

city of **yes**

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:

- 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
- **92,824 homeless New Yorkers**, including **33,365 children**, slept in the shelter system each night in 2023



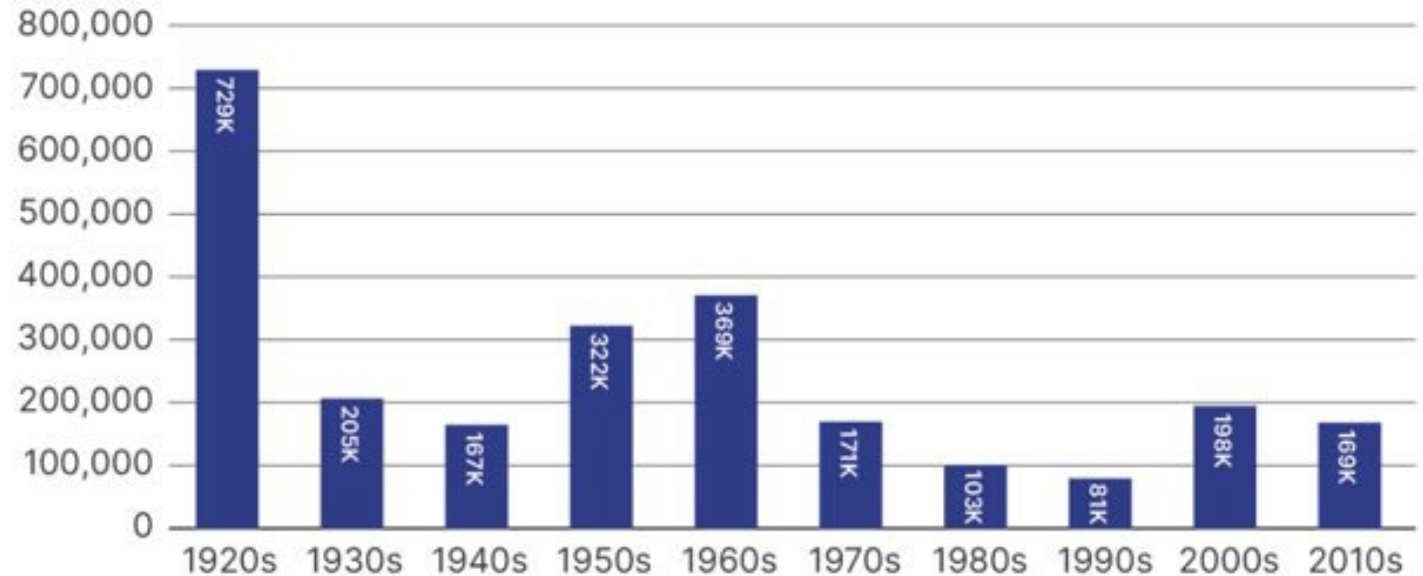
NYC is not building enough housing to meet New Yorkers' needs

New York City 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



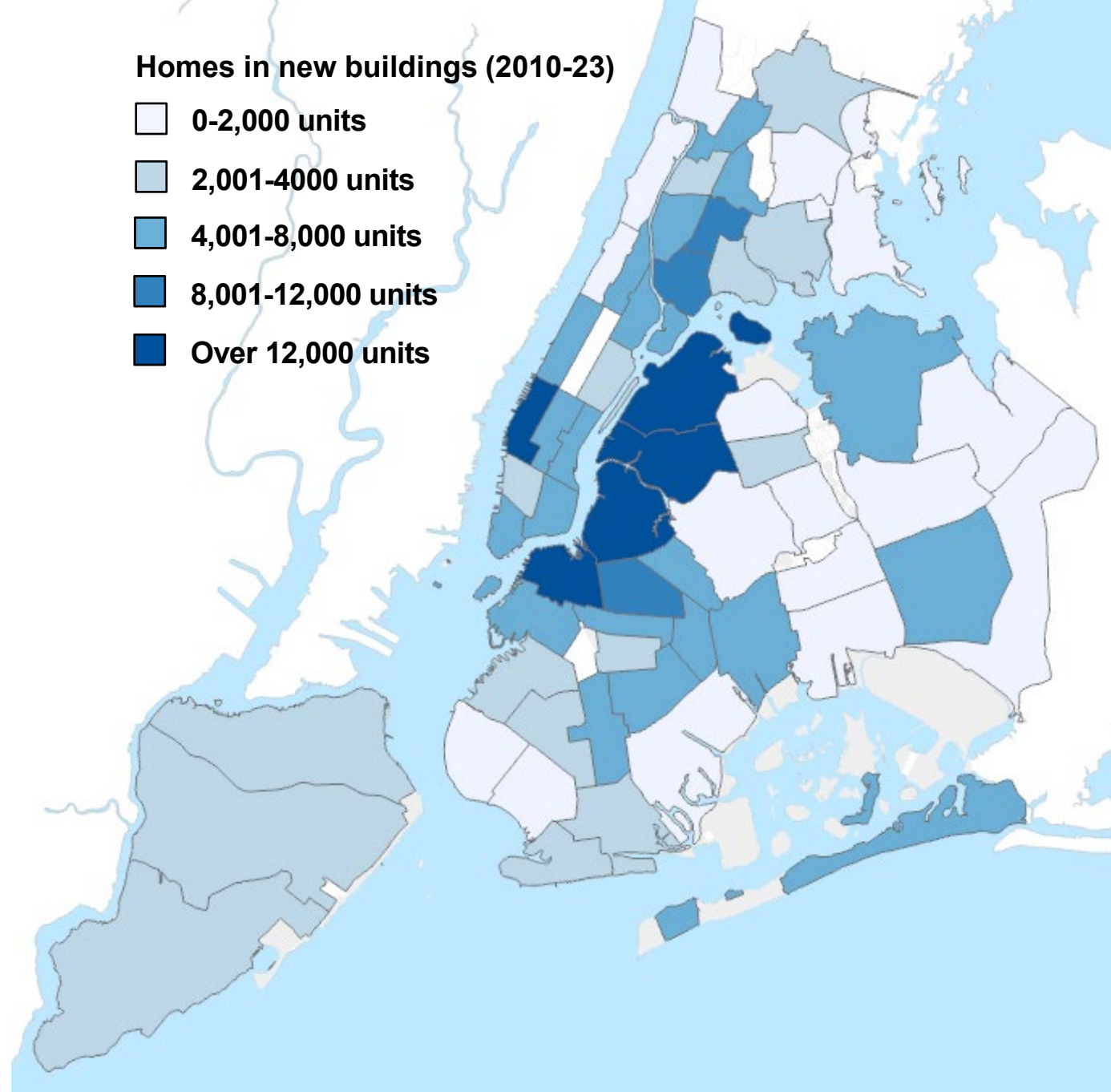
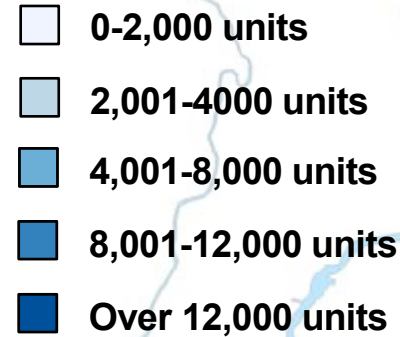
New housing is concentrated in just a few neighborhoods

Almost all of New York City's recent housing production has been concentrated in 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)



When tenants have few options, landlords gain leverage

This leads to:

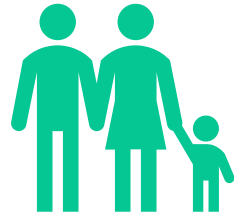
- High rents
- Displacement and gentrification pressure
- Segregation
- Homelessness
- Poor housing quality
- Tenant harassment

Over 50% of New York City renters are “rent burdened,” meaning they spend over 30% of income on rent



An average family of 3 would have to spend almost 50% of their income on rent to afford an average 2-bedroom home:

Income

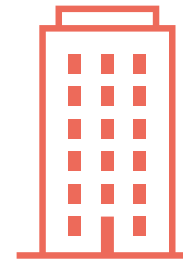


\$5,833/month

A family of 3 with a household income of \$70,000 a year *

*Median household income of NYC renters

Rent



\$2,752/month

Average 2-bedroom apartment available in NYC

The housing shortage has direct human consequences

A nursing aide spends **3 hours commuting every day** because she can't find housing close to her job.

A mother and her children fleeing an unsafe home can't find any affordable alternatives and are compelled to **enter a homeless shelter**.

A college graduate discovers that they **can't move back to their childhood neighborhood** because the rents are too expensive.

A retiree watches their **friends and family move out-of-state** and decides to follow suit because they can no longer afford escalating rents.



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The housing crisis hurts the local economy

When people spend more of their money on rent, they have less to spend on everything else

- This harms the city's economy and slows job growth
- Less new housing also means 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



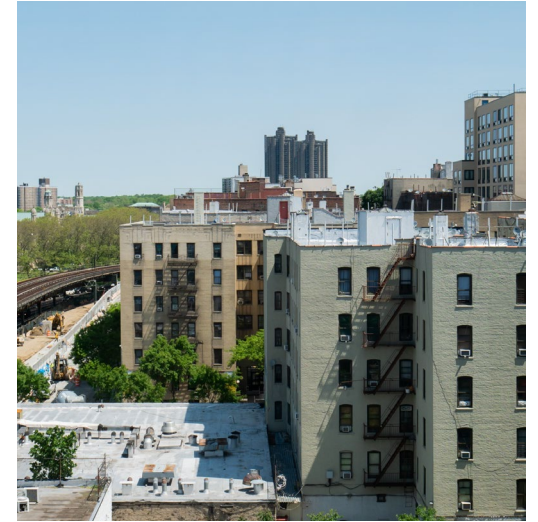
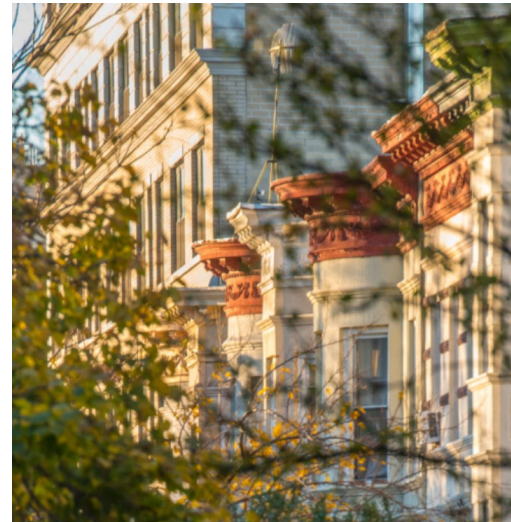
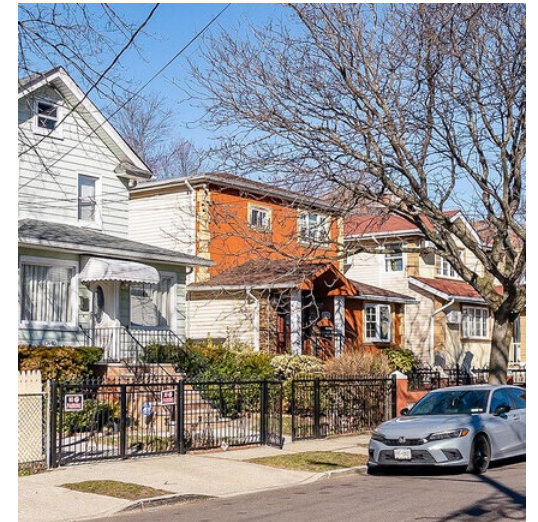
Zoning is one tool to address NYC's housing shortage

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

- Zoning can include requirements for income-restricted affordable housing
- Zoning does not directly build or fund new housing
- Zoning is within the city's control

Other tools to support housing include:

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



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How can we help address the housing crisis with zoning?

We aim 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**
- Make NYC more **environmentally-friendly** by building more housing in built-up areas with great access to jobs and transit



Proposal overview

Low-density proposals

- 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**

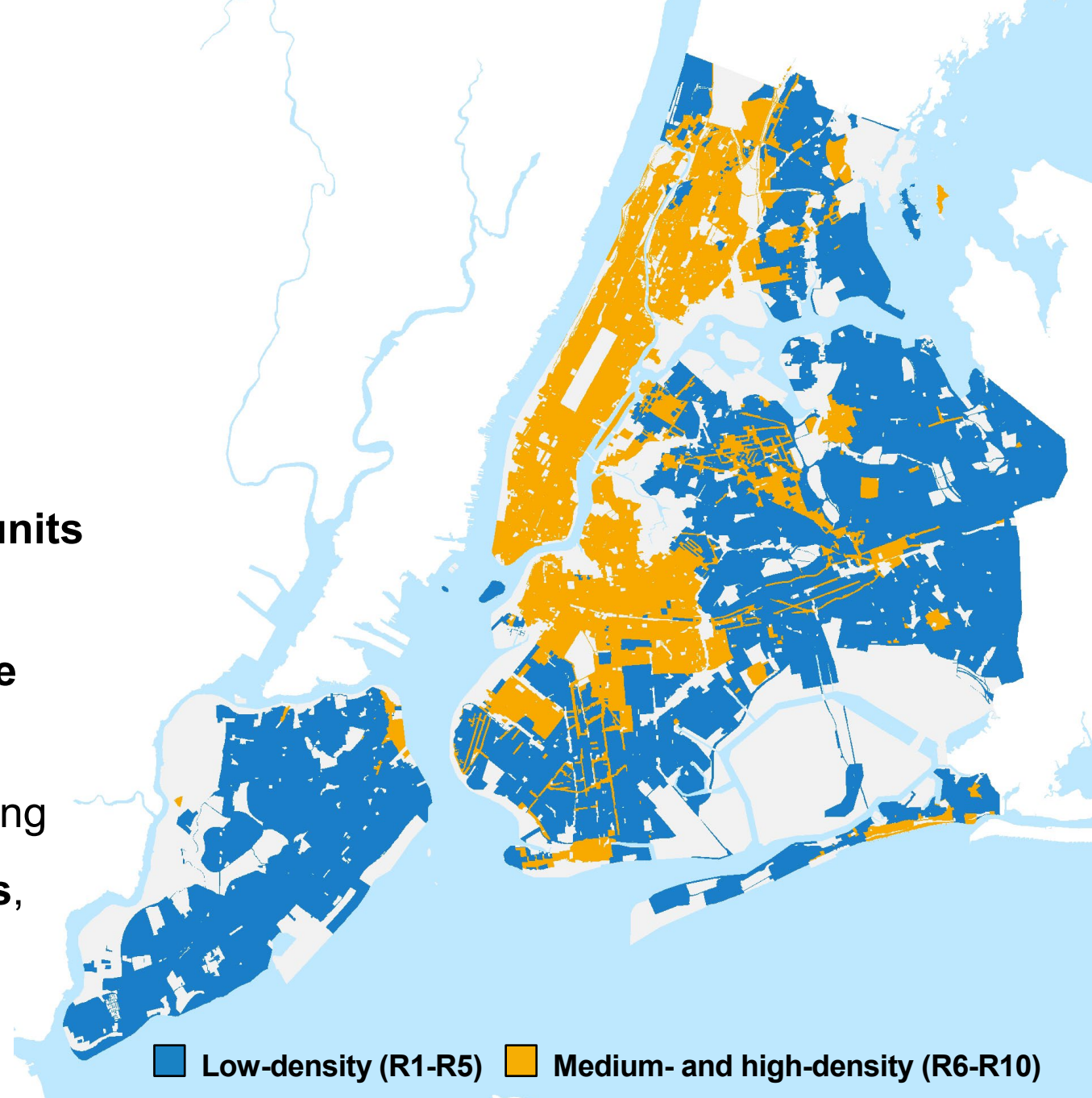
Medium- and high-density proposals

- Create a **Universal Affordability Preference**

Parking proposals

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

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



Overview

Due to restrictive zoning, most low-density areas have stopped building new homes, contributing to our city's housing shortage

- We want to allow for the creation of a little more housing across low-density areas, in ways that won't impact neighborhood look and feel



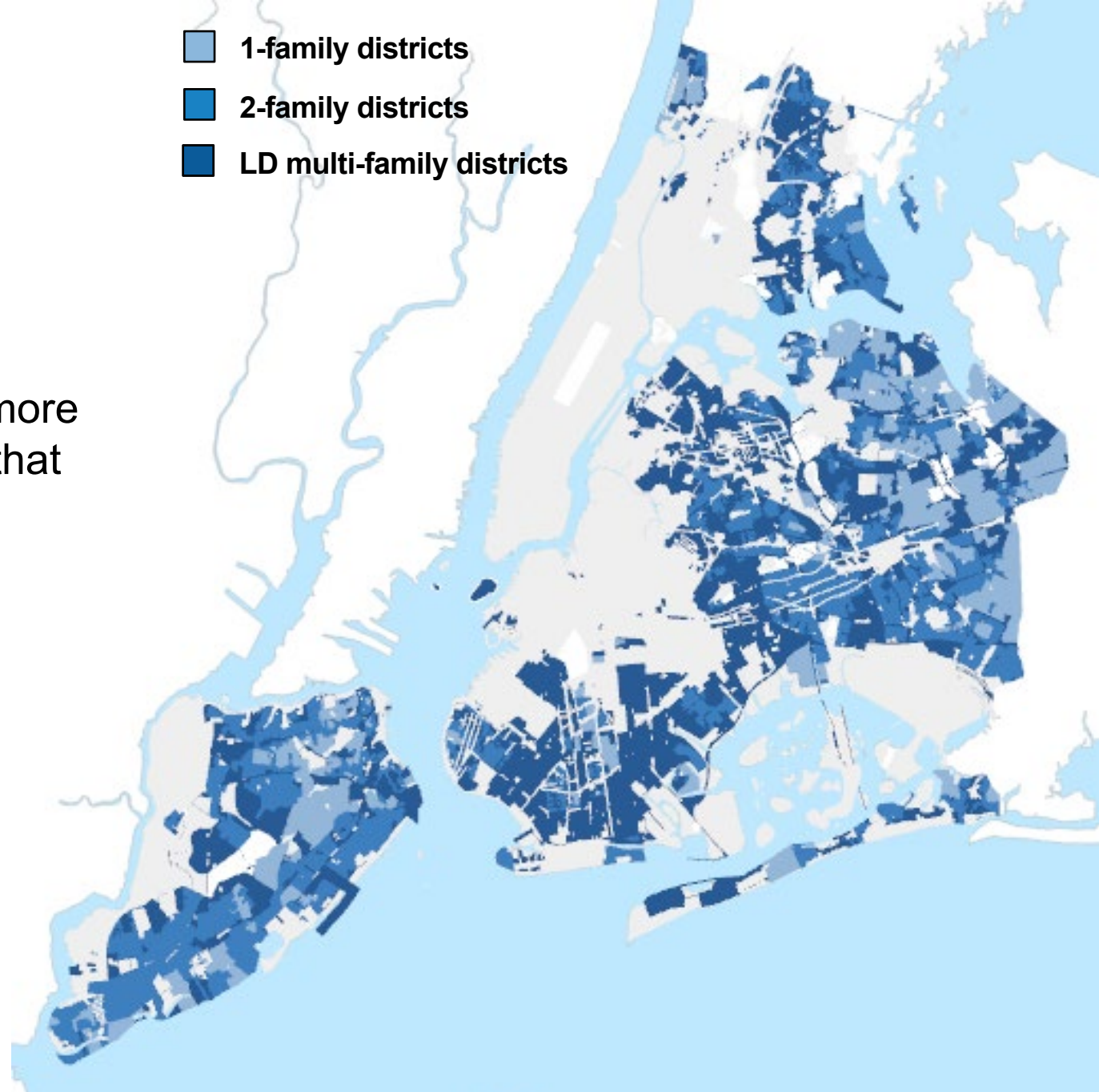
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Modest apartment buildings define low-density neighborhoods but could not be built today

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



Town center zoning

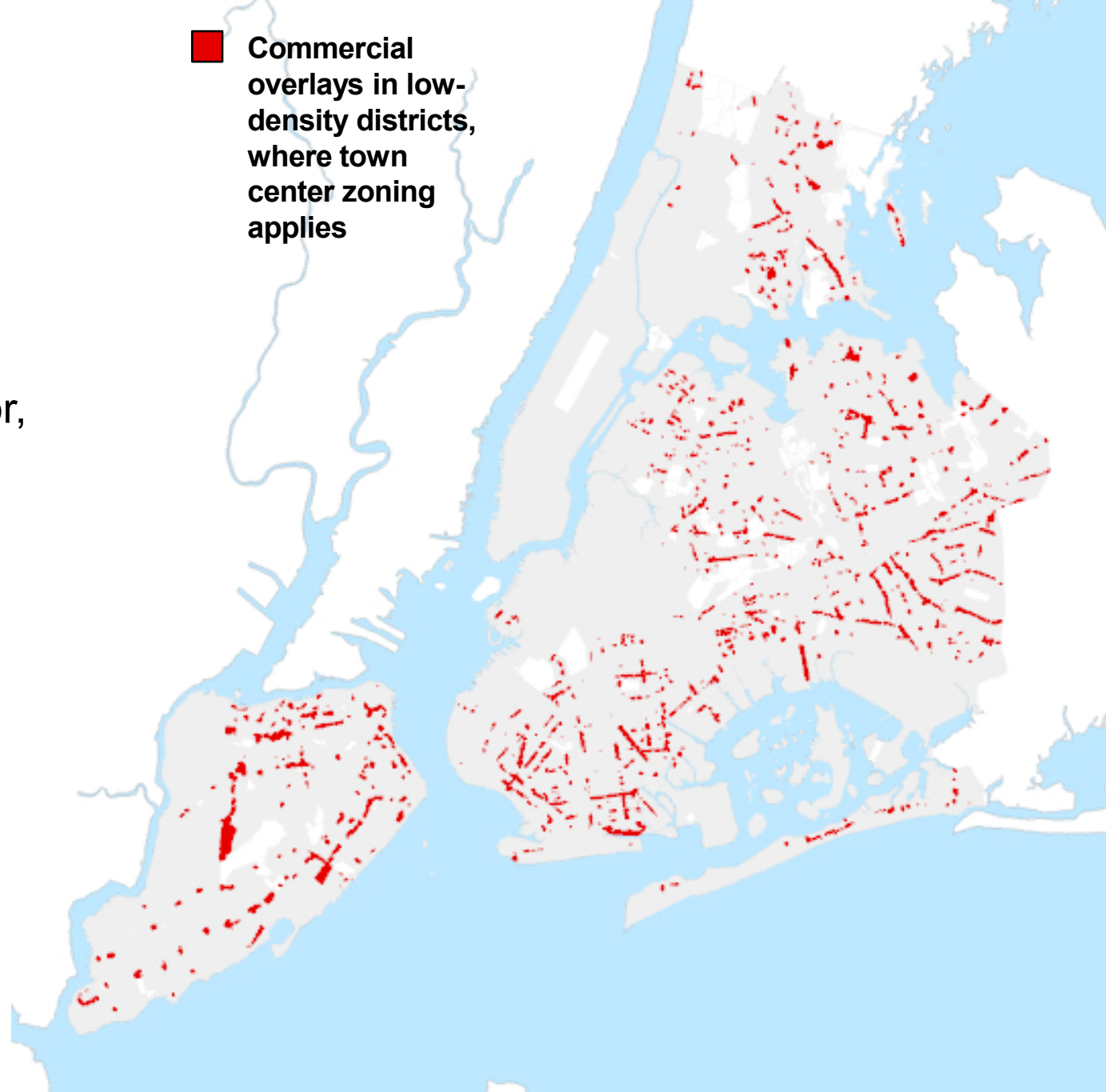
Relegalize housing above businesses on commercial streets in low-density areas

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



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



Transit-oriented development

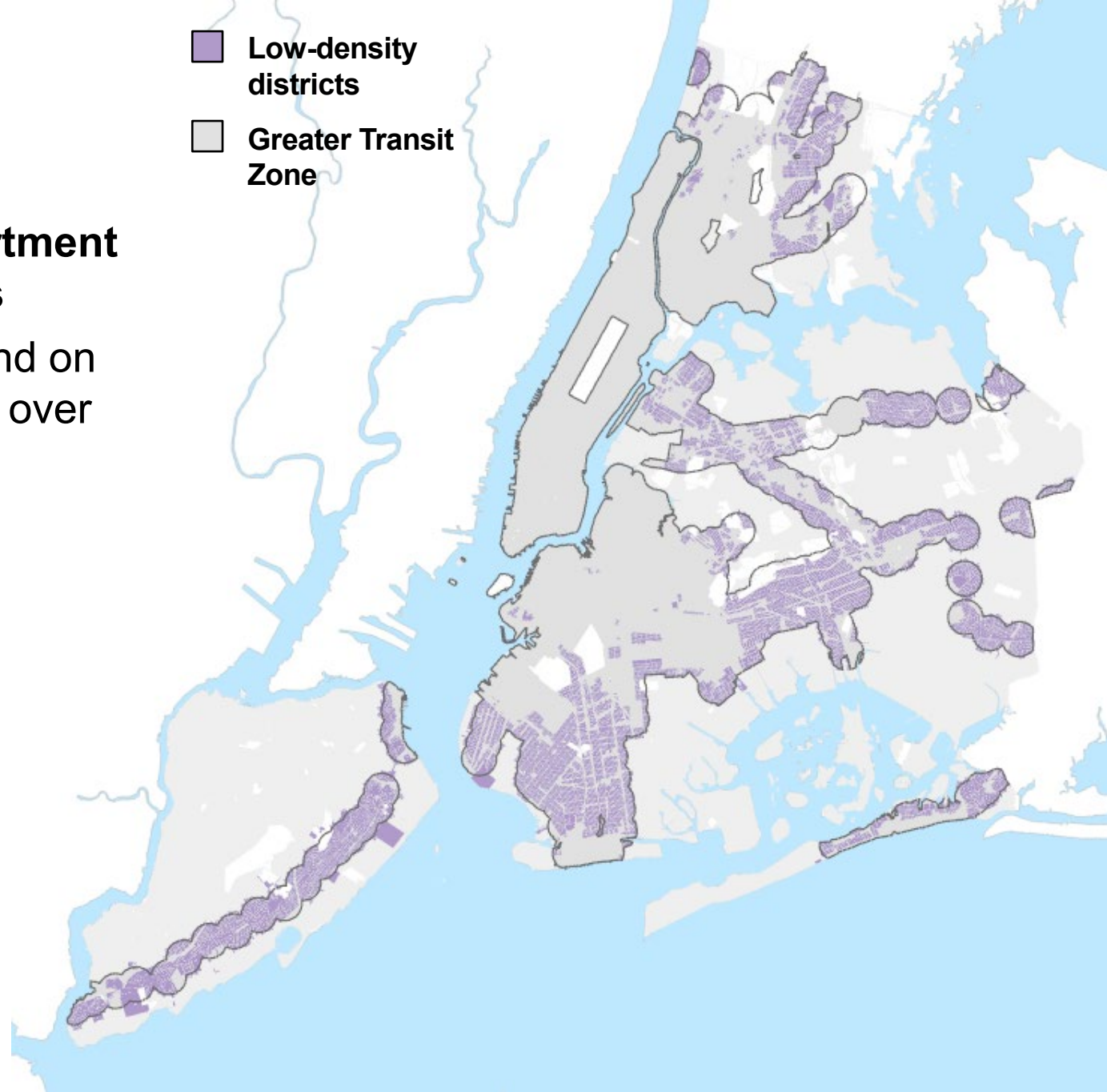
Allow modestly-sized, transit-oriented apartment buildings in low-density residence districts

- Sites must be near transit, over 5,000 sf, and on the short end of the block or facing a street over 75 ft wide
- Buildings will be 3-5 stories



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- Low-density districts
- Greater Transit Zone



Help homeowners

Allow 1- or 2-family homes to add a small accessory dwelling unit (ADU)

- ADUs provide important housing options for small households in low-density areas
- ADUs give multi-generational families more space and help homeowners pay for household expenses
- Many other cities have already legalized ADUs and experienced these benefits

Legalizing existing basement ADUs is not only a matter of zoning and would require changes to other state and local laws



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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

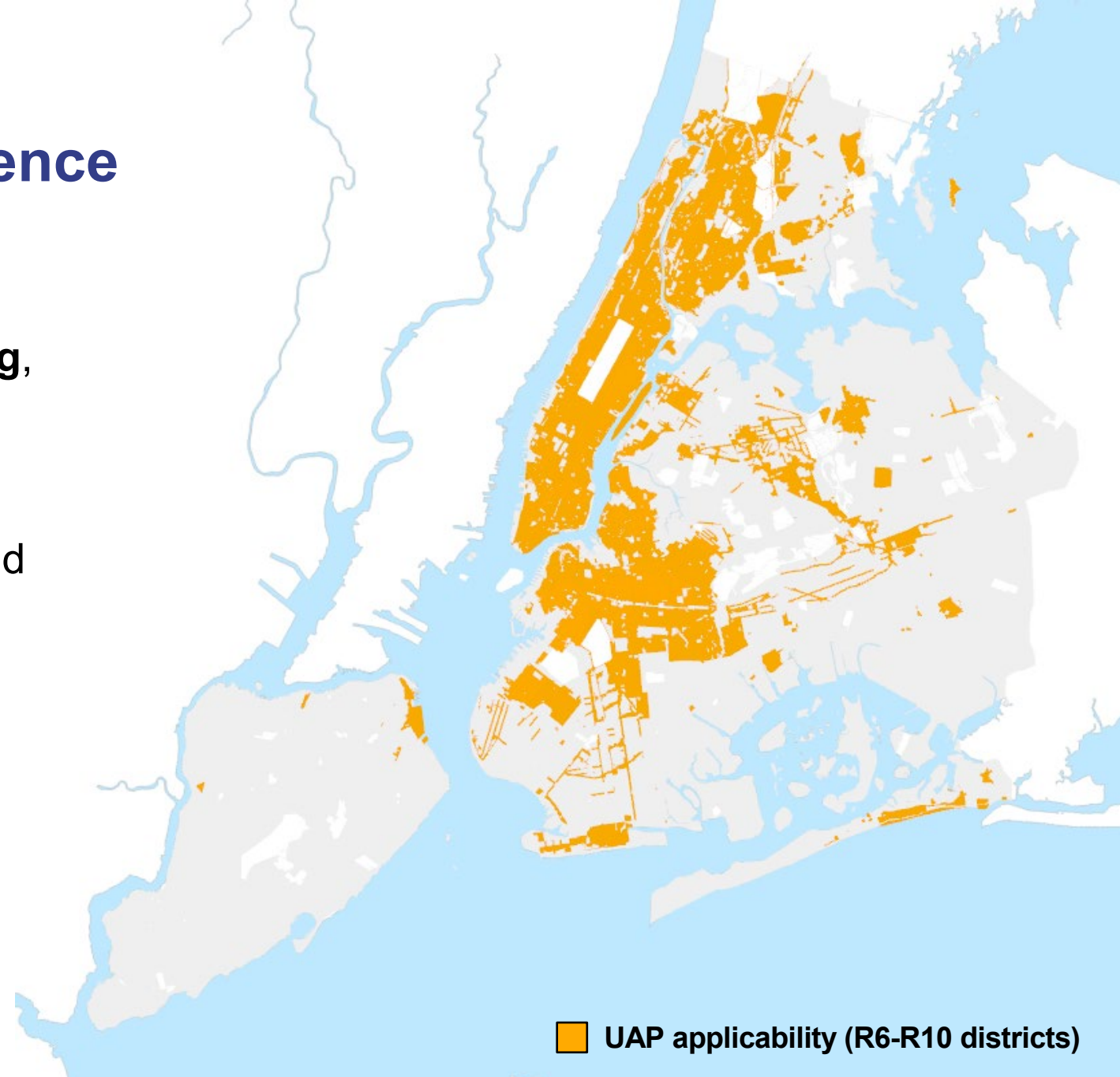


Universal Affordability Preference

UAP will allow buildings to add at least **20% more housing** if the additional homes are **permanently affordable housing**, including supportive housing

UAP will enable **incremental affordable housing growth** throughout the medium- and high-density parts of the city

This will encourage **affordable housing throughout the city**, rather than concentrating it in a few neighborhoods



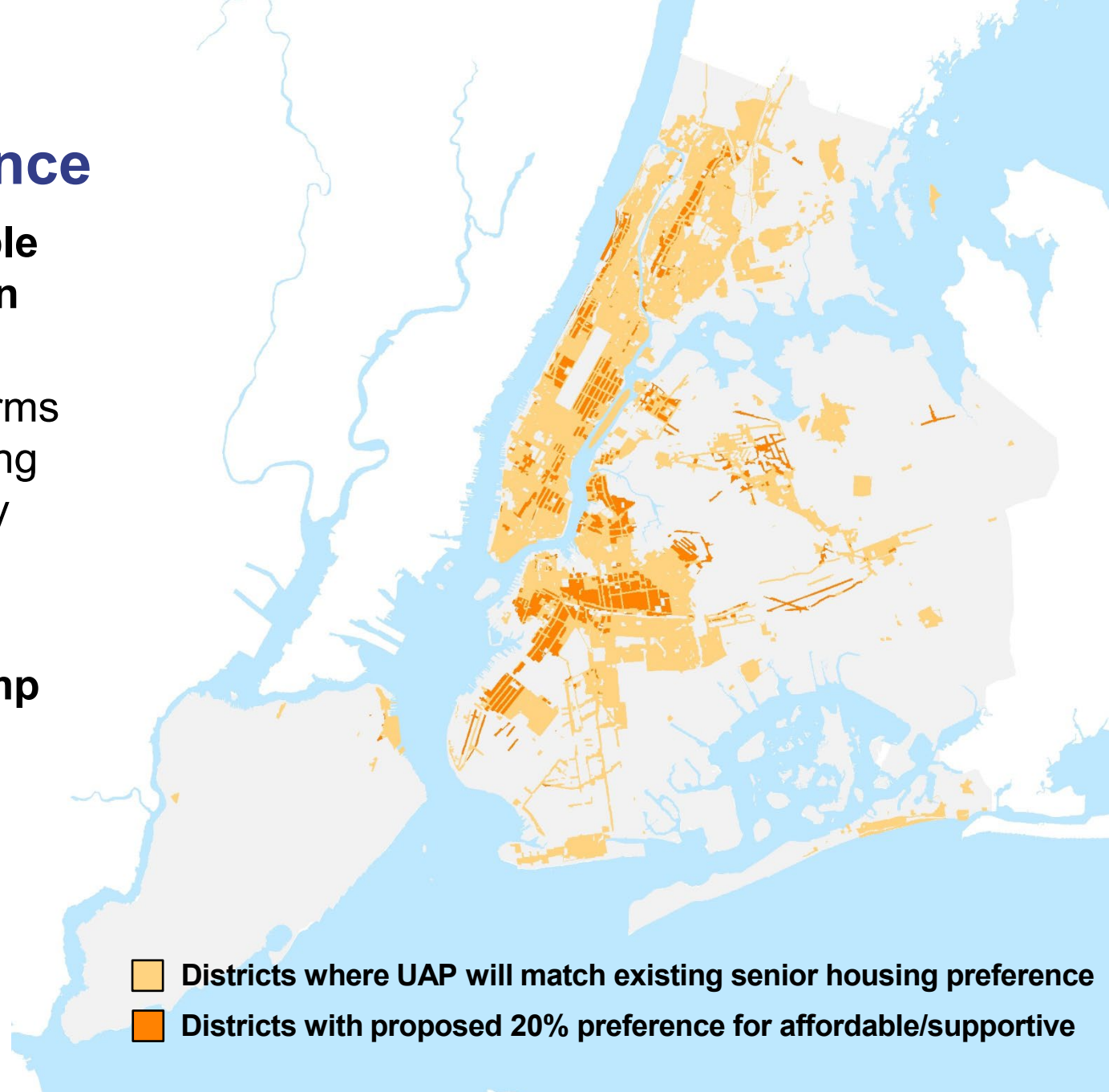
Universal Affordability Preference

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

- UAP would expand this framework to all forms of affordable and supportive housing, making it easier to build affordable housing in every medium- and high-density district

This proposal would also create a 20% bump for affordable and supportive housing in districts that do not have a senior housing preference today

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



Universal Affordability Preference

UAP will have an affordability requirement of 60% AMI

- Area Median Income (AMI) is a measure of affordability established by the federal government

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

UAP will also replace Voluntary Inclusionary Housing (VIH), achieving deeper affordability and allowing for income averaging

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

Voluntary Inclusionary Housing (VIH)

80% AMI with no income averaging

What this meant for New Yorkers:



- All income-restricted units in a VIH building were 80% AMI (\$101,686 for a family of 3)

Universal Affordability Preference (UAP)

60% AMI with income averaging

What this means for New Yorkers:

Homes at a mix of incomes to reach 60% AMI, including more deeply affordable units

For example, a UAP building could include:



- 30% AMI (\$38,130 for a family of 3)
- 60% AMI (\$76,260 for a family of 3)
- 90% AMI (\$114,390 for a family of 3)

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



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With UAP



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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

End parking mandates

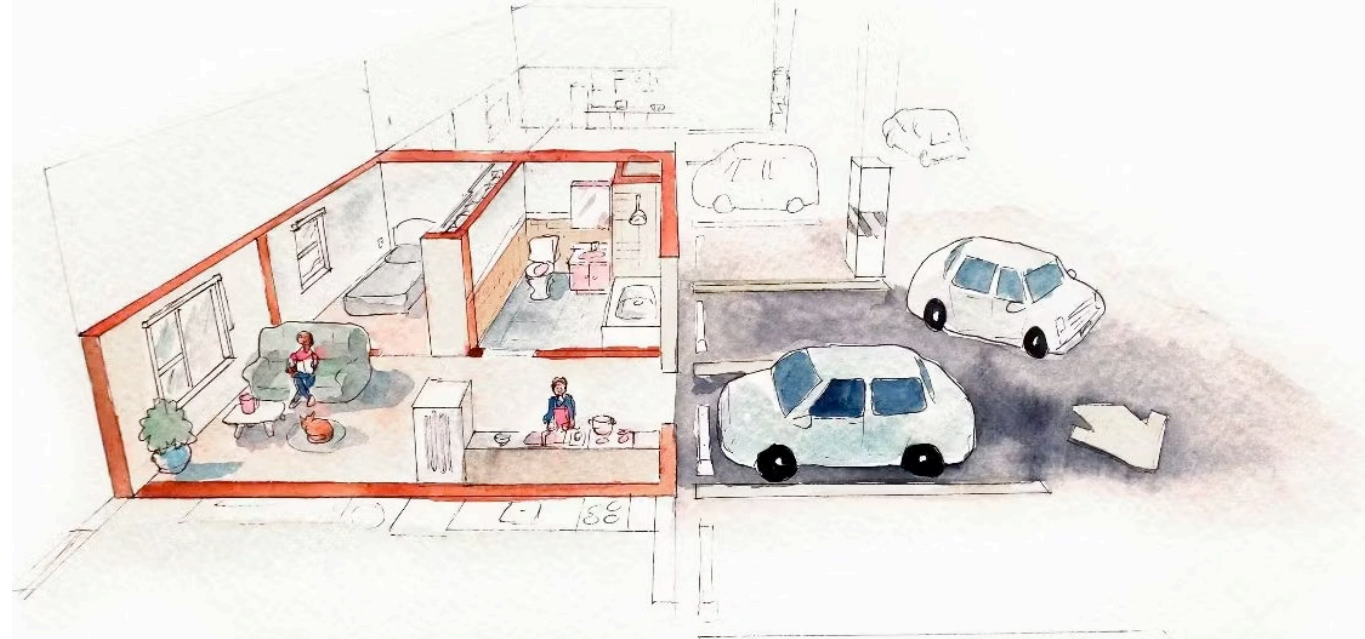
Make parking optional in new buildings,
as many other cities have done

**Mandated parking is extremely
expensive to provide**

- These costly mandates drive up rents and prevent new housing from being built
- This is an obstacle to housing growth, especially affordable housing

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

- Outdated zoning rules do not reflect current conditions



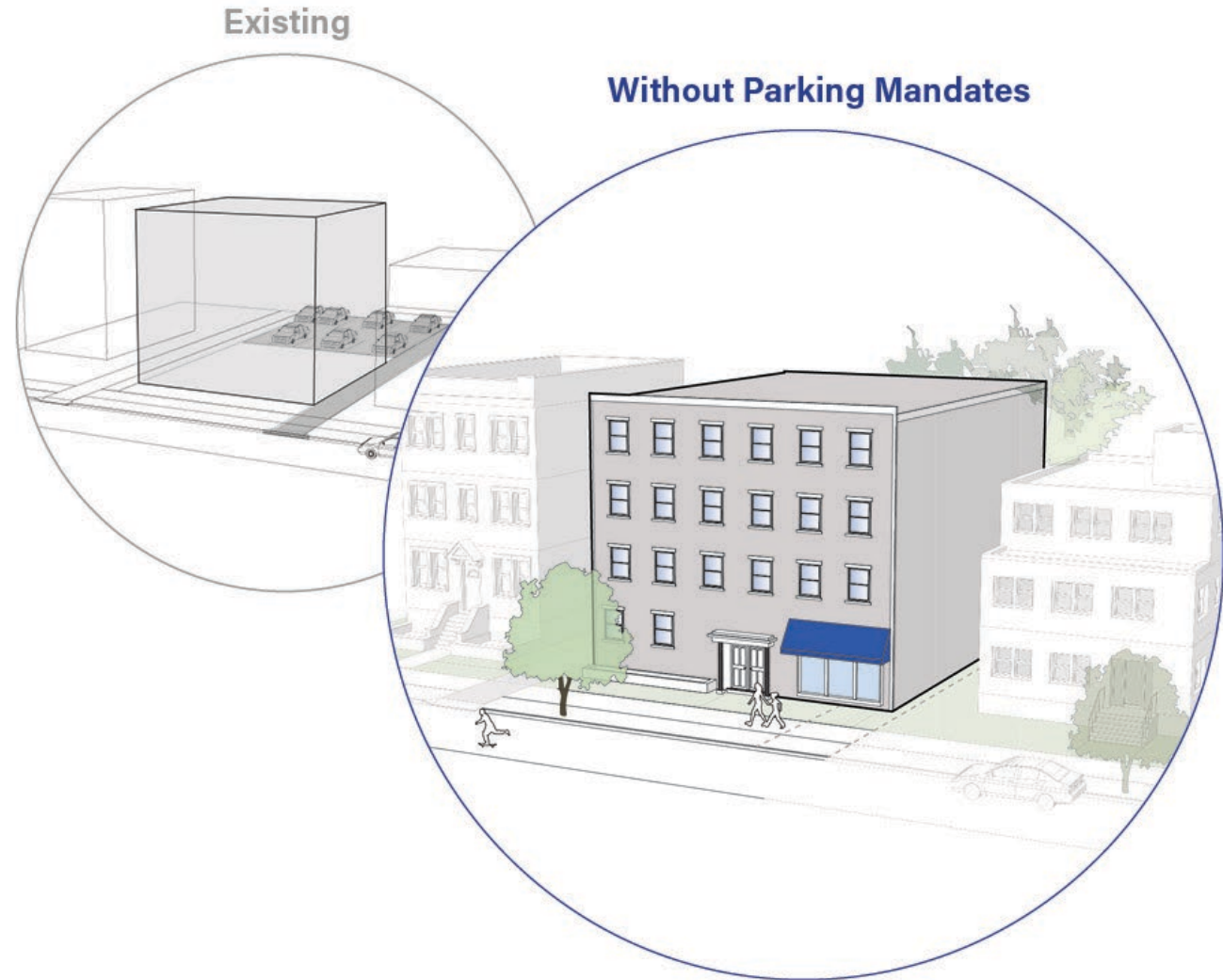
Two parking spaces take up nearly the same space as a studio apartment

End parking mandates

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

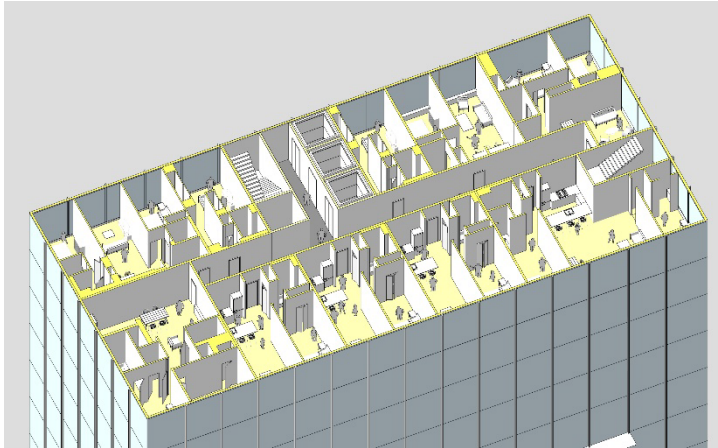
Today: The developer would **stop at 10 units**, because the 11th unit would trigger a **6-space parking requirement**

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



Additional changes to enable housing

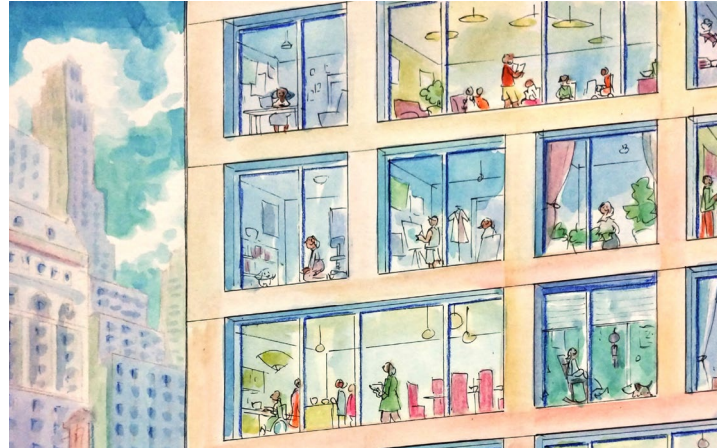
Enable conversion of under-used buildings



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

Re-legalize small and shared apartments



Remove arbitrary zoning rules to allow small and shared apartments in central locations, easing pressure on family-size units

Eliminate barriers to contextual infill

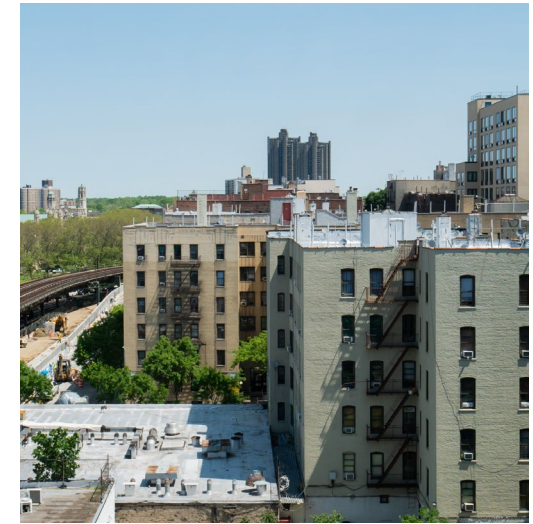
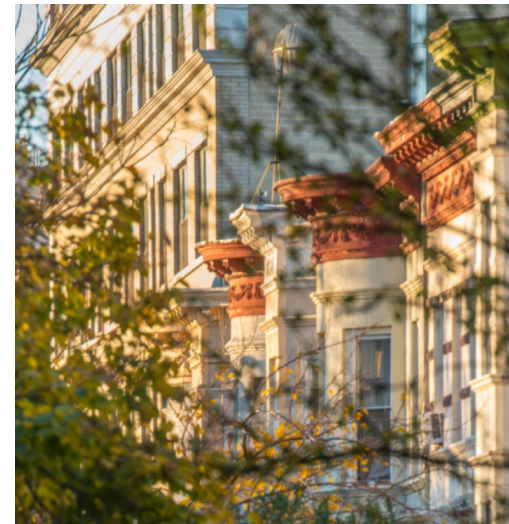
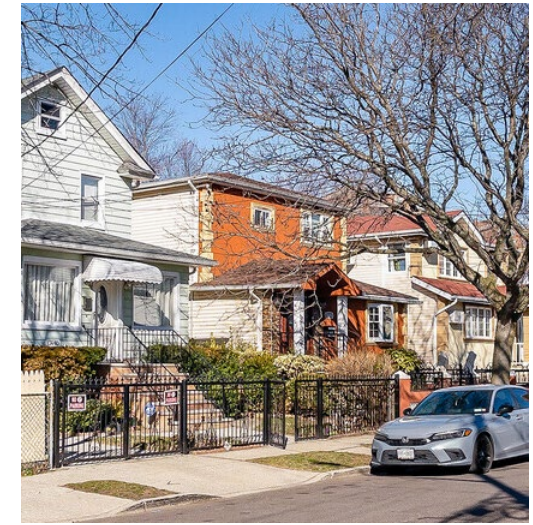


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Allow new contextual housing on sites in non-contextual districts, including campuses and irregular sites

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 areas hit hardest by the housing shortage and exclusionary zoning
- **Ending exclusionary zoning** in low-density areas
- **Accessory dwelling units** will support homeowners and multigenerational families
- More **sustainable** transit-oriented development and more housing in America's least carbon-intensive city



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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

Register for info sessions at
nyc.gov/YesHousingOpportunity
under "Get Involved"

Illustrations by Alfred Twu

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