

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

Community District 314



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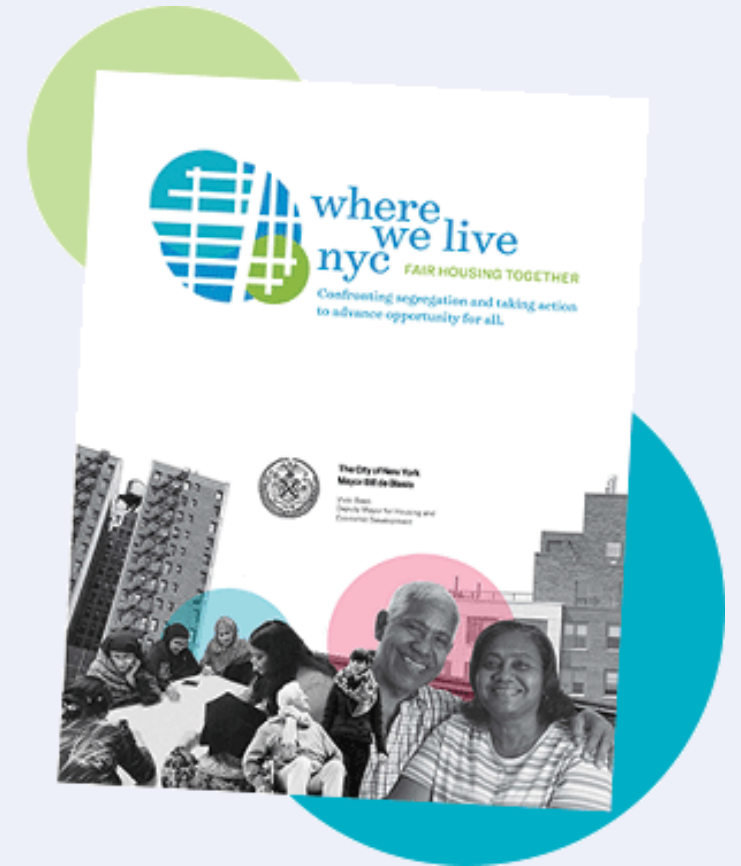
Community District 314



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**



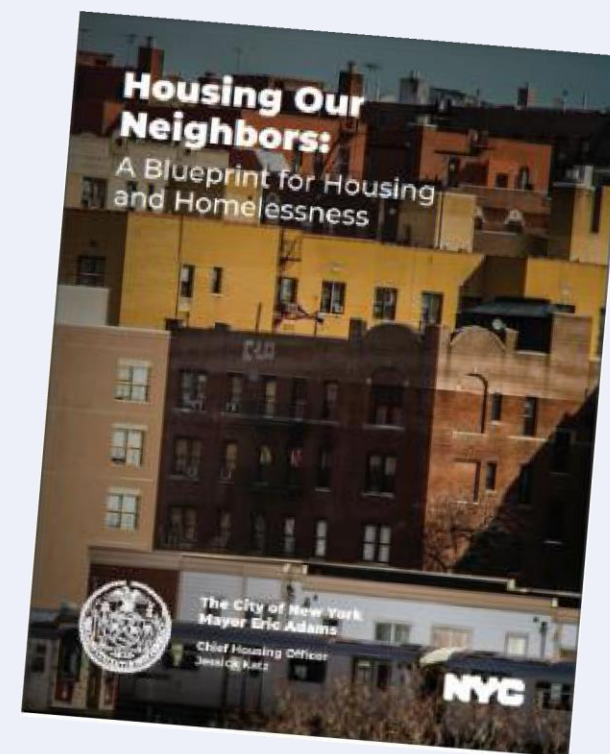
How will these changes address our housing needs?

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**

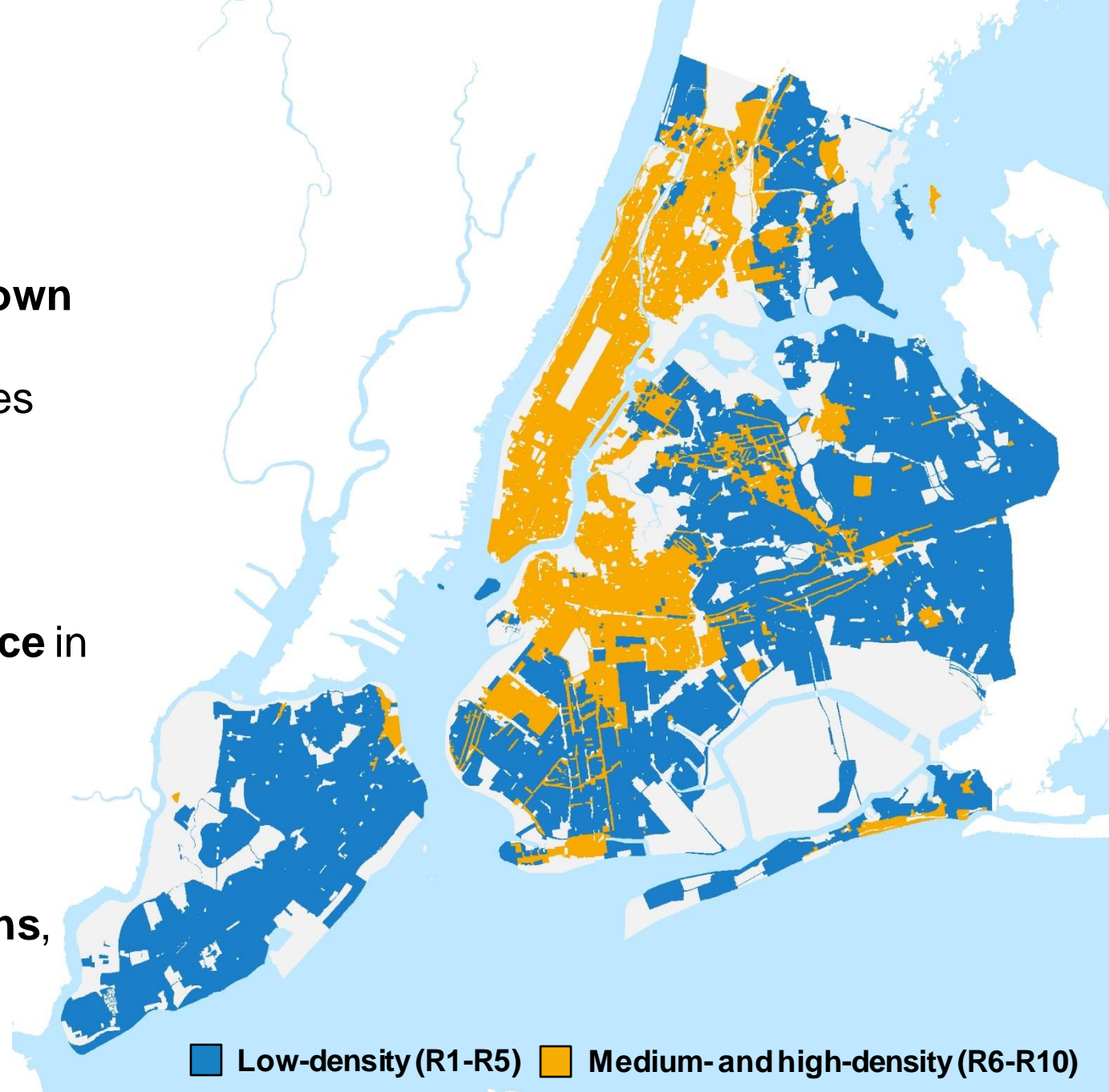
Medium- and high-density proposals

- 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**



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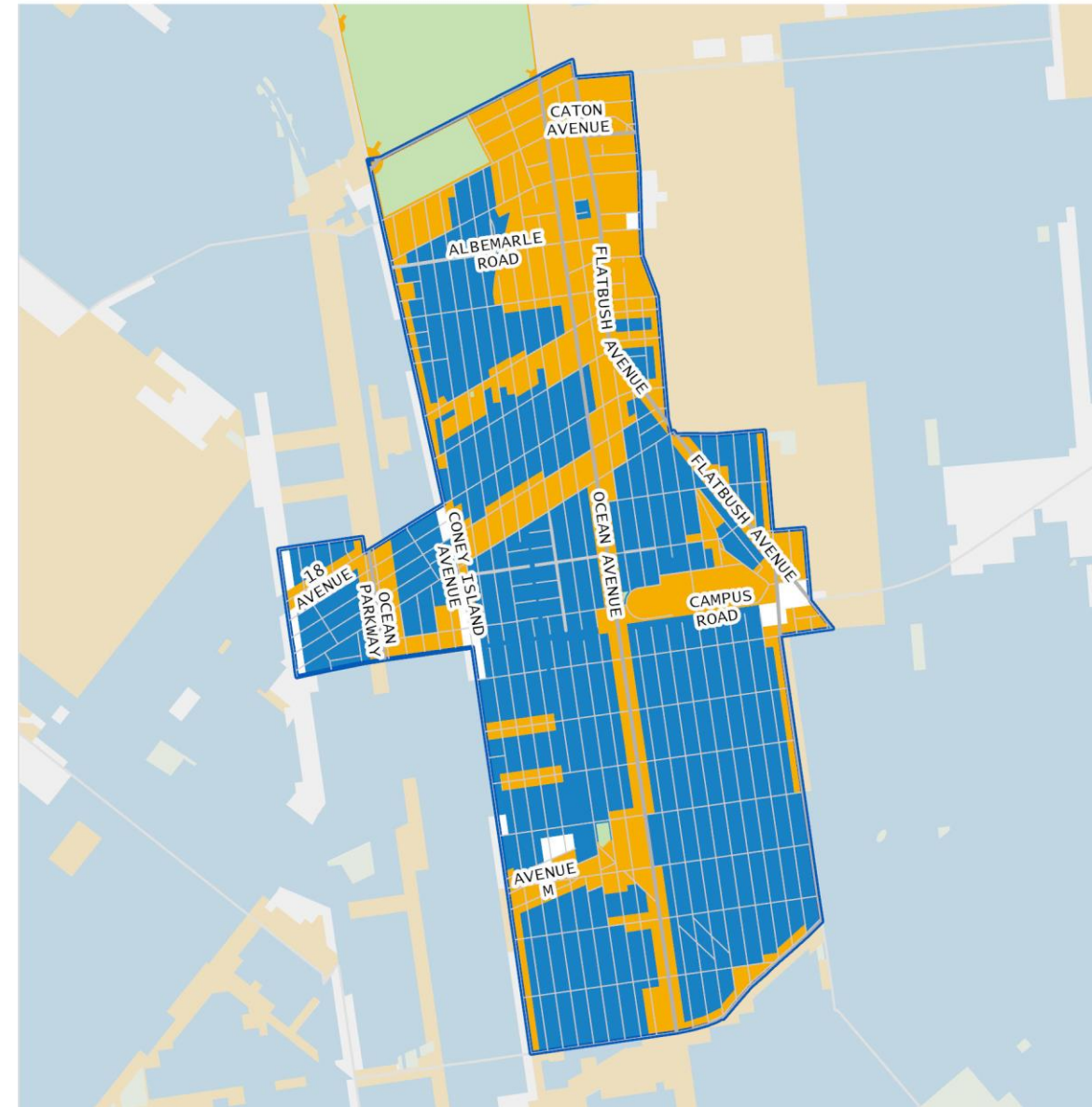
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Brooklyn CD 14



Low-density areas

Overview

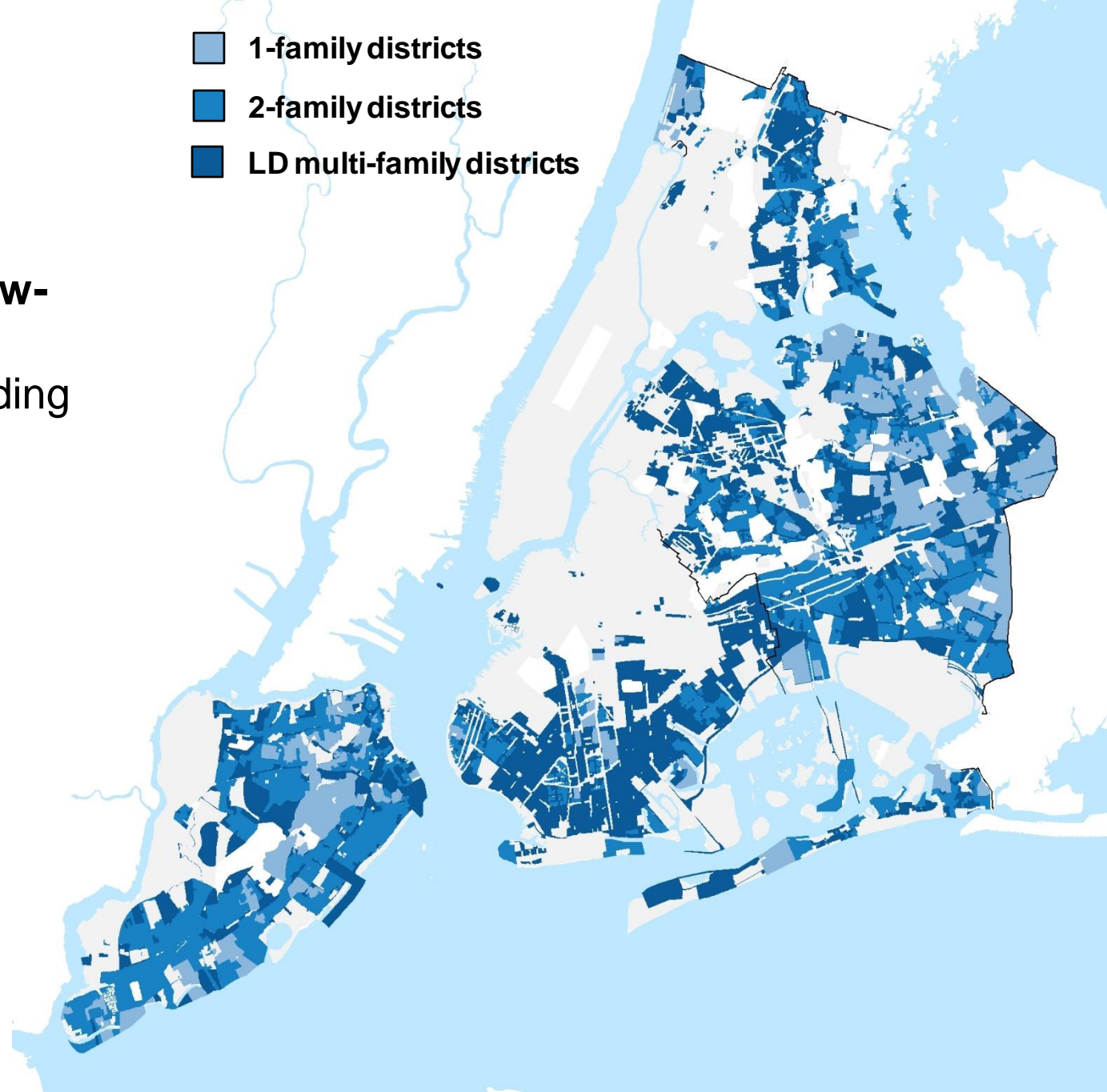
Our main goal is to end the exclusionary zoning that stops housing production in low-density neighborhoods

- 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



Low-density areas

Overview

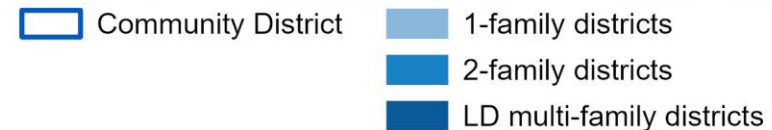
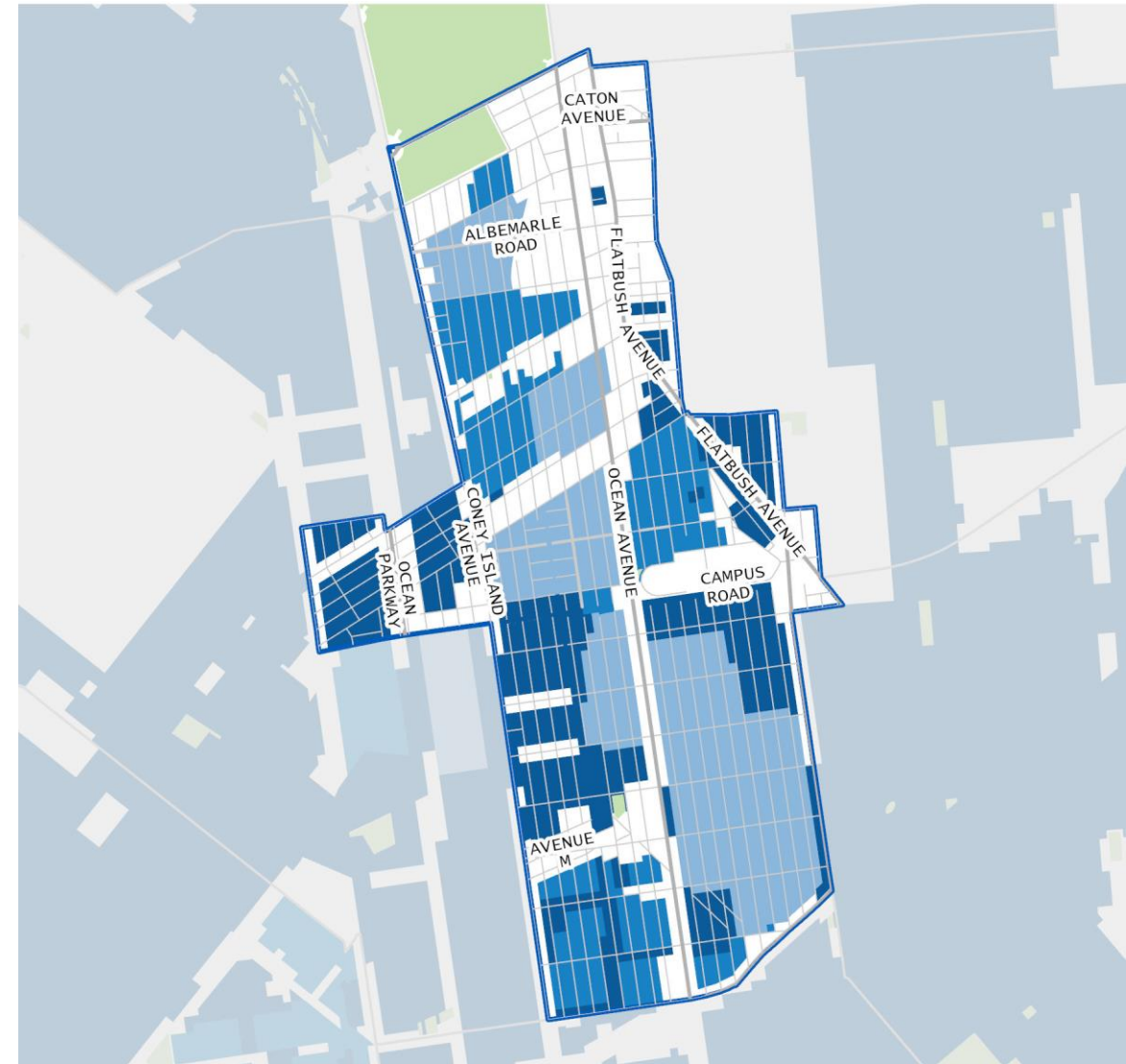
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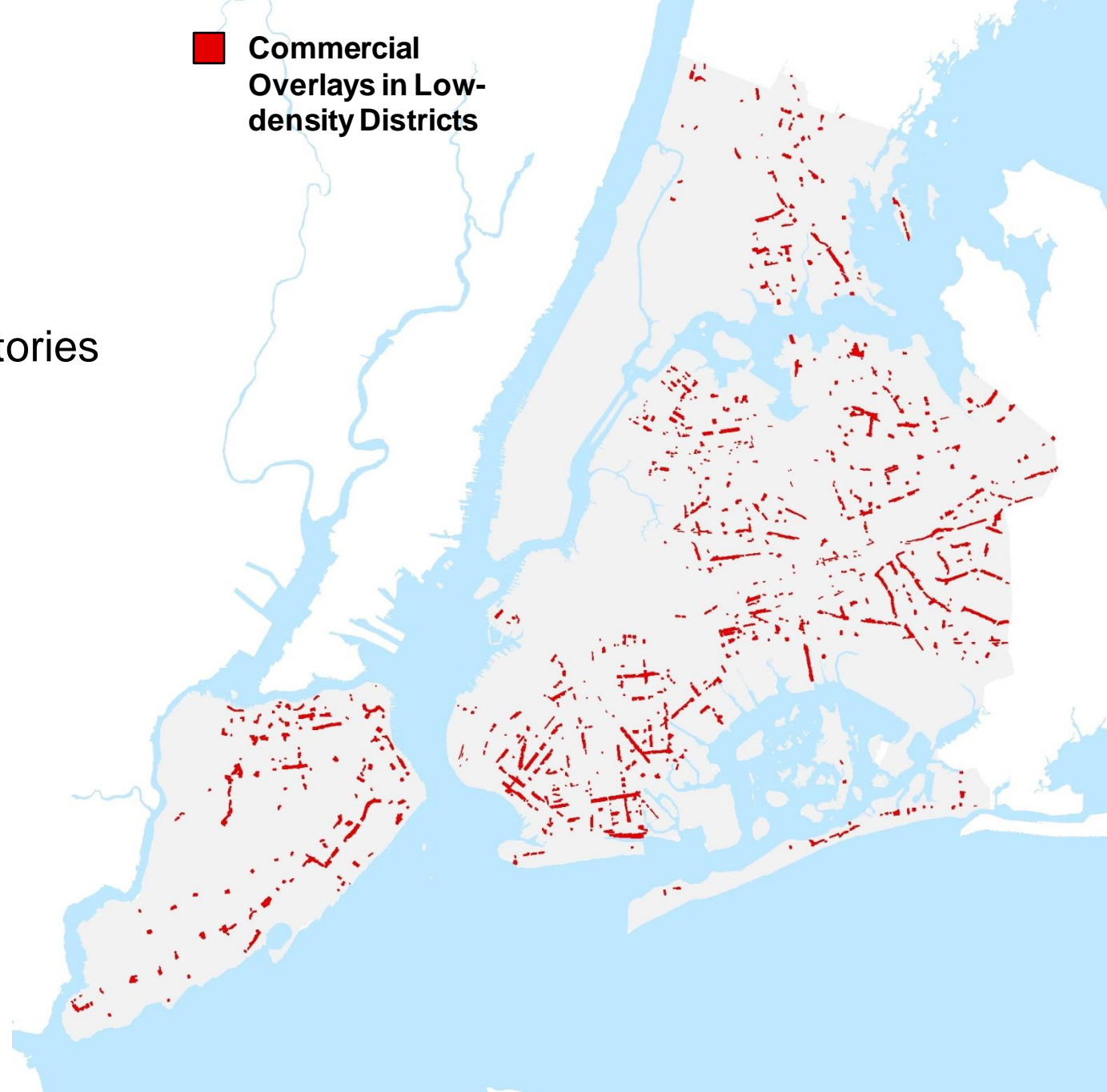
Town center zoning

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



Town center zoning

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

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Brooklyn CD 14



Community District LD Commercial Overlays

Low-density areas

Transit-oriented development

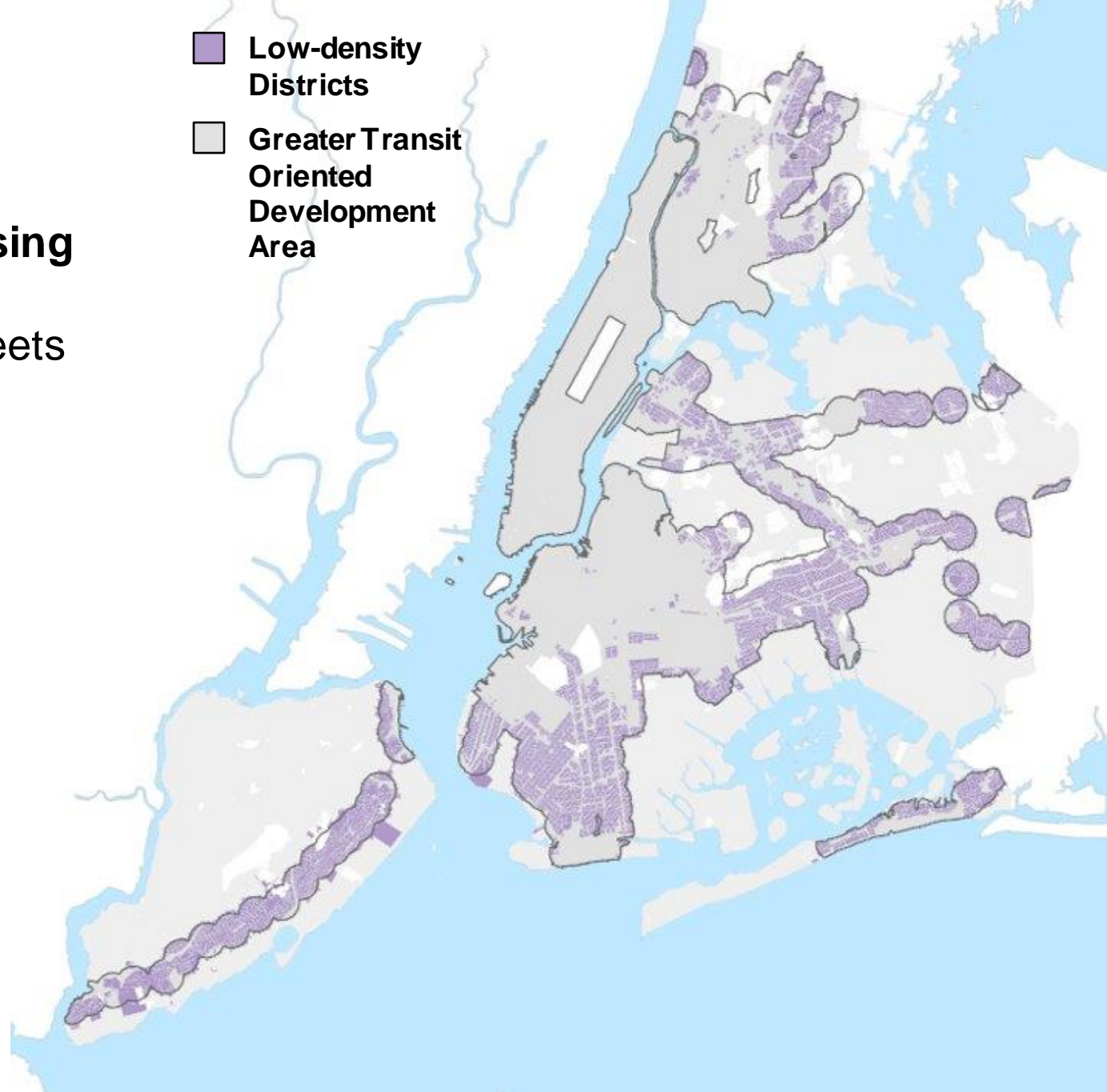
Allow transit-oriented missing middle housing in low-density residence districts

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



Low-density Districts

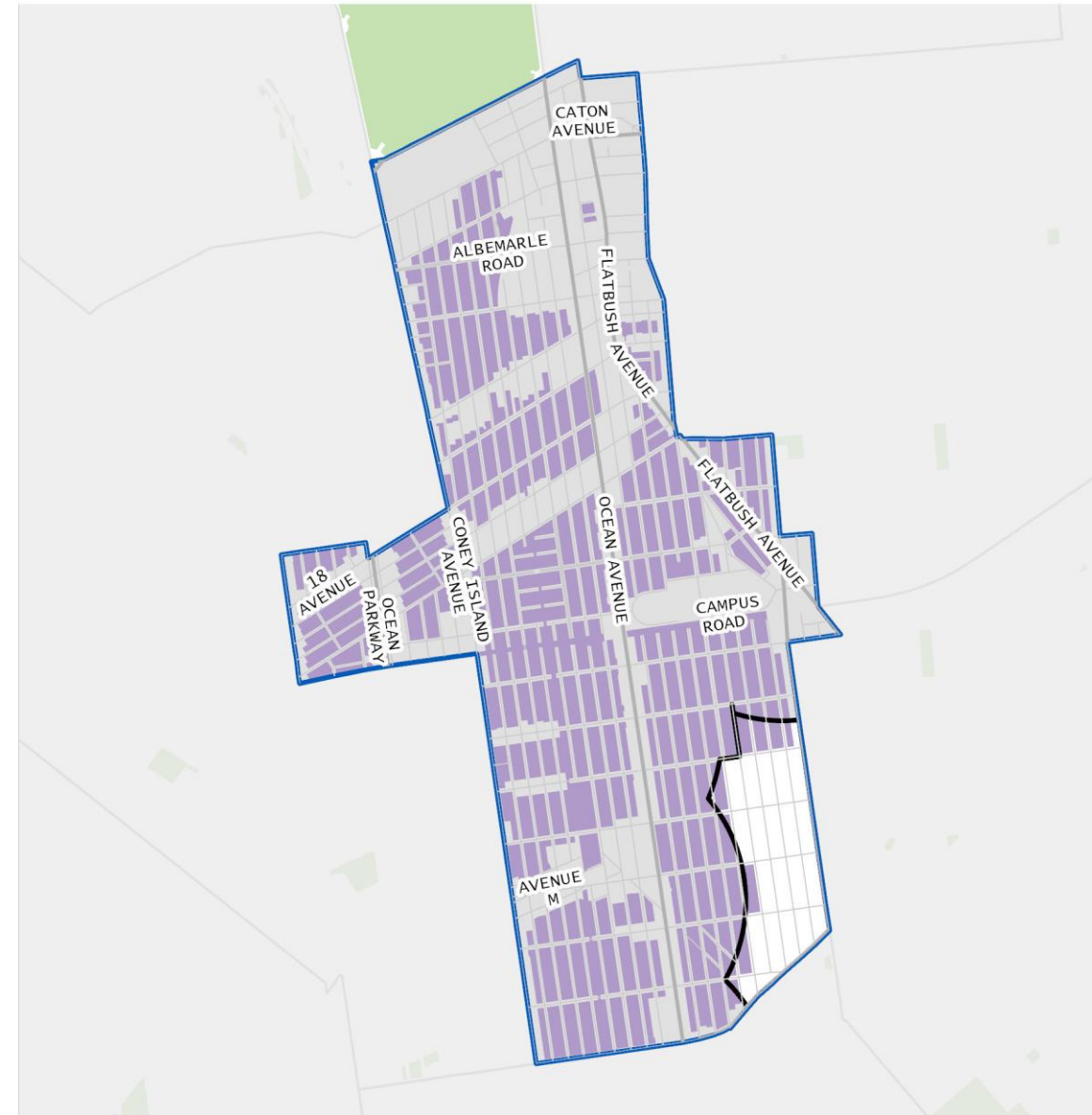
Greater Transit Oriented Development Area



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



Community District 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

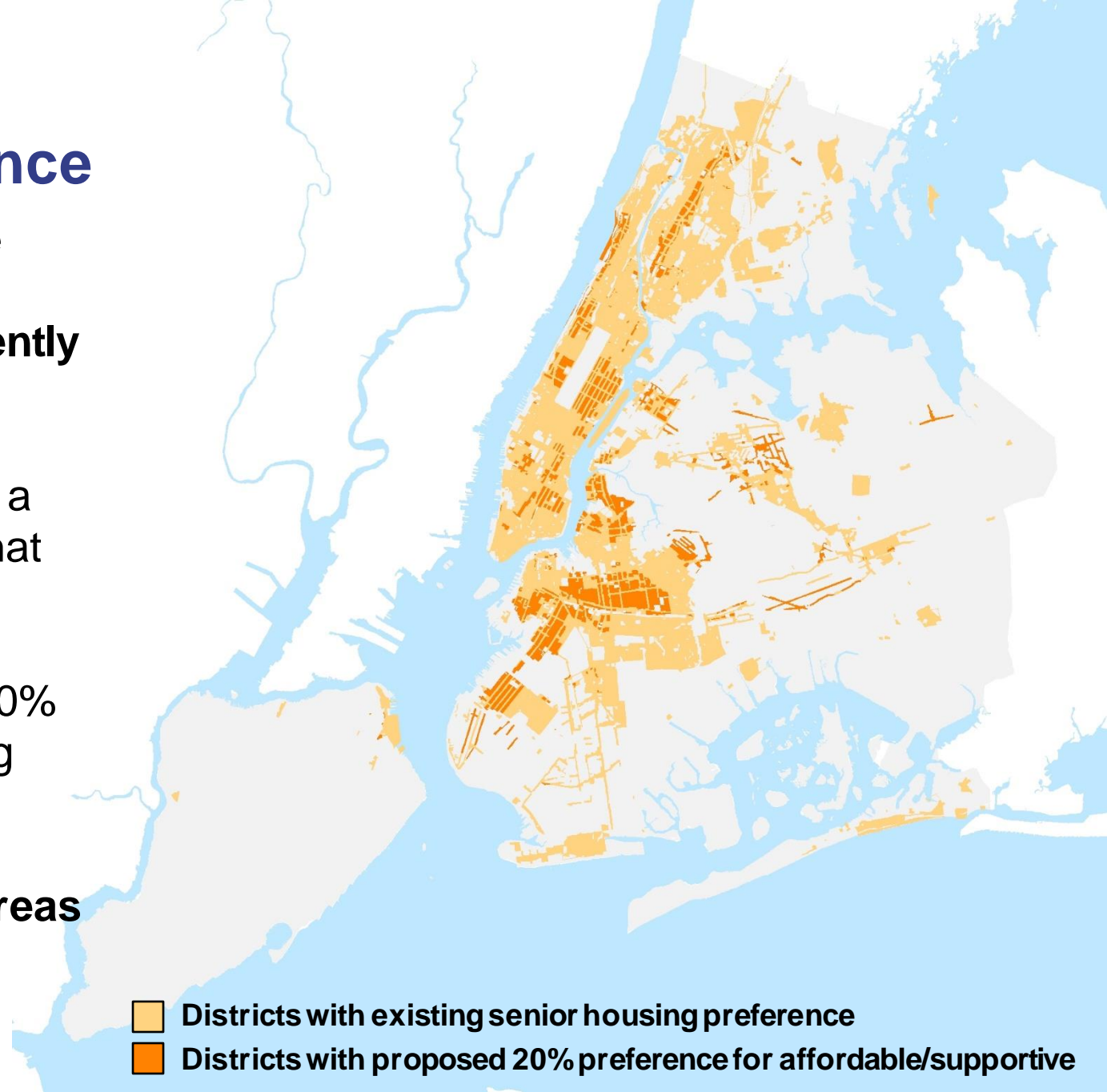


Universal Affordability Preference

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



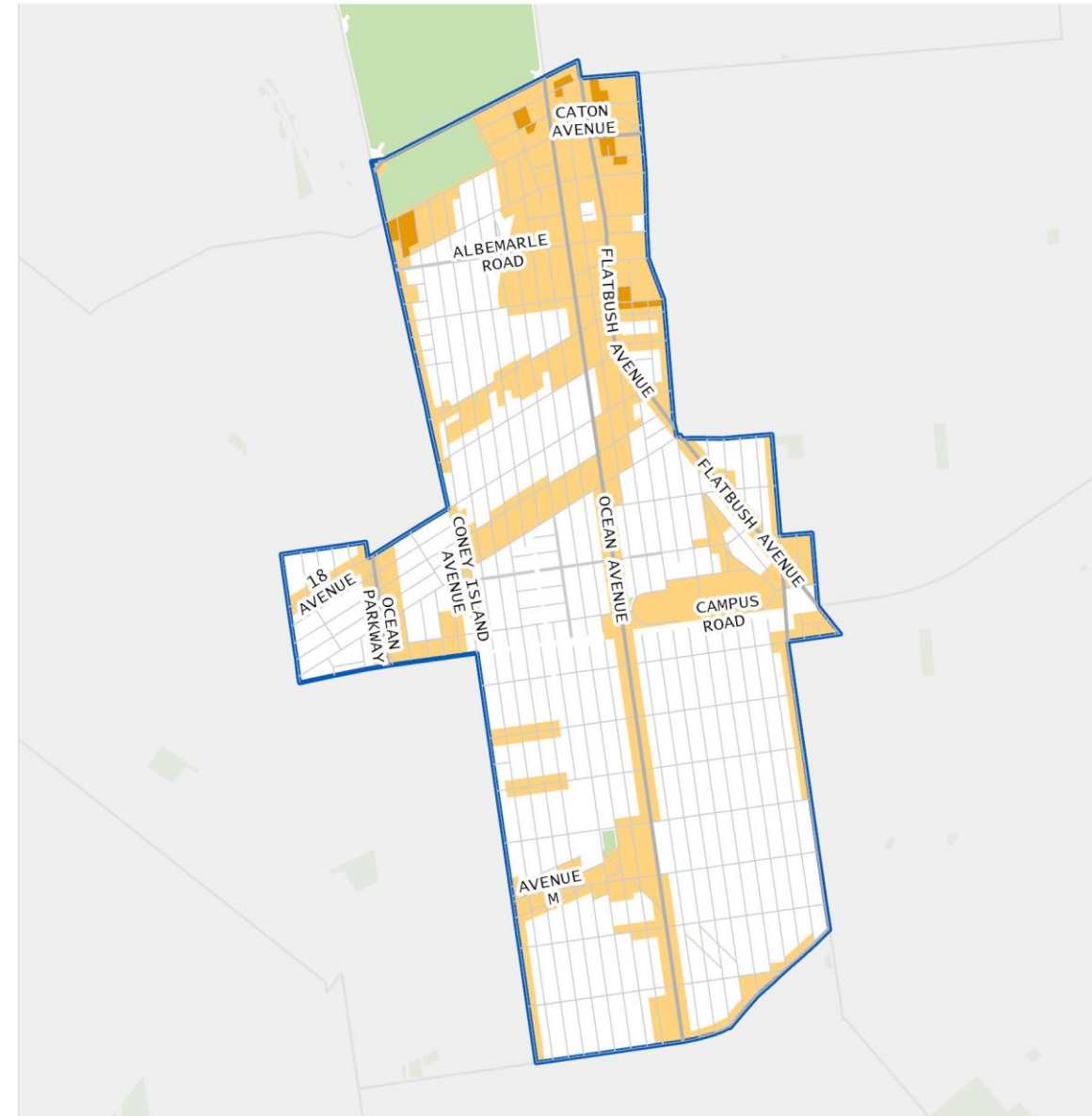
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Community District
Districts with existing senior housing preference
Districts with proposed 20% preference for affordable/supportive

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

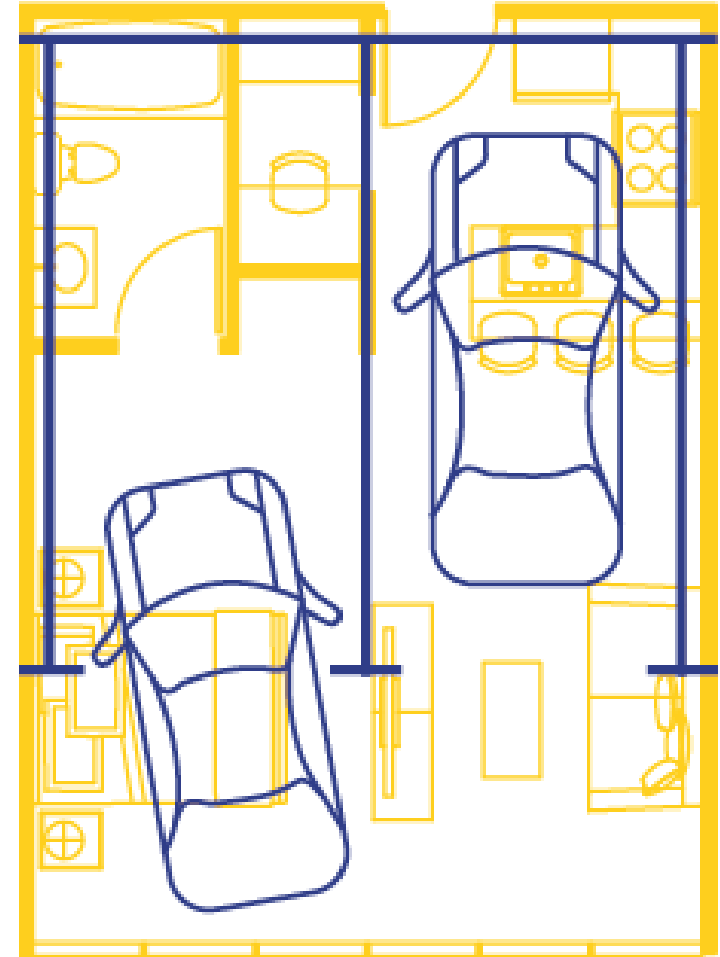
End parking mandates

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

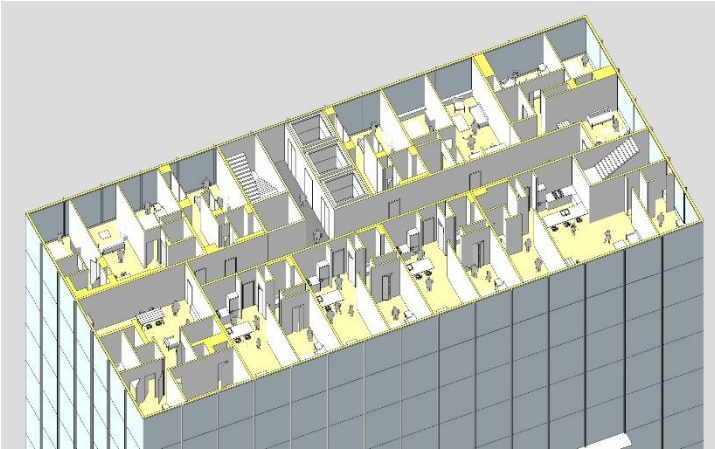
Today: The developer would **stop at 10 units**, because the 11th unit would trigger a **6-space parking requirement**

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

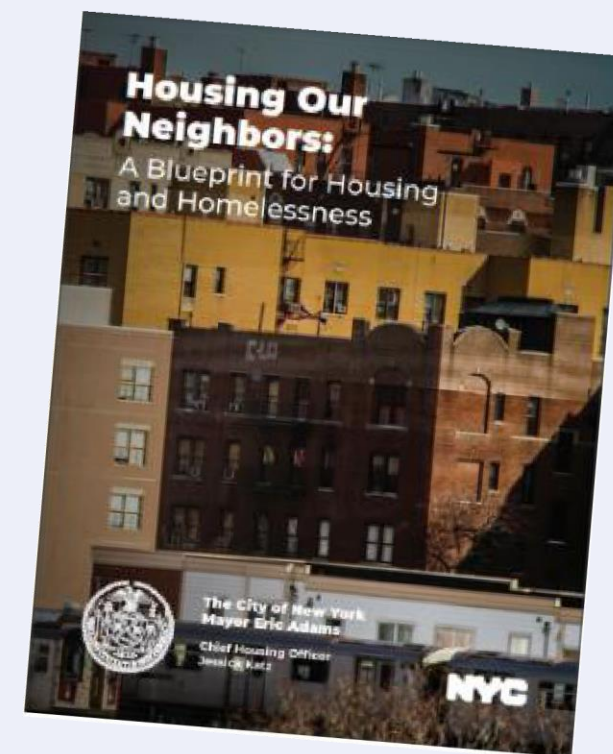
Eliminate barriers to contextual infill



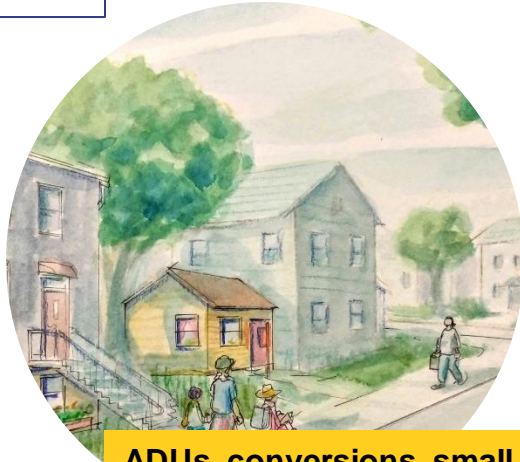
Allow new contextual housing on sites in non-contextual districts, including campuses and irregular sites

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



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"