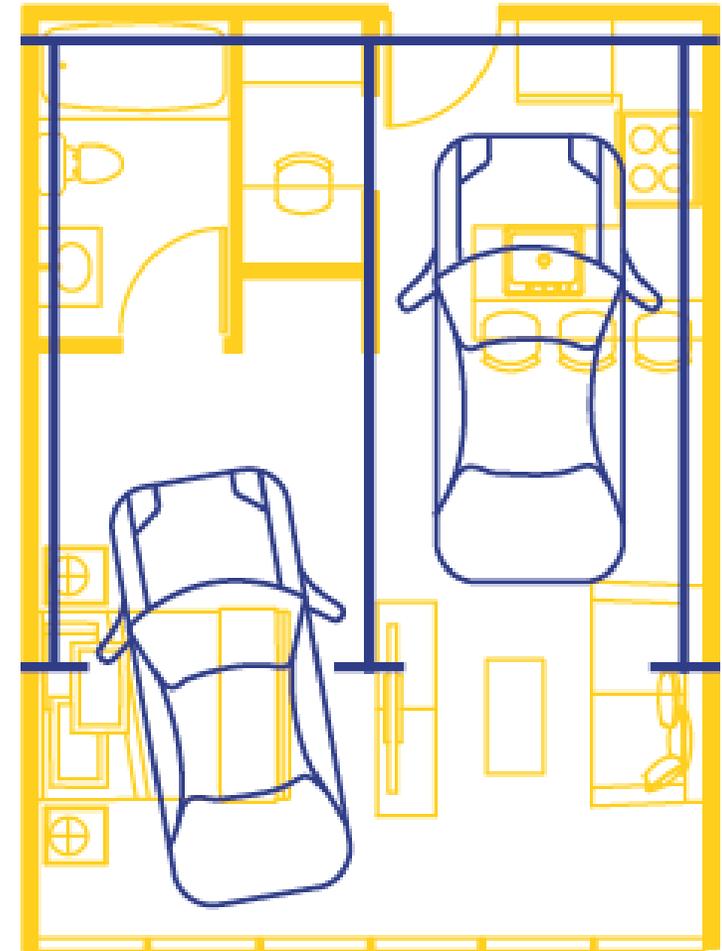
End parking mandates

Remove parking as a barrier to adding housing, especially in transit-rich areas

- Parking will still be allowed and projects can add what is appropriate at their location

On average, parking costs \$67,500 per underground spot

- These costly mandates drive up rents and prevent new housing from being built



Building parking takes up space and increases construction costs, driving up rent

End parking mandates

Example: A developer wants to build a **16-unit** apartment building a 4-minute walk from the nearest subway station

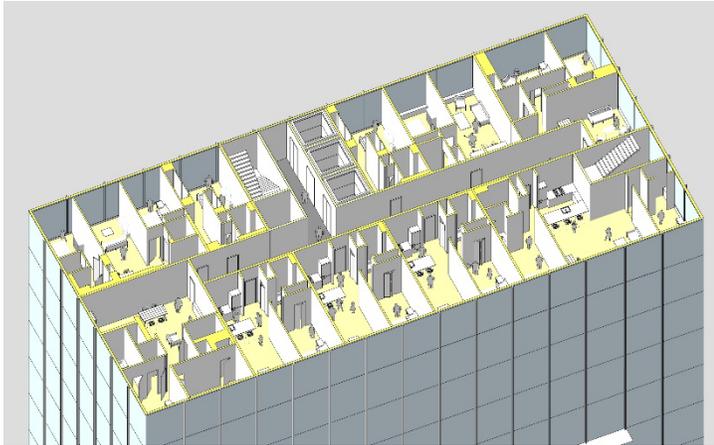
Today: The developer would **stop at 10 units**, because the 11th unit would trigger a **6-space parking requirement**

Proposal: Without parking mandates, they can build the **16-unit building**, providing 6 more urgently needed homes near transit



Additional changes to enable housing

Enable conversion of under-used buildings



Expand adaptive reuse regulations citywide, move the eligibility date from 1961 to 1990, and allow supportive housing

Allow small and shared apartments



Allow shared housing models and housing consisting entirely of small units near transit

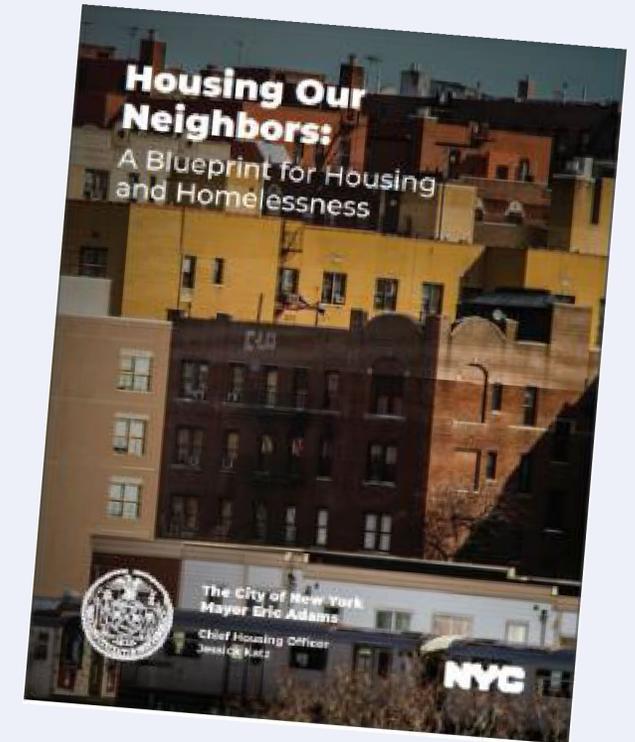
Eliminate barriers to contextual infill



Allow new contextual housing on sites in non-contextual districts, including campuses and irregular sites

How will these changes address our housing needs?

- **A little more housing** in every neighborhood and **more housing types** for the full range of New Yorkers
- Significantly **more affordable housing**
- **Less pressure on gentrifying neighborhoods** and other areas hit hardest by the housing shortage and exclusionary zoning
- **Ending exclusionary zoning** in low-density areas
- More **multifamily housing** to accommodate affordable housing
- **New ADUs** and legalization of some **basements and informal units**
- More **sustainable** transit-oriented development and more housing in America's least carbon-intensive city





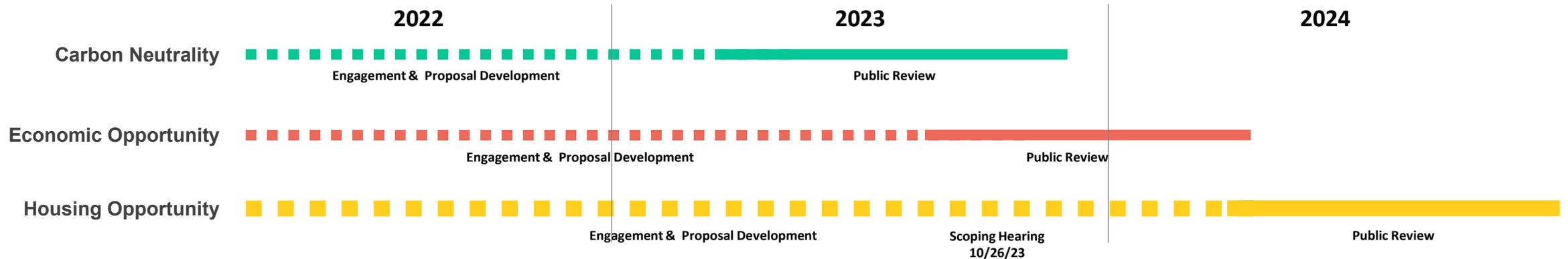
for Carbon Neutrality
Expanding opportunities for decarbonization projects



for Economic Opportunity
Growing jobs and small businesses with more flexible zoning



for Housing Opportunity
Ensuring all neighborhoods are meeting the need for housing opportunities



Upcoming Milestones

Scope of Work

- The comment period on the Draft Scope of Work will be open until 11/06/23 at 5:00 PM
- Comments will be incorporated in the Final Scope of Work

Public Review

- Public review will begin spring 2024 and will include hearings with:
 - Community Boards
 - Borough Boards
 - Borough Presidents
 - City Planning Commission
 - City Council
- Public review is expected to end fall 2024 when the City Council votes



for Housing Opportunity

Ensuring all neighborhoods are meeting the need for housing opportunities

CEQR Overview

- CEQR is a disclosure process by which decision makers evaluate the potential environmental consequences of an action before approving/disapproving that action
- The evaluation is based on a comparison between the future No-Action condition and the future With-Action condition
- The Draft Scope of Work outlines the technical areas and methodologies for the EIS analyses
- Comments received today and through the remainder of the comment period will be incorporated into a Final Scope of Work
- The Draft EIS will be prepared in accordance with the Final Scope of Work, then published for public review and comment

Areas of Analysis

All areas identified in the 2021 *CEQR Technical Manual* will be analyzed:

- Land Use, Zoning, and Public Policy
- Socioeconomic Conditions
- Community Facilities and Services
- Open Space
- Shadows
- Historic and Cultural Resources
- Urban Design and Visual Resources
- Natural Resources
- Hazardous Materials
- Water and Sewer Infrastructure
- Solid Waste and Sanitation Services
- Energy
- Transportation
- Air Quality
- Greenhouse Gas Emissions
- Noise
- Public Health
- Neighborhood Character
- Construction

Areas of Analysis

The EIS will also consider:

- Mitigation
- Alternatives
- Summary Chapters
 - Unavoidable Adverse Impacts
 - Growth-Inducing Aspects of the Proposed Actions
 - Irreversible and Irretrievable Commitment of Resources

Analytical Framework

- See Section 1.6 of the Draft Scope of Work
- Build Year: 2039
- Generic Action: programs and plans that have wide application or affect the range of future alternative policies.
 - Identify Typical Cases
 - Identify a Range of Conditions
- Proposing a three-pronged approach:
 - **Prototypical Analysis**
 - **Conceptual Analysis**
 - **Representative Neighborhood Assessment**

Prototypical Assessment

- See Draft Scope of Work Section 1.6 Prototypical Assessment (starting page 68), Table 17 for a summary of the sites, and Appendix A for detailed information on each site.
- To produce a reasonable analysis of likely effect of the text amendment, representative development prototypes have been identified that reflect combinations of residential zoning categories, development densities, and building typologies throughout NYC.
- Reasonable Worst Case Development Scenarios (RWCDs) were identified for each prototype to identify the future conditions of each prototypical site under both the No-Action and With-Action conditions.
 - The incremental difference between the No-Action and With-Action conditions will serve as the basis for the analyses by which the potential environmental effects of the Proposed Action are evaluated.
 - The identified RWCDs will be used to identify applicable technical areas for analysis.

Conceptual Analysis

- See Draft Scope of Work Section 1.6 Conceptual Analysis (starting page 75)
- The Proposed Action would create new CPC authorizations. A conceptual analysis will be provided to generically assess the potential environmental impacts that could result from development pursuant to the following:
 - Authorization for zoning lots in non-contextual districts that cannot develop pursuant to Quality Housing regulations despite as-of-right relief provided by Proposed Action
 - Authorization for low-density campuses that cannot accommodate infill despite as-of-right relief provided by Proposed Action
 - Authorization to remove existing parking in Transit Zone Light
 - Authorization to remove existing parking outside the Greater Transit Zone
 - New zoning districts

Representative Neighborhood Assessment

- See Section 1.6 Representative Neighborhood Assessment (starting page 71)
- Given the scale of this generic action, it is not possible to predict specific details about the kind of development that might reasonably be expected on each potentially affected site across the city.
- Will provide an estimate of the range of conditions that could occur across different neighborhoods. The EIS will provide a high-level estimate of the magnitude of housing development that may result from the Proposed Action given different neighborhood characteristics as compared with “business-as-usual” development.
 - Supported by Housing Market Study which will identify existing housing market strength by neighborhood (NTA) in a Composite Index.
 - To understand the range of conditions of the Proposed Action, a set of neighborhoods represented by NTAs will be selected as Representative Neighborhood Markets (RNM) to be studied in the EIS. The RNMs will represent a range of housing market types and a range of geographic locations.
 - For each RNM, the EIS will project future No-Action and With-Action housing supply using a methodology similar to that used in NYMTC. This will produce an estimate of housing units in each future condition aggregated to the NTA level and will not provide estimates of site-specific development.
- Only applicable to certain technical areas

Summary

- Proposing a three-pronged approach:
 - **Prototypical Analysis**
 - **Conceptual Analysis**
 - **Representative Neighborhood Assessment**
- Build Year: 2039

Draft Scope of Work Public Comment Period

- Written comments will be accepted by the lead agency through 5:00 PM, Monday, November 6, 2023
- Comments can be submitted:
 - Today, in spoken testimony
 - By email: 24DCP033Y_DL@planning.nyc.gov
 - By mail: New York City Department of City Planning
Environmental Assessment and Review Division
Attn: Stephanie Shellooe, Director
120 Broadway, 31st Floor
New York, NY 10271