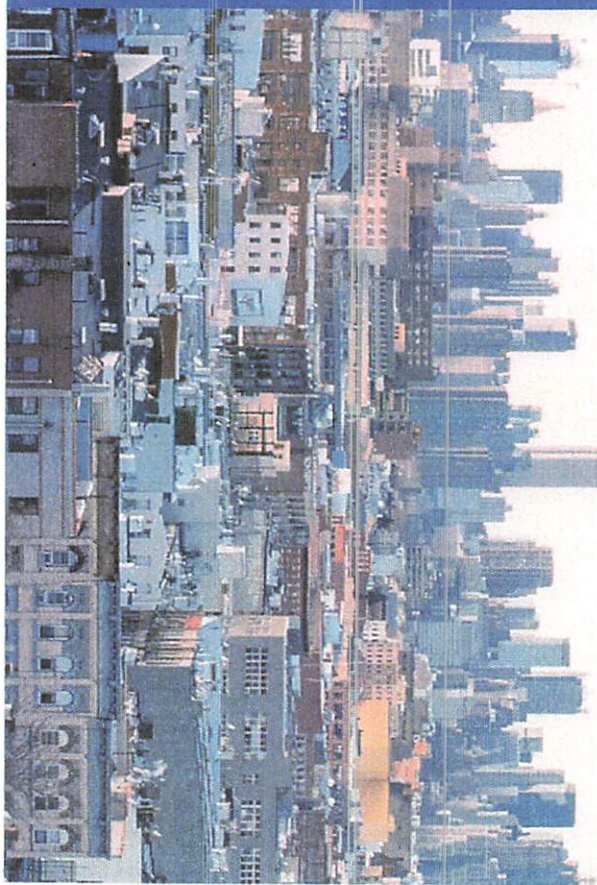
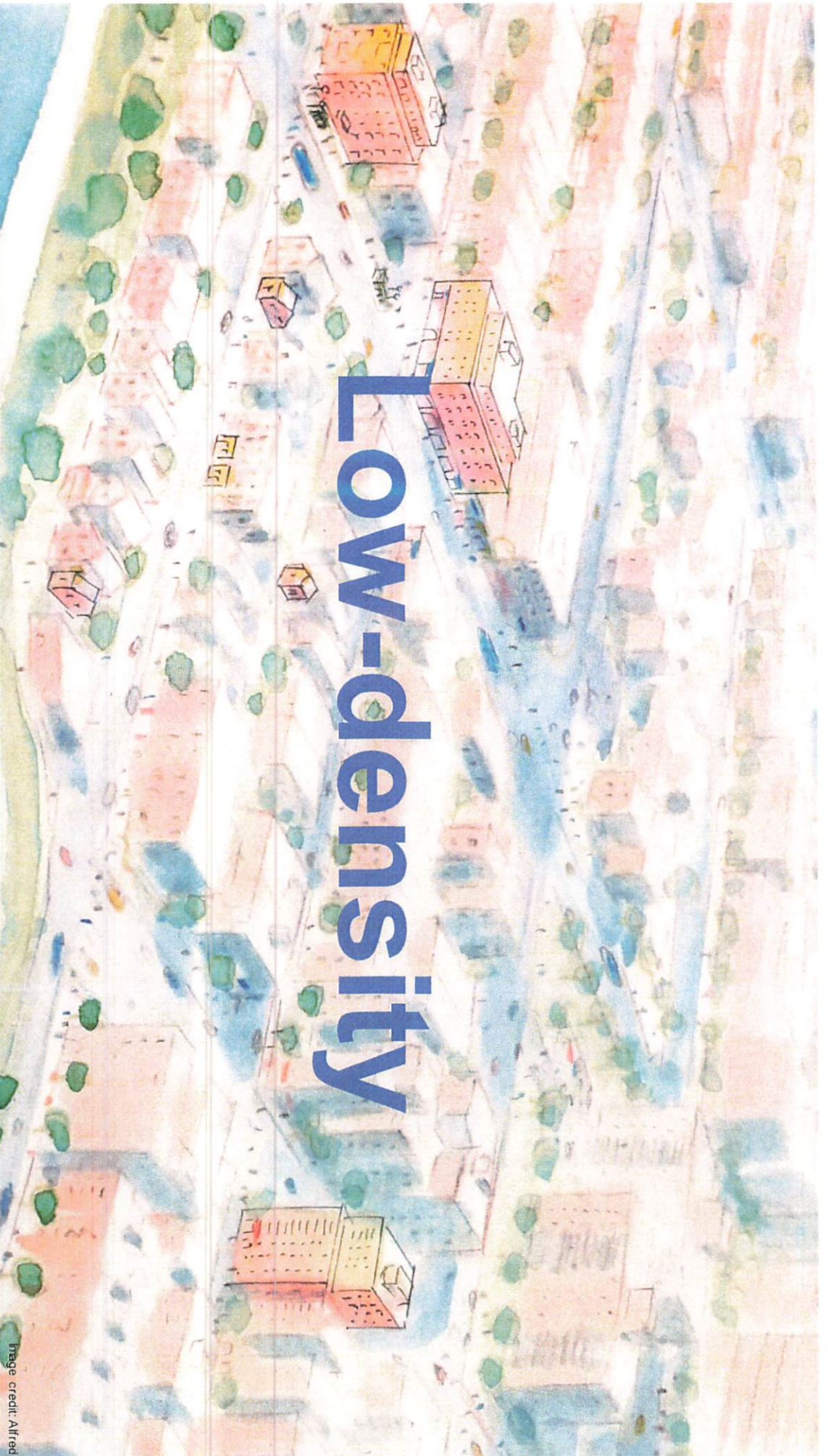


city of yes

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





Low-density

City of yes

HousingOpportunity@planning.nyc.gov

Low Density



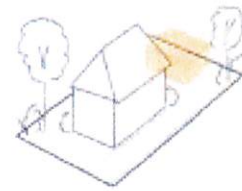
Town Center Zoning

Re-introduce buildings with ground-floor commercial and two to four stories of housing above, in areas where this classic building form is banned under today's restrictive zoning.



Transit-Oriented Development

Allow modest, three-to-five story apartment buildings where they fit best: large lots within half a mile of subway or rail stations that are on wide streets or corners.



Accessory Dwelling Units

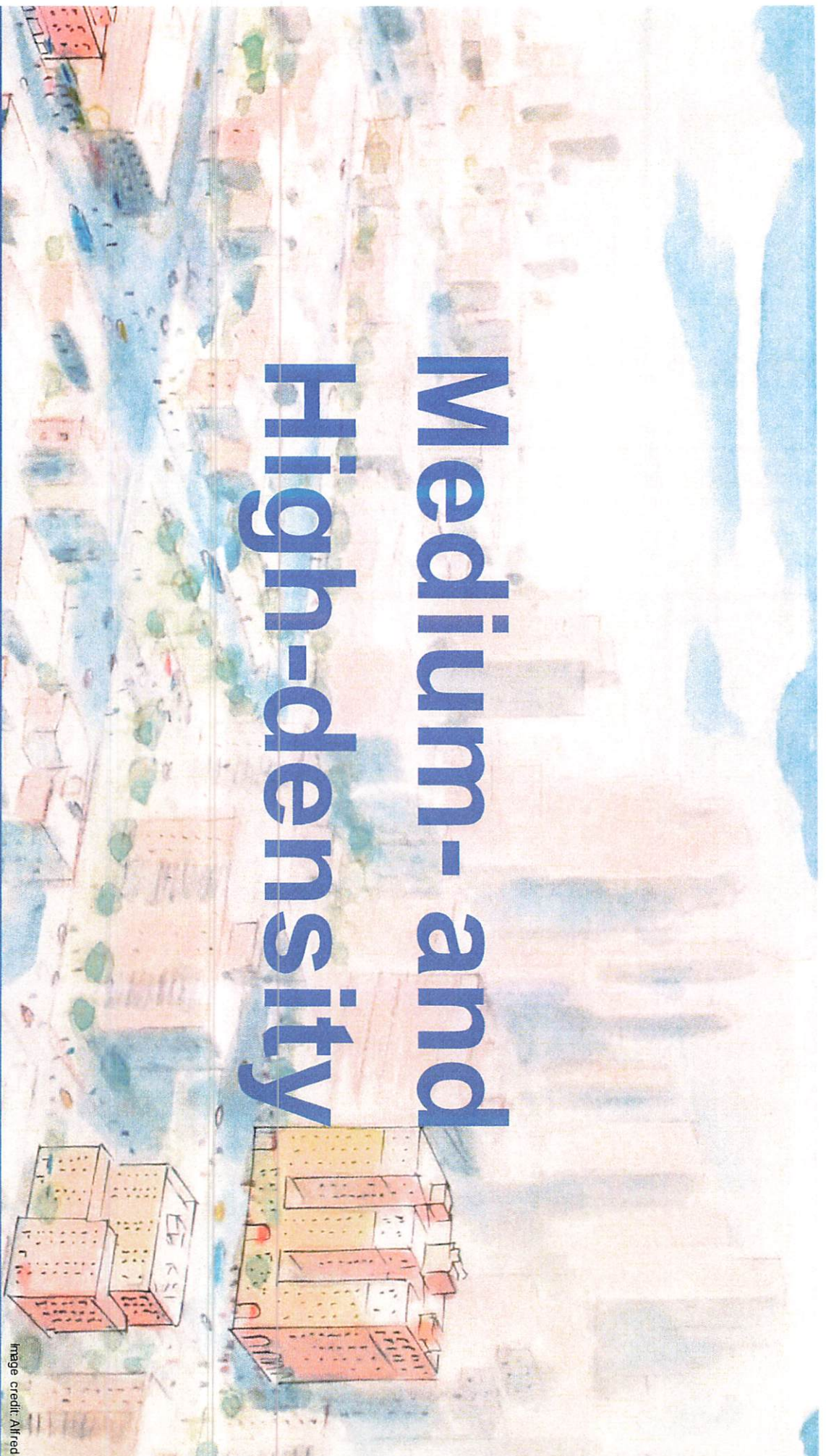
Permit accessory dwelling units such as backyard cottages, garage conversions, and basement apartments, allowing homeowners to earn rental income and providing more space for multi-generational families.



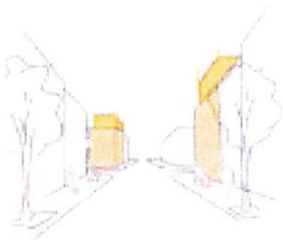
District Fixes

Give homeowners additional flexibility to adapt their homes to meet their families' needs.

Medium- and High-density

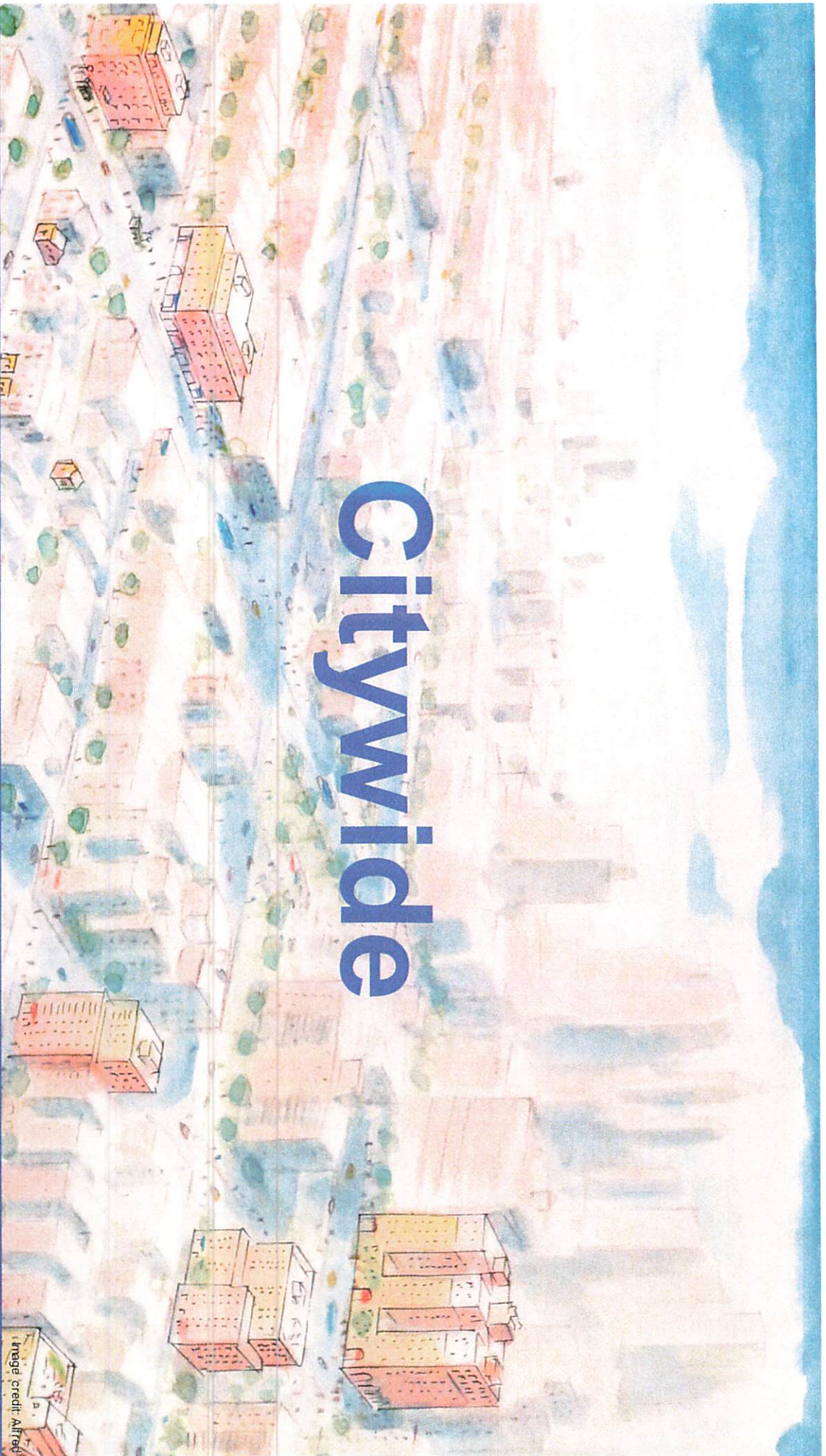


Medium-High Density



Universal Affordability Preference

Allow buildings to add at least 20% more housing if the additional homes are permanently affordable. This proposal extends an existing rule for affordable senior housing to all forms of affordable and supportive housing.



citywide

city of yes

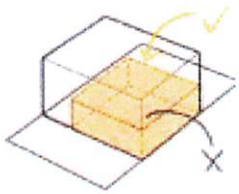
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6

NYC
PLANNING

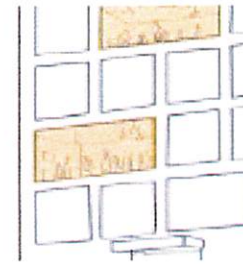
Image credit: Alfred

Citywide



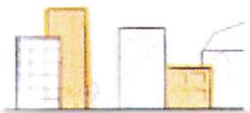
Lift Costly Parking Mandates

Remove costly parking mandates for new buildings. Parking mandates make housing more expensive and drive up rents. Parking would still be allowed, and projects can add what is appropriate at their location.



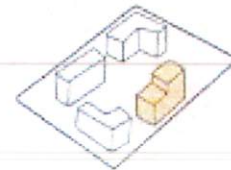
Small and Shared Housing

Re-introduce housing with shared kitchens or other common facilities. Allow buildings with more studios and one-bedroom apartments for New Yorkers who want to live alone but don't have that option today.



Convert Non-Residential Buildings to Housing

Make it easier for underused, non-residential buildings, such as offices, to be converted into housing. Allow conversions for buildings constructed before 1991 and expand eligibility to anywhere housing is allowed.



Campus Infill

Make it easier to add new housing on large sites that have existing buildings on them and ample space to add more, (e.g., a church with an oversized parking lot).

Citywide

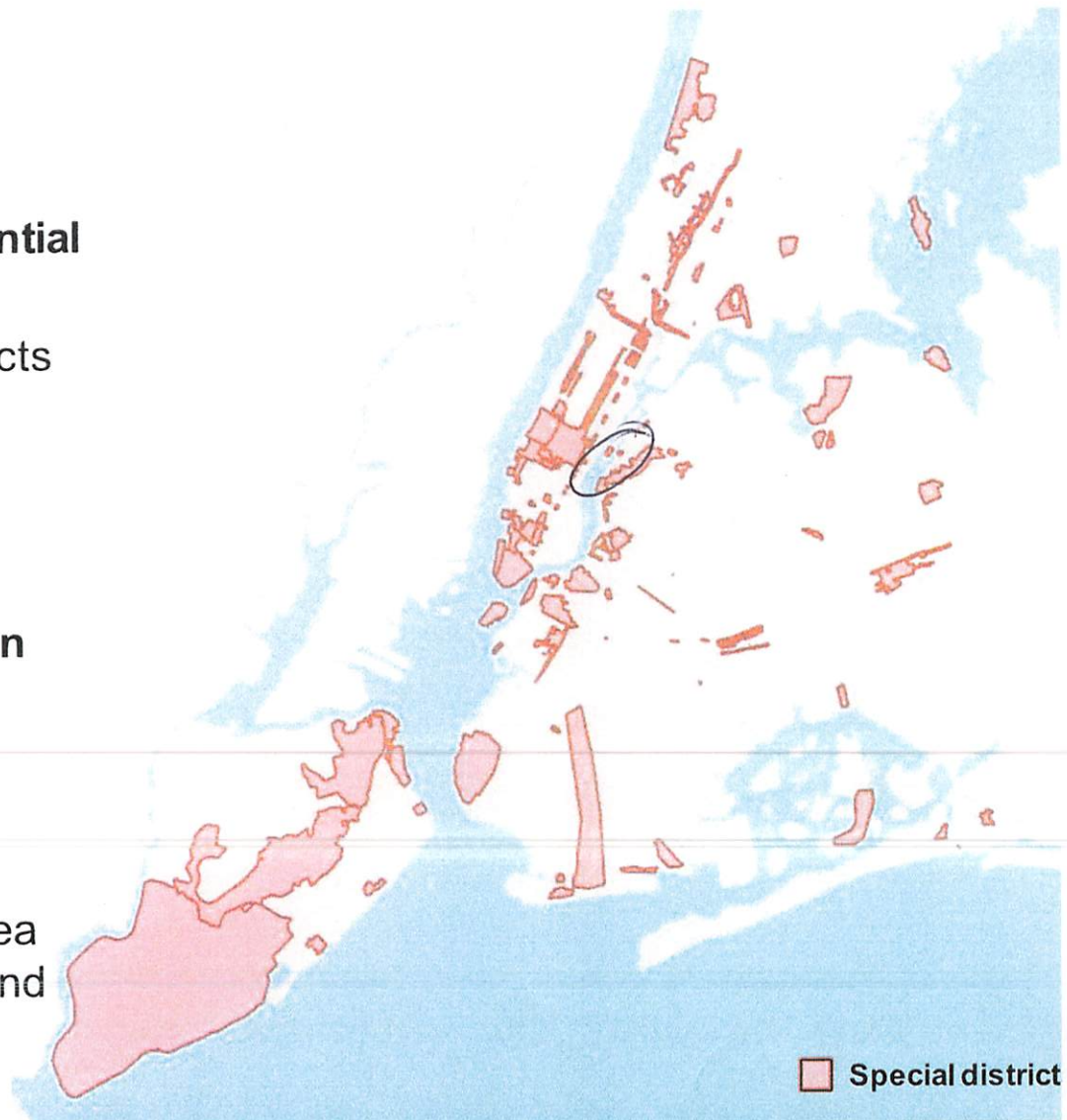
Special districts

Goal: Apply changes while respecting essential planning goals

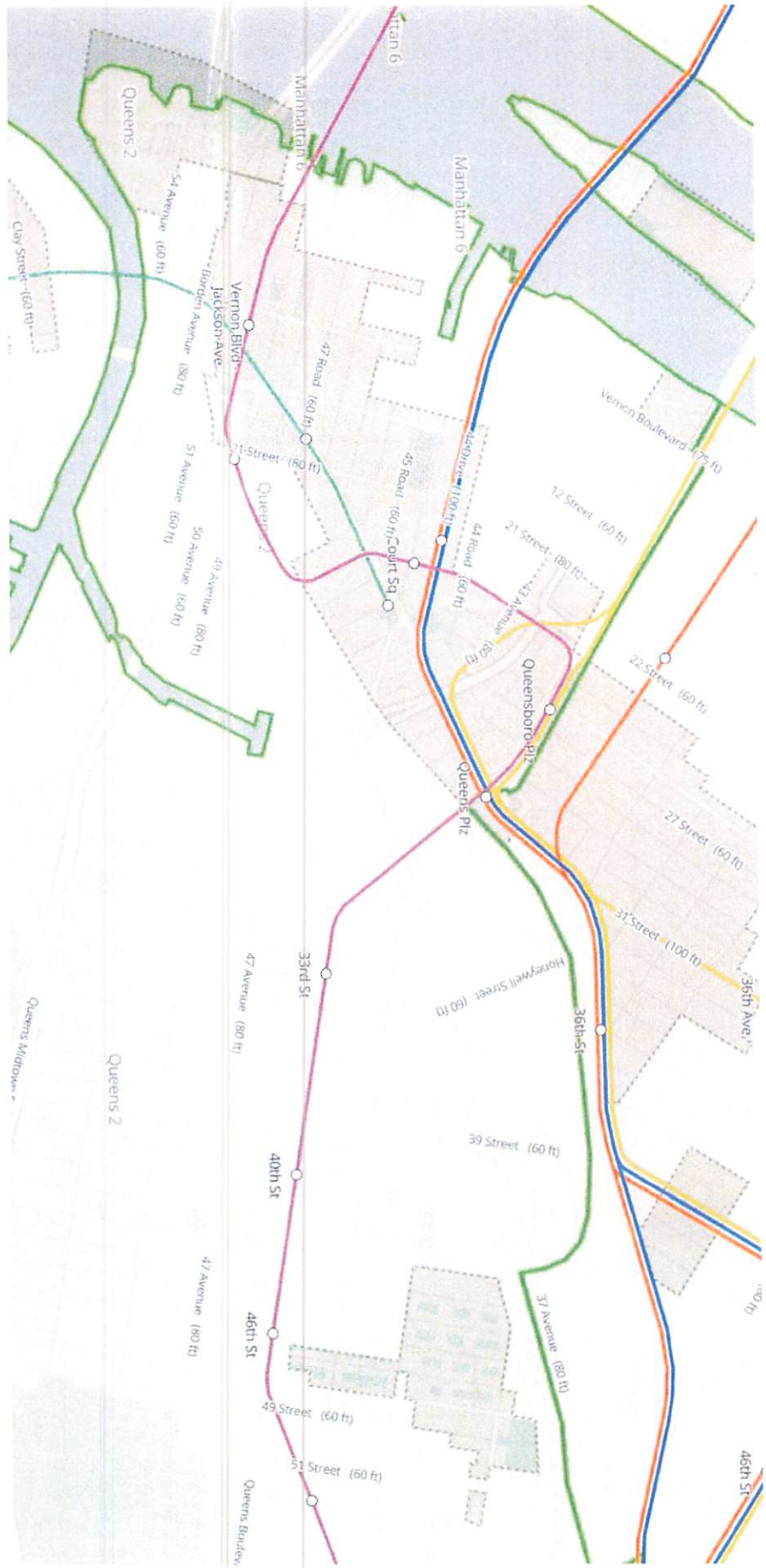
- The city has a diverse array of special districts enacted over the last five decades
- In general, the proposal will seek to carry changes through to special districts

The proposal will accommodate special districts where this approach would result in conflicts with essential planning goals or drastic change

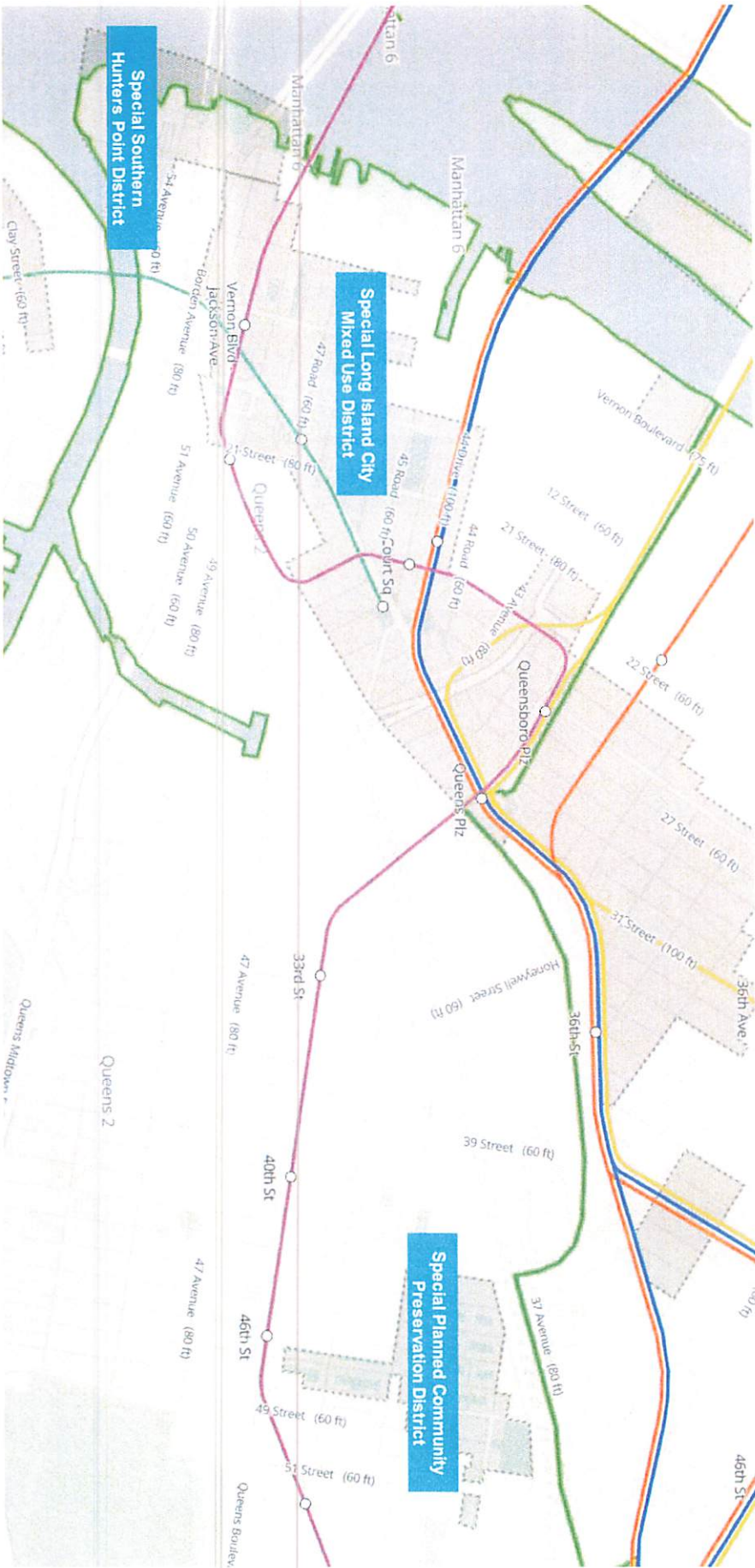
- **Ex:** In portions of the Special Clinton District, R8 gets a market-rate FAR of 4.2
- Rather than the full UAP FAR of 7.2, this area will get a 20% bump to 5.04 for affordable and supportive housing



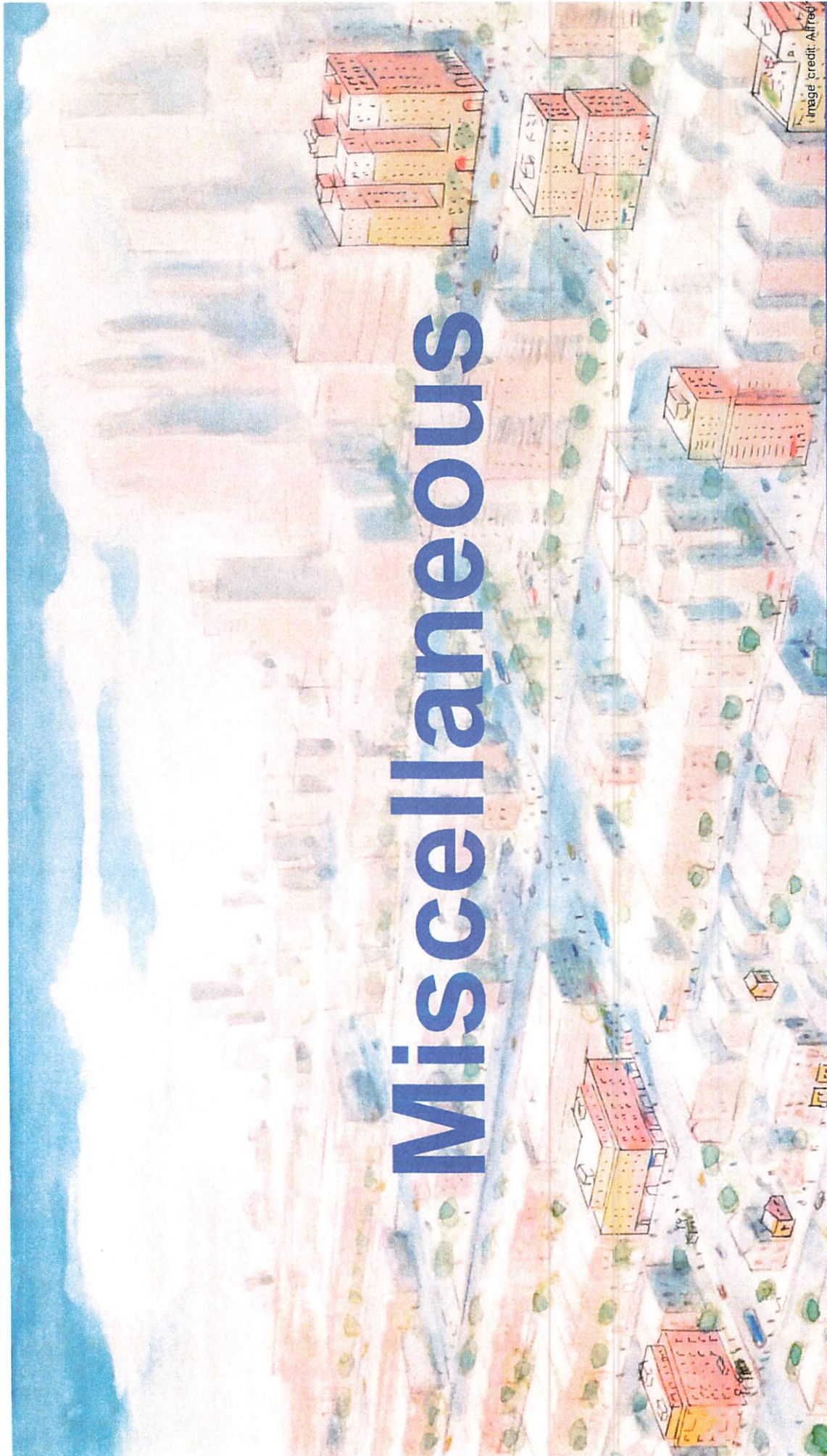
CD2 - Special districts



CD2 - Special districts

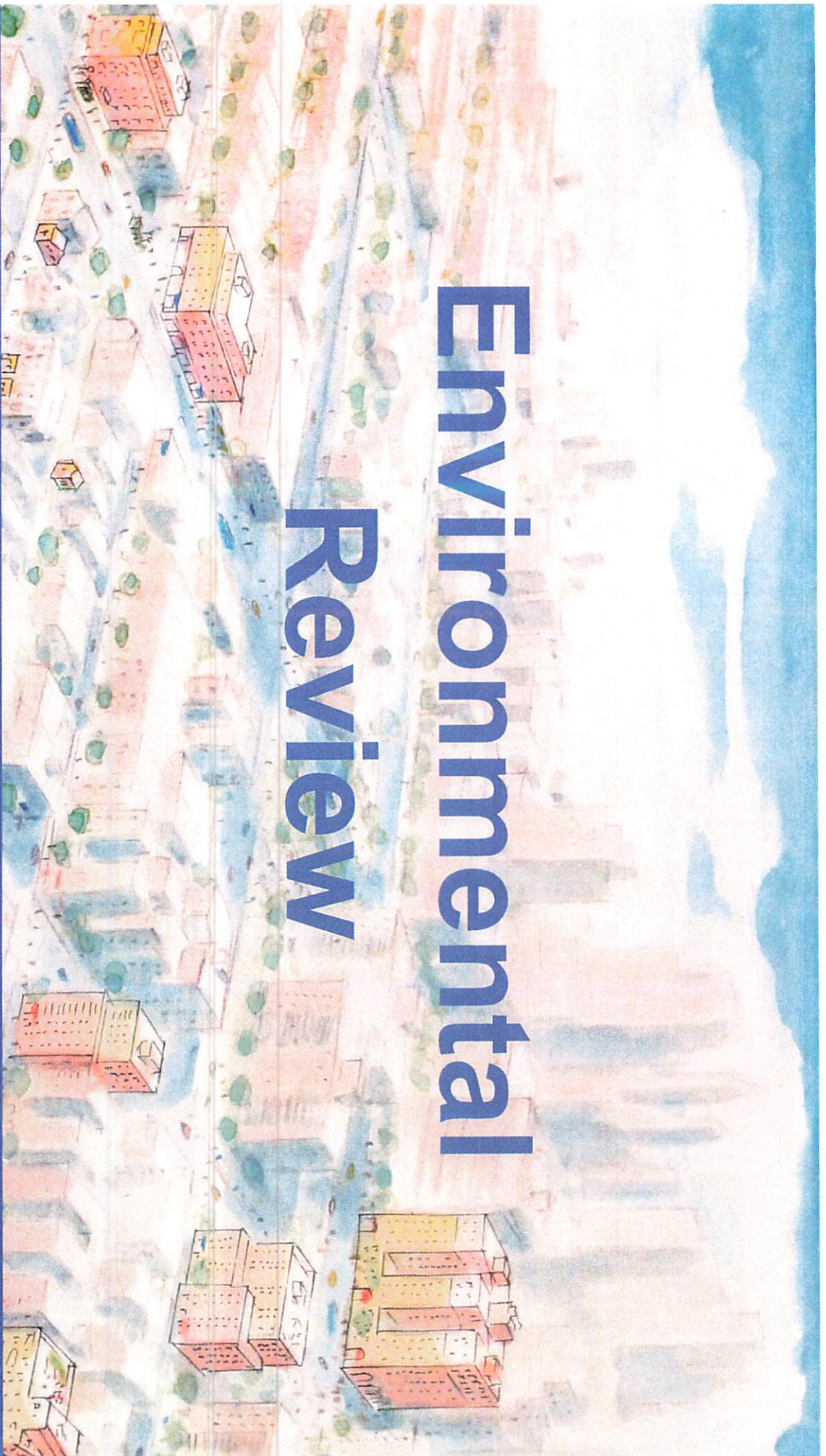


Miscellaneous



Misc.

1. **New Zoning Districts**
2. **Update to Mandatory Inclusionary Housing**
3. **Sliver Law**
4. **Quality Housing Amenity Changes**
5. **Landmark Transferable Development Rights**
6. **Railroad Right-of-Way**



Environmental Review

Environmental Review

An Environmental Impact Statement (EIS) for a generic action must provide an estimate of the **amount, type, approximate location, and overall massing/form** of future development and identify the **range of impacts** that may occur. The environmental review studied the effects of the proposal through 3 different methods:

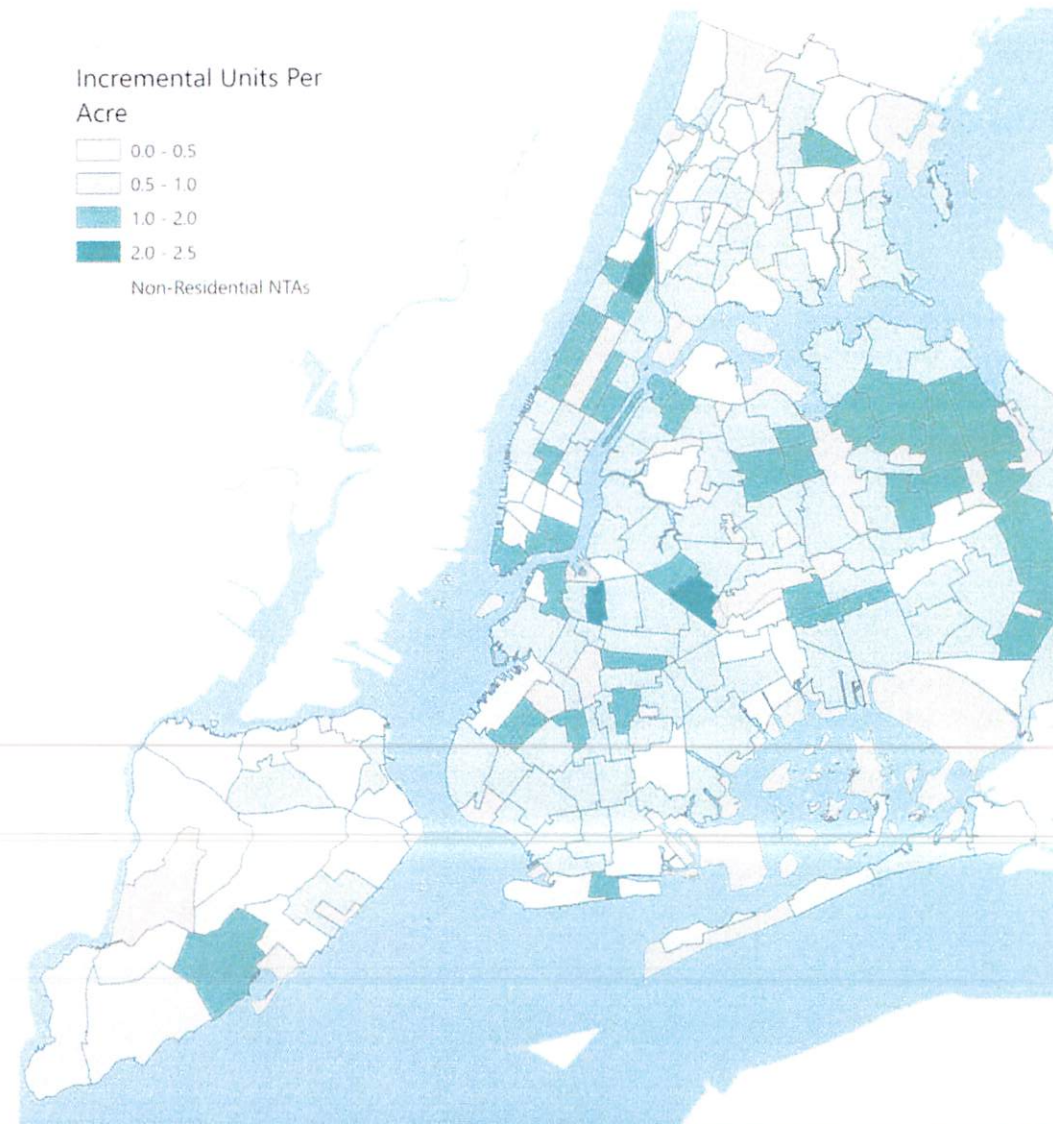
- **Prototypical Site Assessment:** Show how the proposal may affect individual sites in order to typify conditions and effects of the proposal and demonstrate building form
- **Citywide Estimates:** Modeling of the proposal's potential effects citywide in order to discuss the amount and approximate location of future development
- **Representative Neighborhoods:** Selected as "prototypical" for a neighborhood-scale analysis to analyze collective effects of the proposal for density-related technical areas

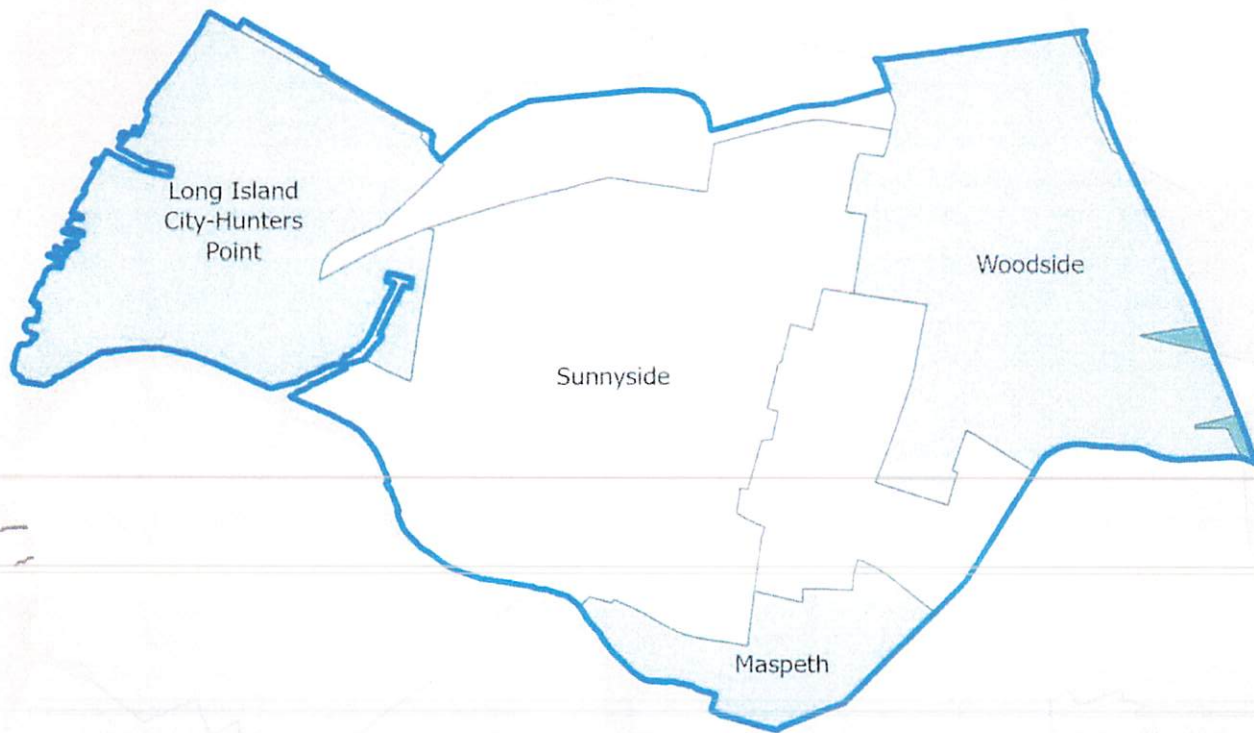
This EIS represents our best effort to project a range of possible outcomes based on a variety of factors, including some that are beyond the control of the Department of City Planning and New York City.

Environmental Review

The EIS estimates a citywide housing unit increment range of **58,200 to 108,900 units**.

On average, this is a **little less than 1 unit (0.7) per acre** citywide over 15 years.





Incremental Units Per Acre

- 0.0 - 0.5
- 0.5 - 1.0
- 1.0 - 2.0
- 2.0 - 2.5

- Community District
- Neighborhood Tabulation Area (NTA)

Conclusion

Environmental Review

A Notice of Completion of a Draft Environmental Impact Statement (DEIS) was issued on April 26, 2024

The DEIS identifies **no impacts** in these categories:

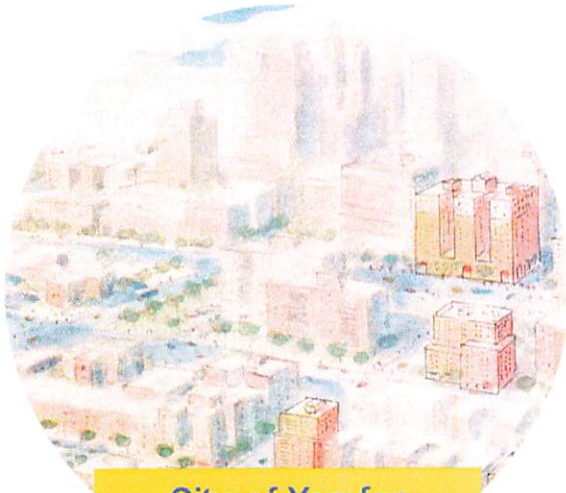
- Land Use, Zoning, and Public Policy
- Socioeconomic Conditions
- Water and Sewer Infrastructure
- Solid Waste and Sanitation
- Energy
- Greenhouse Gases and Climate Change
- Air Quality
- Public Health
- Neighborhood Character

The DEIS identifies **potential for "significant adverse impacts"** in these categories:

- Community Facilities and Services (early childhood programs, schools)
- Open Space
- Transportation (traffic, transit, pedestrian)

The DEIS could not preclude impacts in the following categories because their likelihood depends on specific site characteristics: Shadows; Historical & Cultural Resources; Urban Design and Visual Resources; Natural Resources; Hazardous Materials; Noise; Construction.

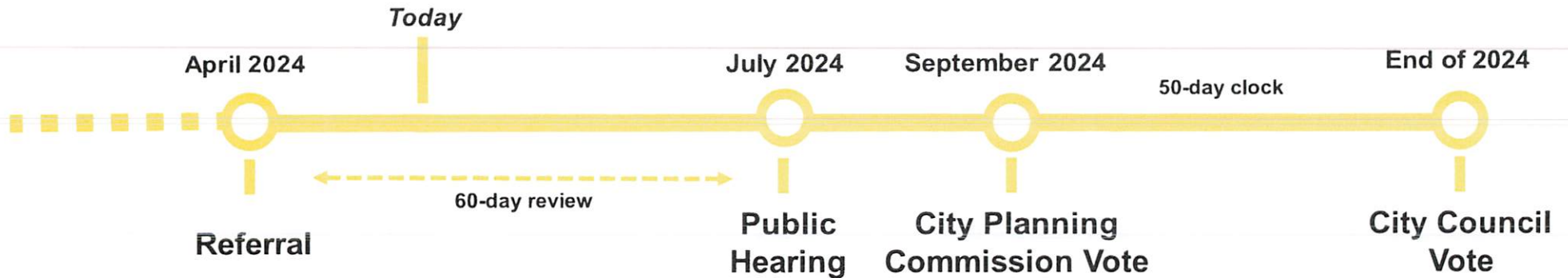
No other significant adverse impacts were identified. Mitigation measures are identified in the DEIS and will be detailed in the Final Environmental Impact Statement (FEIS).



City of Yes for
Housing Opportunity

Stay in touch!

Email the project team at HousingOpportunity@planning.nyc.gov with questions, concerns, and to be signed up for email alerts on this project.



Approximate schedule of public review, for illustrative purposes only

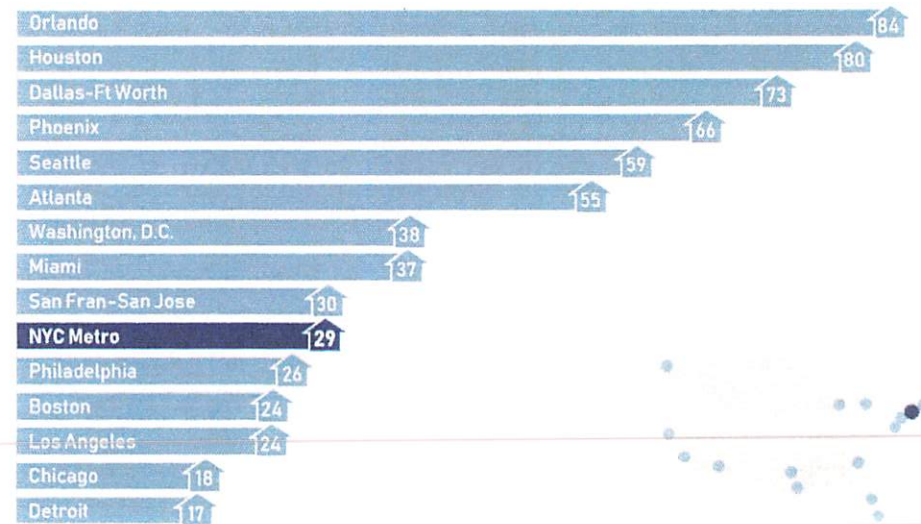
Appendix

Overview

A lack of housing supply is the root cause of high housing costs

Adding additional housing supply can help combat high housing costs

- UCLA [round-up of recent research](#) found five studies supporting that "market-rate housing makes nearby housing more affordable"
- [Supply Skepticism \(2017\)](#) and [Supply Skepticism Revisited \(2023\)](#), found "increases in housing supply moderate housing prices and rents overall"
- These findings have also been written about by the [popular press](#) and [think tanks researching housing](#)



Housing Units Permitted per 1,000 Residents (2022), 2013 to 2022

Source: U.S. Census Bureau BPS Annual Files; NYC DCP Housing Database v22Q4; U.S. Census Bureau Population Estimates Program (PEP) 2022 Vintage; U.S. Census Bureau Delineation Files

Cities that are adding more housing have seen slower rises in housing costs. This is part of the reason New Yorkers move to these lower-cost places.