

city of yes for housing opportunity

supports incremental growth & public review

City of Yes for Housing Opportunity is a plan to ease NYC's housing shortage. It does not change the public review process or the oversight of Community Boards and the City Council.

The plan allows for a little more housing across the city by slightly increasing what can be built. It does this in different ways, depending on the area. These changes are all very minor compared to what developers ask for when they go through a lengthy public review process (ULURP).

Because of this, **projects that currently go through ULURP will continue to go through ULURP under *City of Yes for Housing Opportunity* – they will not become 'as of right'**.

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

ULURP projects involve big changes to how land is used



Change non-residential lot to residential so new housing can be built



Change low-density lot to higher-density so a lot more housing can be built



Neighborhood-wide rezoning

These big changes involve Mandatory Inclusionary Housing, which allows buildings to be much larger if 20-30% of new homes are affordable and income-restricted.

Projects enabled by *City of Yes* are much more modest



Let homeowner build small accessory dwelling unit



Allow modest apartment buildings in certain areas (3, 4 or 5 stories)



Allow two-family home to be built in neighborhood zoned for two-family homes



Allow already-approved apartment building to be about 20% larger if extra homes are permanently affordable and income-restricted.

There are only 3 rare, specific land use actions in City of Yes that would be subject to simpler certification or authorization rather than a full ULURP: landmarks seeking to transfer their development rights; railroad right of way permits; and supportive housing community facility requests in select districts.