

city of **yes**

for Housing
Opportunity

Info Session

March 27, 2024



Please click on the interpretation icon for Spanish, Mandarin, or Cantonese to hear a simultaneous interpretation of the session. Spanish, Mandarin, or Cantonese speaking participants may also contact us for additional assistance via email at DCPCityofYes_DL@planning.nyc.gov

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請點擊同聲傳譯的圖標以收聽會議的西班牙語，國語或粵語的同聲傳譯。在提問環節期間(Q&A)，，國語或粵語的翻譯幫助。如需更多幫助，講西班牙語，國語或粵語的參與者也可以通過電子郵件的方式 (DCPCityofYes_DL@planning.nyc.gov) 與我們取得聯繫。

Info Session Format

6:35 – 6:45 PM: Welcome & Opening Remarks

6:45– 7:10 PM: City of Yes for Housing Opportunity

7:10– 8:30 PM: Live Q&A

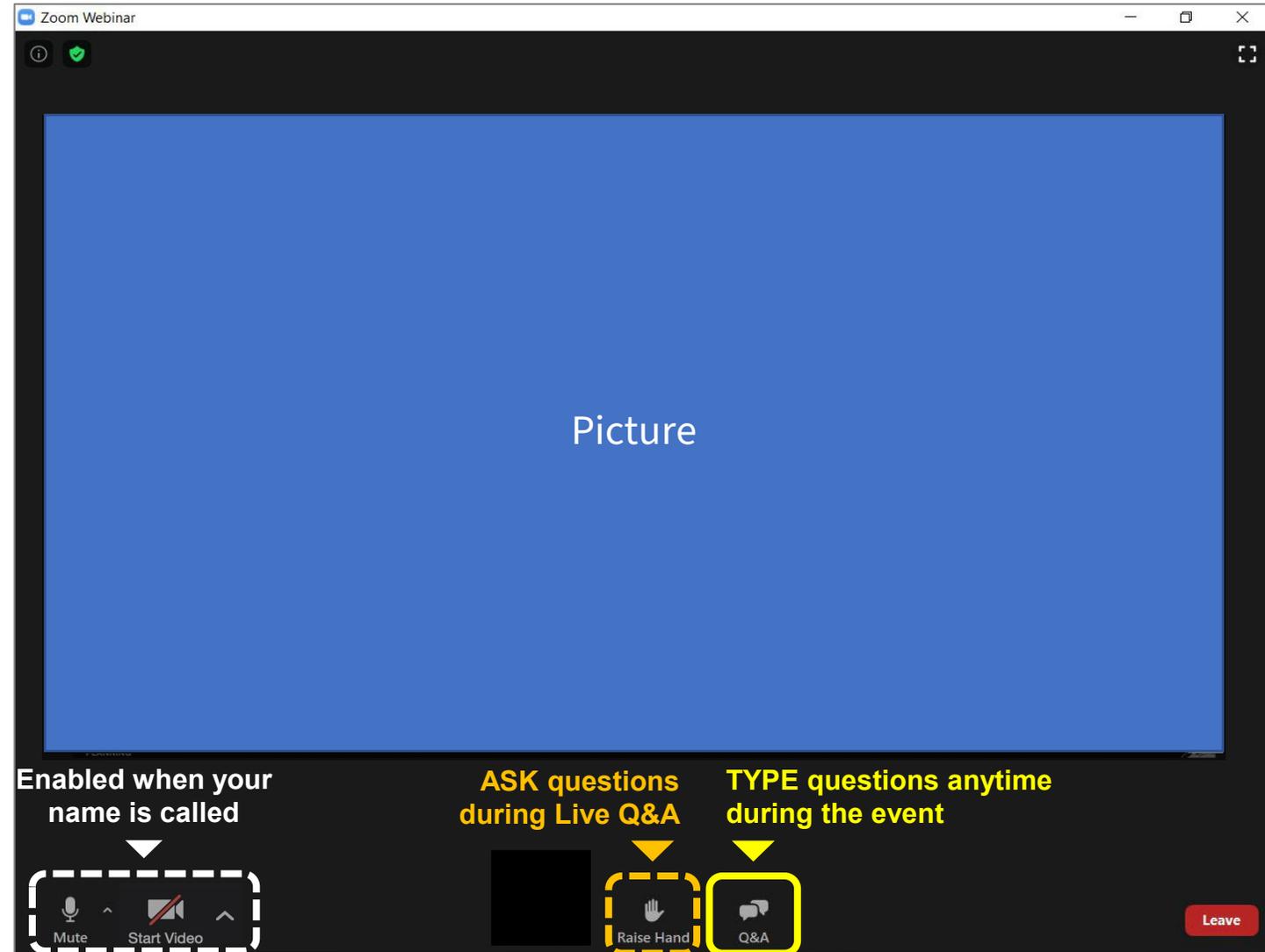
Prior to Live Q&A, all microphones are muted.

TYPE written questions via Zoom Q&A feature.

During Live Q&A, ask questions in two ways:

1. TYPE – using the zoom Q&A feature
2. ASK – using the zoom raise your hand feature (two-minute time limit to ask question). You will be able to unmute yourself and turn on your camera when you are called on by the moderator.

If you are dialing in by phone, press *9 to ask your question during Live Q&A.



city of yes

Instructions to speak at this meeting by [computer, smartphone, or tablet](#) are posted at:

- **Web Address:** nyc.gov/YesHousingOpportunity under “[Get Involved](#)”

If you wish to participate in the meeting by phone, please dial:

- **Toll Free Numbers:** [\(877\) 853-5247](#) or [\(888\) 788-0099](#)
- **Toll Numbers:** [\(212\) 338-8477](#) or [\(253\) 215-8782](#)

When prompted enter:

- **Meeting ID:** [864 6760 2082](#)
- **Participant ID:** [press pound \(#\) to skip](#)
- **Password:** [495865](#)

After this session, the project team can be reached by email at HousingOpportunity@planning.nyc.gov

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





Overview

City of Yes for Housing Opportunity

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

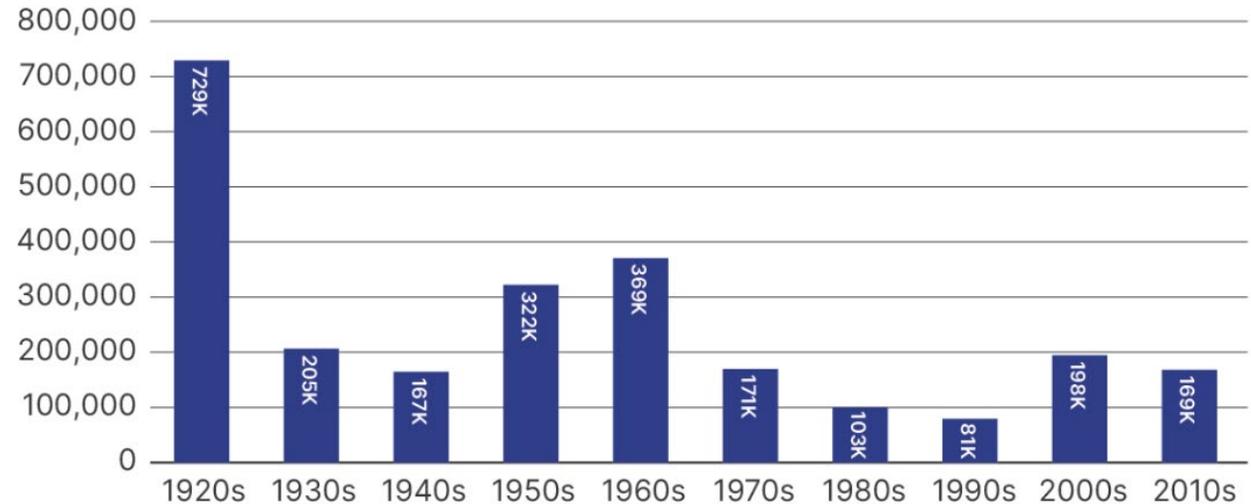
“**A little more housing in every neighborhood**” means we can make a big impact on the housing shortage without dramatic change in any one neighborhood

Why do we need more housing in New York City?

New York City faces a severe housing shortage that makes homes scarce and expensive

- For decades, **job growth has outpaced housing growth**, leaving more and more New Yorkers with fewer and fewer options for where to live
- At the same time, restrictive and complicated zoning laws have **restricted new housing production**

New Housing Production by Decade



What would City of Yes for Housing Opportunity do?

Create a Universal Affordability Preference to incentivize income-restricted housing



Eliminate costly parking mandates to prioritize housing in accessible areas



Enable modest apartment buildings with town-center zoning and transit-oriented development



Help homeowners by giving them flexibility to create a **small accessory dwelling unit** on their lot



Other proposals include enabling **conversion of non-residential buildings, small and shared apartments**, and making it easier for campuses to add new buildings

New York City produces almost no housing in low-density areas

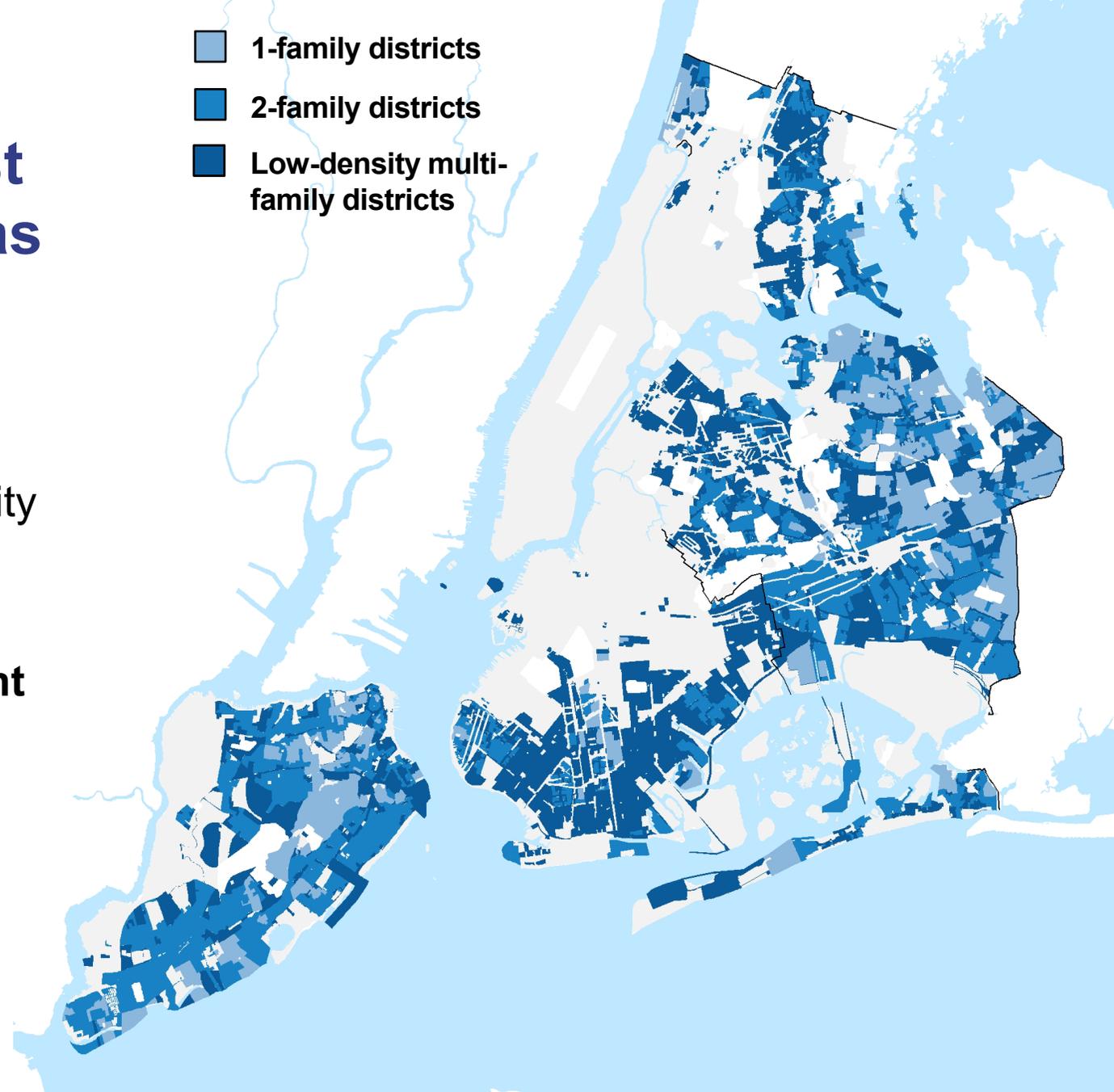
Exclusionary and restrictive zoning rules make it virtually impossible to create new homes in low-density neighborhoods

- This puts additional pressure on high-density parts of the city to produce more and more housing

Restrictive zoning rules are relatively recent

- This means low-density areas have many low-rise apartment buildings that would be illegal to build today

- 1-family districts
- 2-family districts
- Low-density multi-family districts



What is missing middle housing?

Modest apartment buildings are called “missing middle” because of their **physical scale** and because they tend to serve **middle-income residents**

- These modest buildings are affordable to build and therefore more affordable for tenants or homeowners

Current zoning bans buildings like these from being built



Cypress Hills, Brooklyn



Tompkinsville, Staten Island



Dyre Avenue, The Bronx



Ditmars Boulevard, Queens

What are the benefits of missing middle housing?

Relegalizing modest apartment buildings advances fair housing

- Exclusionary zoning rules prevent a diversity of building types in low-density areas
- Missing middle housing is more affordable than other housing types

Allowing these buildings in select locations will allow for the return of a classic New York City building form

- These proposals better match what is on the ground in low-density areas than our current zoning does



Two ways to create more missing middle housing

1. Town Center Zoning



Allow buildings with **ground-floor commercial** and **2-4 stories of housing on top** where zoning already allows mixed-use buildings

2. Transit-oriented development



Allow **3-5 story apartment buildings** in appropriate locations **near transit**

1. Town center zoning

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

- This proposal does not change the uses that are allowed at any location
- Buildings would have 2-4 stories of residential above a commercial ground floor, mirroring existing buildings

This building type is affordable to build, and therefore will be more affordable for potential tenants and homebuyers



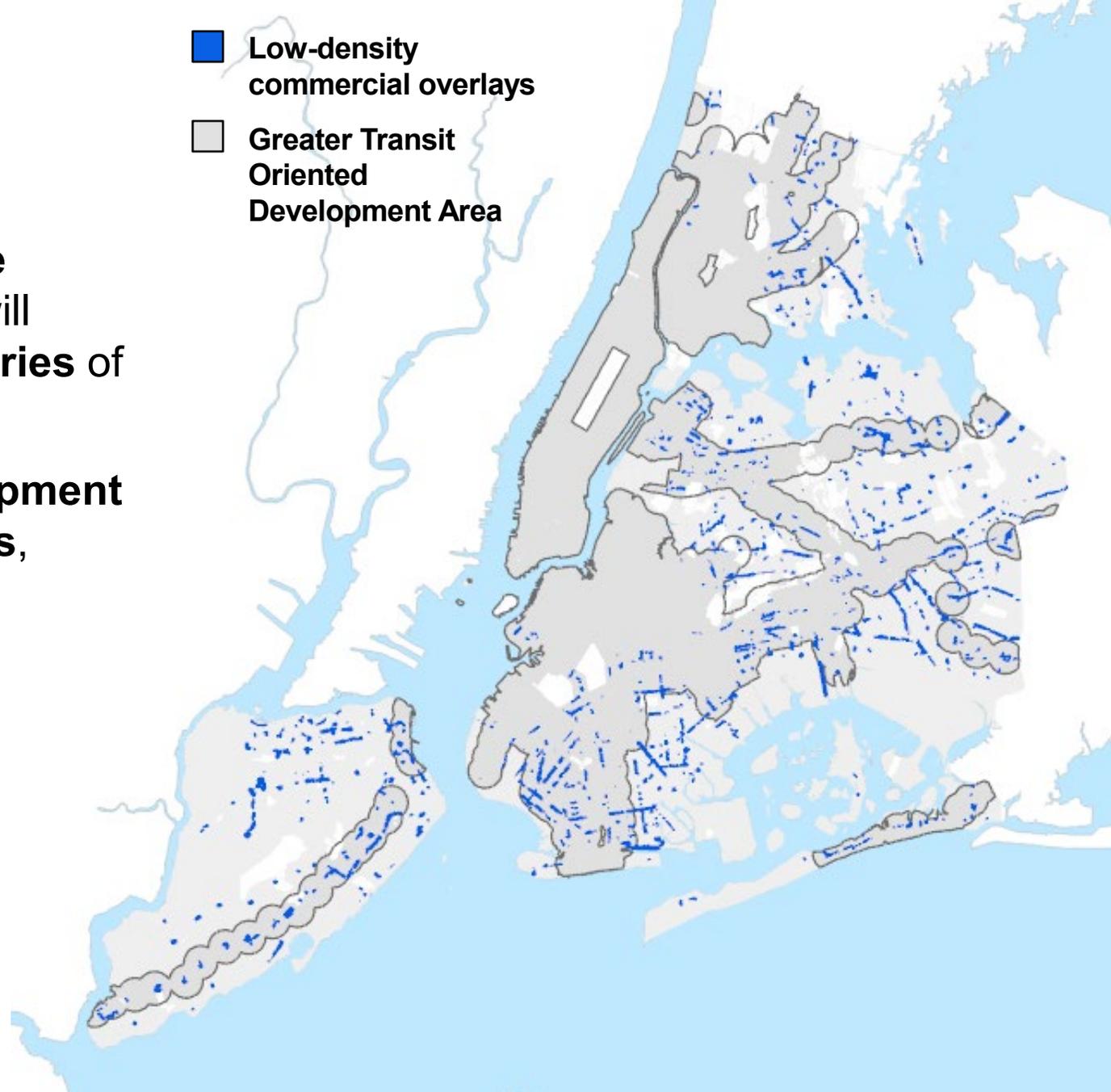
Zoning changes

Where **low-density mixed-use buildings are already allowed**, additional FAR and height will enable a commercial ground floor with **2-4 stories** of housing on top

Sites in the **Greater Transit Oriented Development Area** will be allowed to build **5-story buildings**, to encourage town centers near transit



-  Low-density commercial overlays
-  Greater Transit Oriented Development Area



Example: Vibrant commercial corridor

1931 mixed-use building in Jackson Heights

- Neighborhood shops on the ground floor
- Two stories of housing on top

Although this street is zoned to allow this kind of low-density mixed-use development, it could not be built today

- This is because of the low FAR and height limits as well as the high parking requirements



2. Transit-oriented development

Proposal: Allow low-rise apartment buildings on certain sites near transit

- Sites will have to be 5,000 sf and located on the short end of the block or on a wide street
- These modest buildings will offer **attainable housing options** in low-density areas
- This mirrors development from before our current restrictive zoning

Allowing more homes near transit will help address our housing shortage and reduce carbon emissions



Examples of transit-oriented apartment buildings

Many modest apartment buildings already exist in lower-density areas near transit, most of them built between the 1920s and 1950s

- However, as new zoning rules have been layered on since the 1960s, **this classic building type has been banned** from many low-density neighborhoods



Woodside, Queens



Pelham Bay, The Bronx



Bensonhurst, Brooklyn



Auburndale, Queens



Bay Terrace, Staten Island



Laconia, The Bronx

Zoning changes

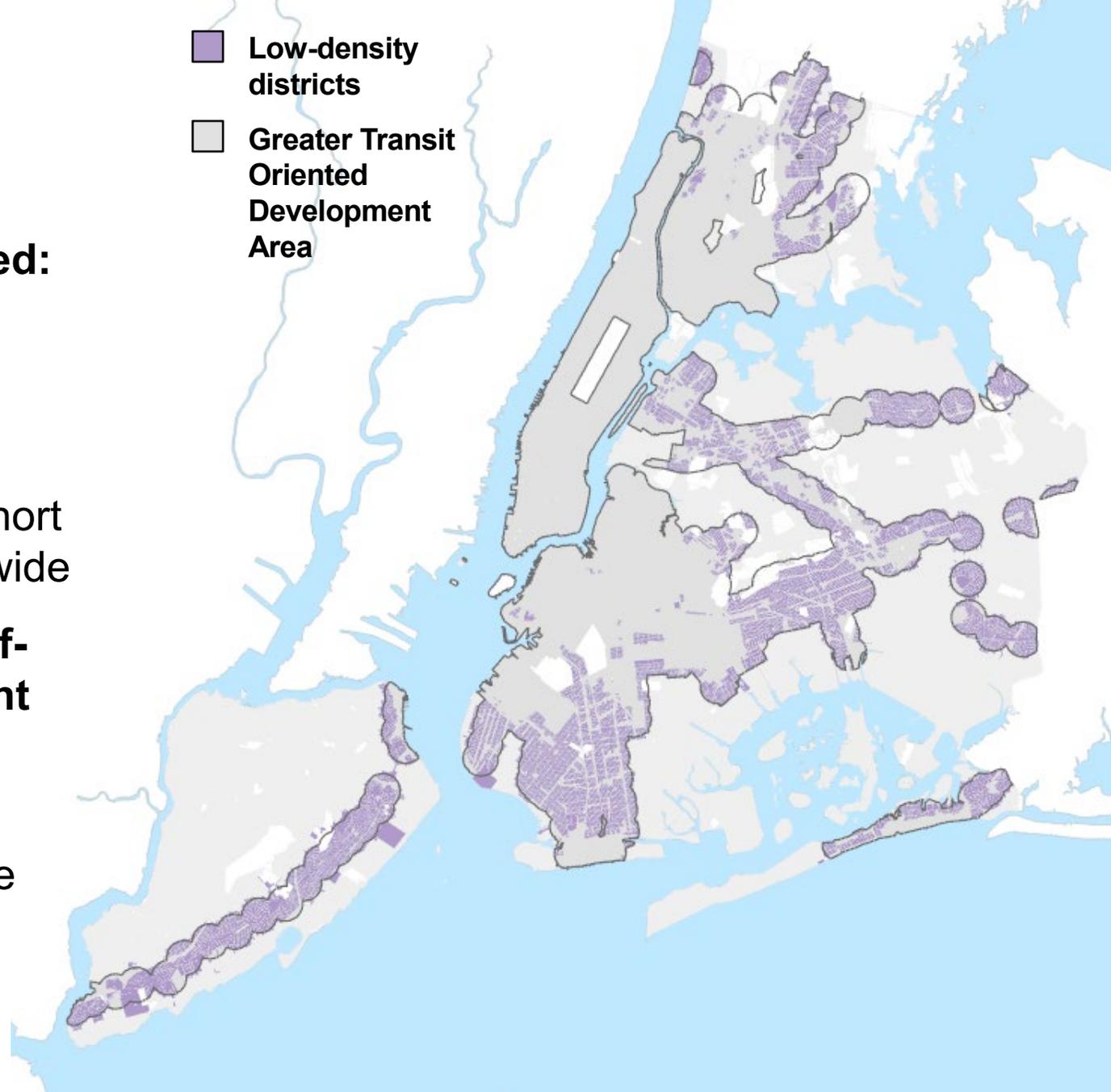
Transit-oriented development will be allowed:

- within half-a-mile of subway or rail stations (Greater Transit Oriented Development Area)
- on sites over 5,000 sf and located on the short end of a block or facing a street over 75 ft wide

Sites that meet these criteria will have as-of-right access to transit-oriented development regulations including additional FAR and height

- Height limits will enable buildings that range from 3 to 5 stories, with anything above the third story required to be setback

- Low-density districts
- Greater Transit Oriented Development Area

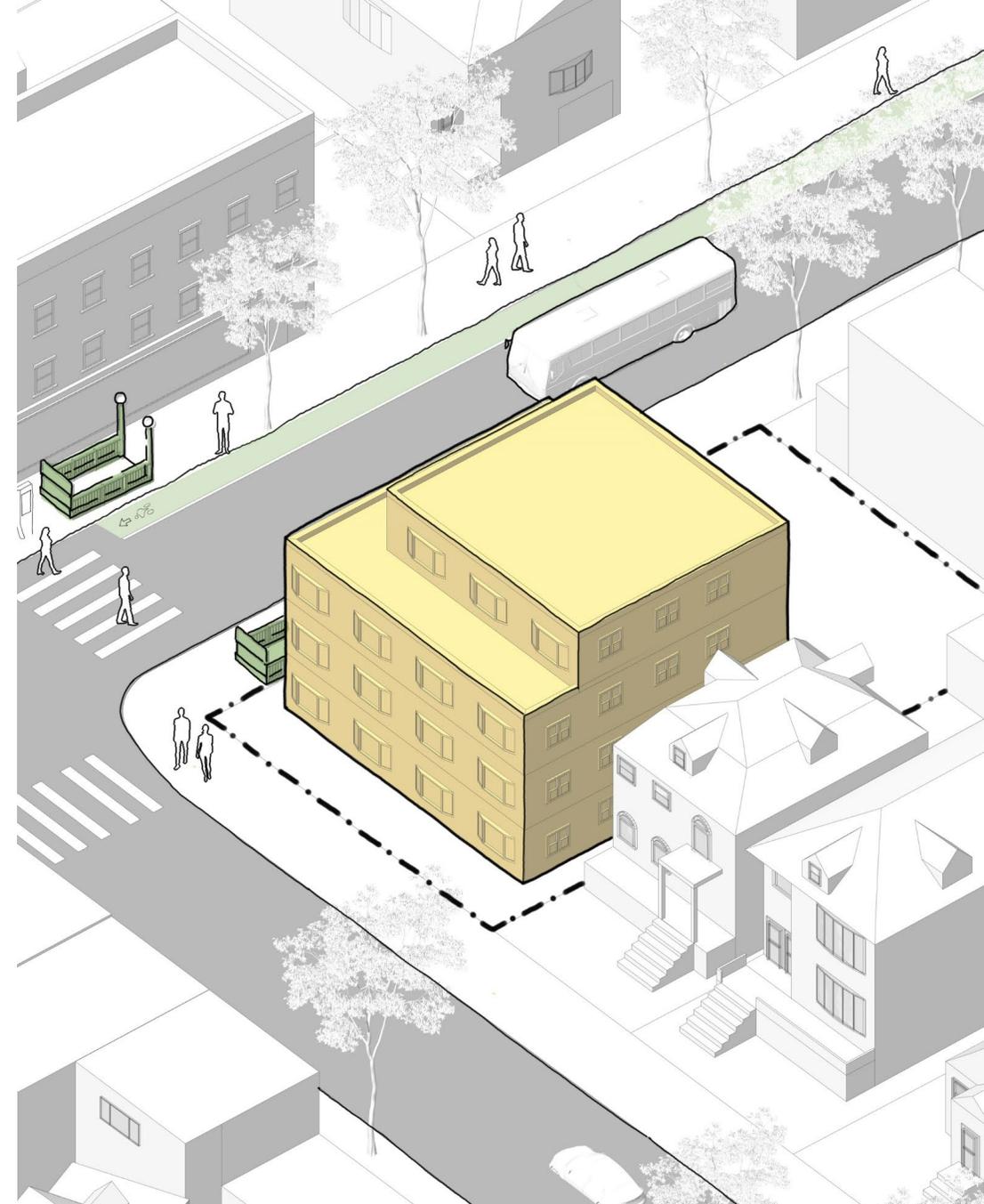


Example: Transit-oriented development in a 2-family district

This site qualifies for transit-oriented development because it is:

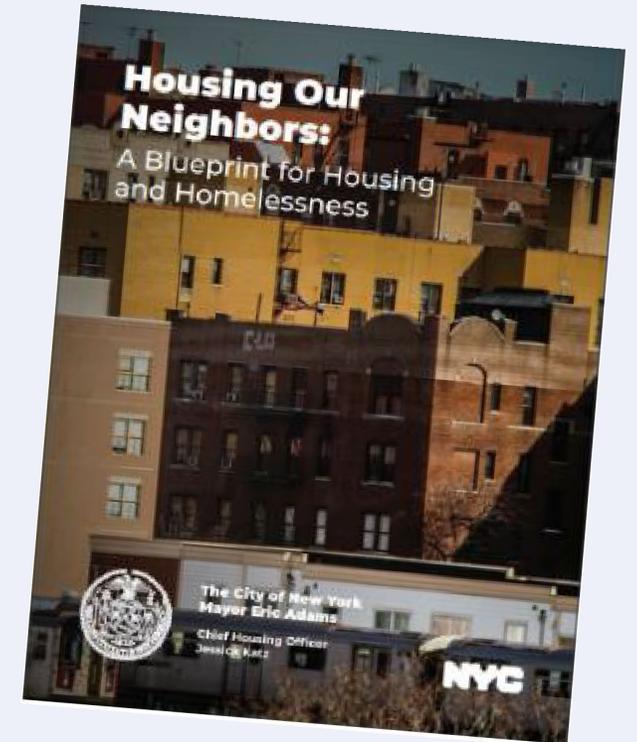
- Over 5,000 sf
- Within half-a-mile of a subway or rail station
- On a wide street or the short end of the block

The result is a **4-story** building with **18 apartments**



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



Timeline



ADUs, conversions, small and shared apartments
Tuesday, February 27



Overview of entire proposal
Wednesday, April 17

Engagement & Proposal Development

April 2024

Public Review



Universal Affordability Preference
Tuesday, January 30



Missing middle housing
Wednesday, March 27

Find out more at
nyc.gov/YesHousingOpportunity