

city of **yes**

for Housing
Opportunity

Info Session

February 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

Por favor haga clic en el símbolo de interpretación en Español, Mandarín o Cantonés para escuchar la interpretación simultánea de la sesión. También nos puede contactar para asistencia adicional por el correo electrónico 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

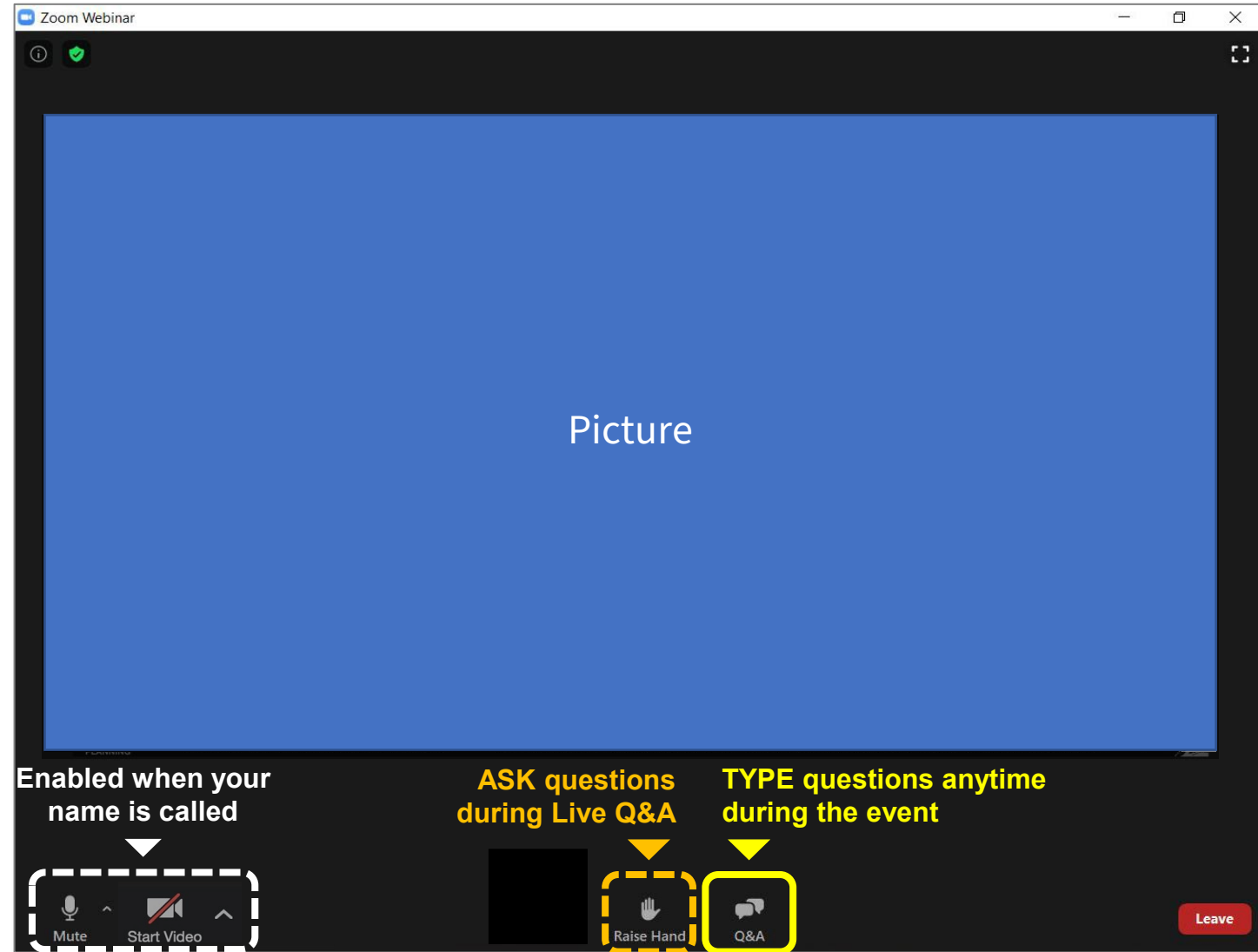
Prior to Live Q&A, all microphones are muted.

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



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

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

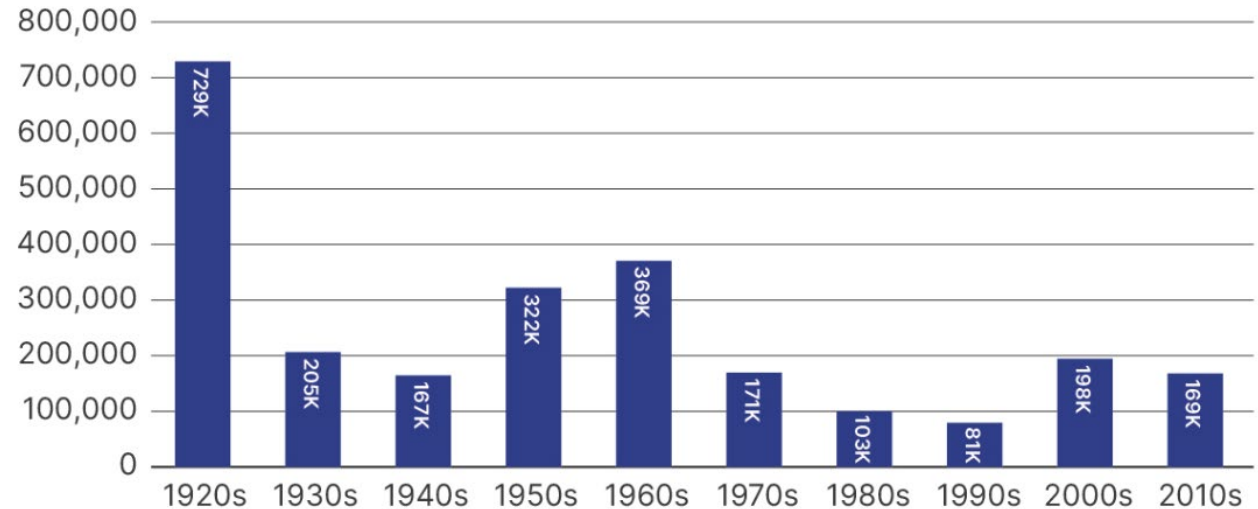


Why do we need more housing in New York City?

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

Tonight's focus: Diverse housing types

Tonight's presentation focuses on **diverse housing type** that are not permitted by our current restrictive zoning.

These include:

- **Accessory Dwelling Units (ADUs)**
- **Small and shared apartments**
- **Conversion of non-residential buildings**



Accessory Dwelling Units

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

Accessory dwelling units include:

- garage conversions
- attached in-law suites
- basement apartments
- attic units

As an alternative to adding an ADU, homeowners can enlarge their homes to meet their families' needs through these zoning changes



Benefits of Accessory Dwelling Units

ADUs give multi-generational families a little more space for parents, young adults, caregivers, and loved ones

- Many other cities have already legalized ADUs and experienced these benefits

Because ADUs are small in size, they provide important housing options for small households in low-density areas

- ADUs can also help homeowners, like seniors on fixed incomes, pay for household expenses



Zoning changes

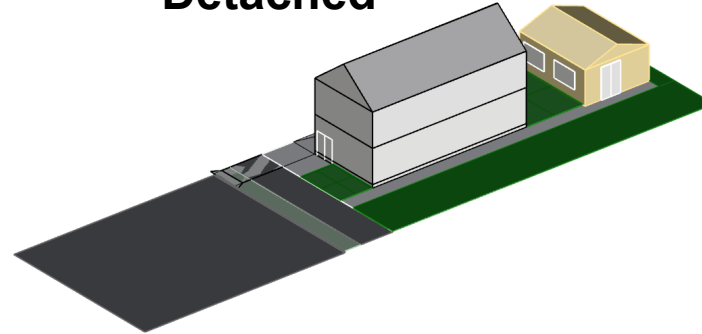
One ADU will be allowed per 1- or 2-family home

- ADUs will be limited to 800 square feet
- ADUs will have to be 5 ft from the lot line and 10 ft from other buildings
- Detached ADUs will have a height limit of 2 stories

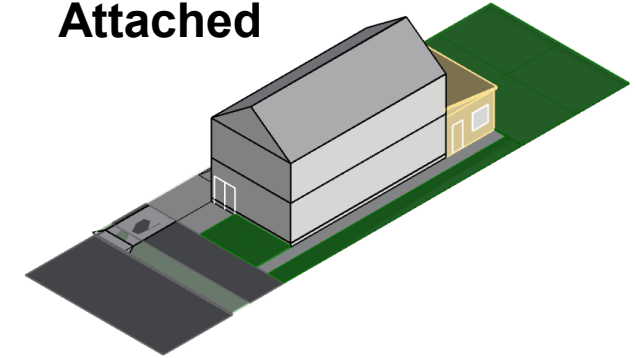
New rules will also make it easier to convert an existing space – like a garage – into an ADU

- ADUs will need to comply with other rules, like the Building Code and Multiple Dwelling Law

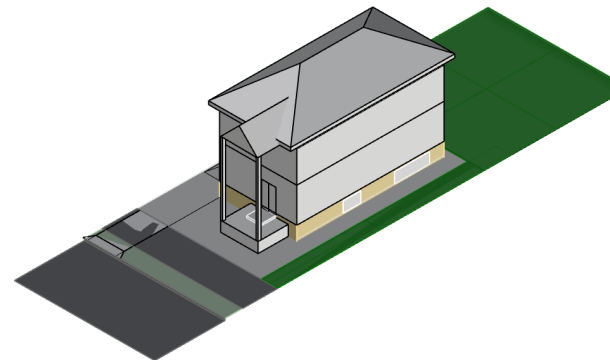
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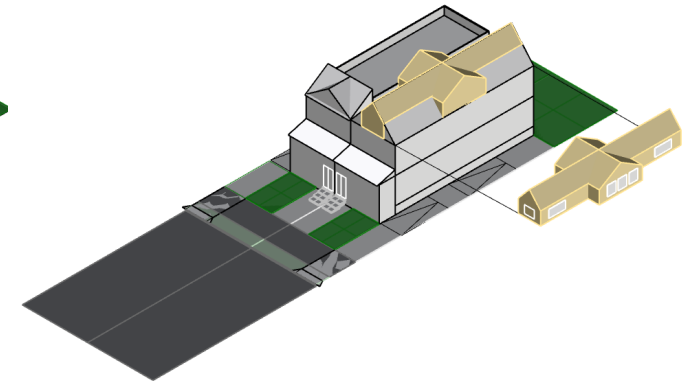
Attached



Basement



Attic



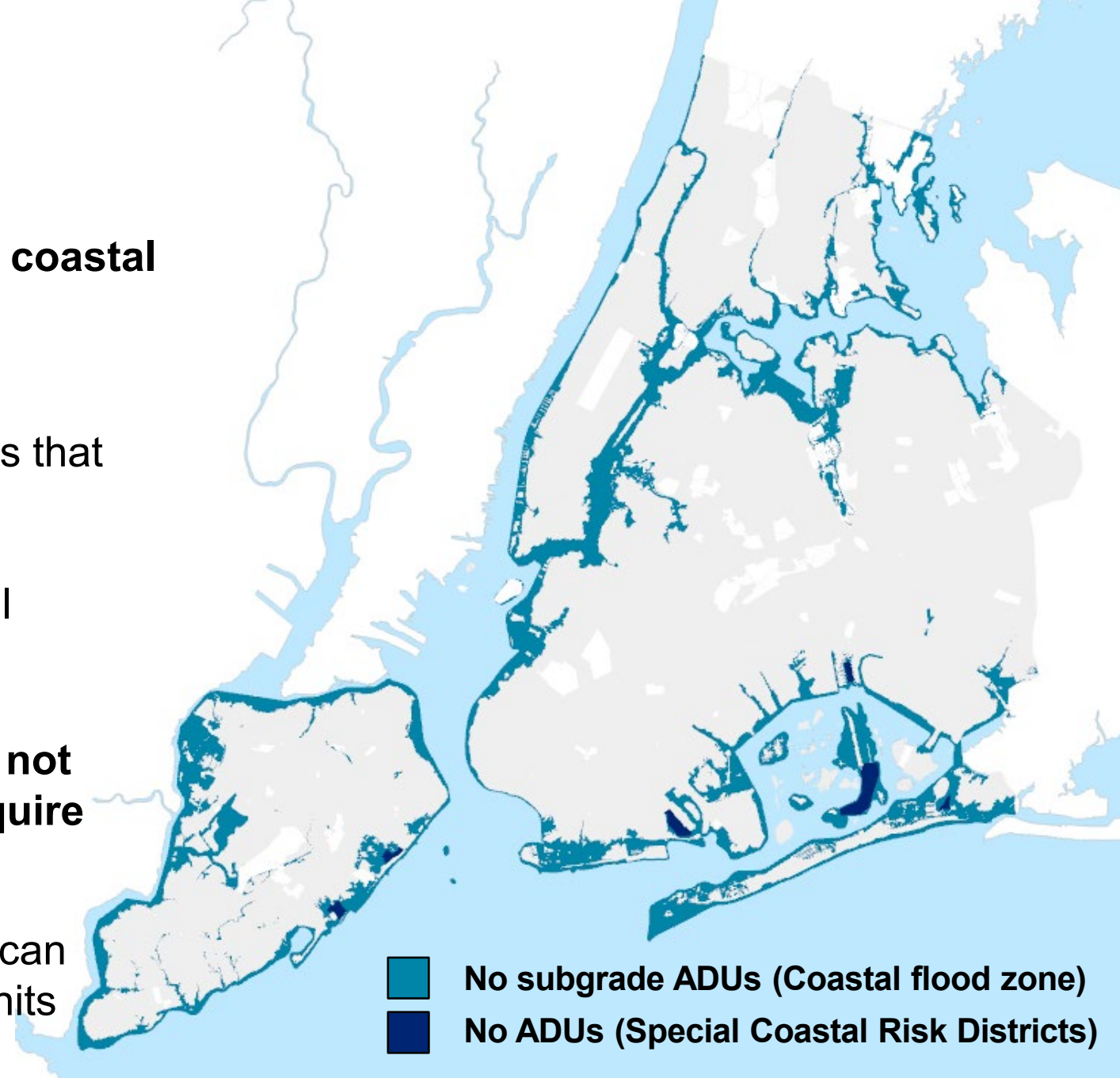
Basement ADUs

Basement ADUs will not be allowed in the coastal flood plain, consistent with current rules

- An interagency working group is currently developing regulations for basement ADUs that may be at risk of stormwater flooding
- These homes may be subject to additional regulations or review

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

The Adams administration will do what it can to enable the safe legalization of these units



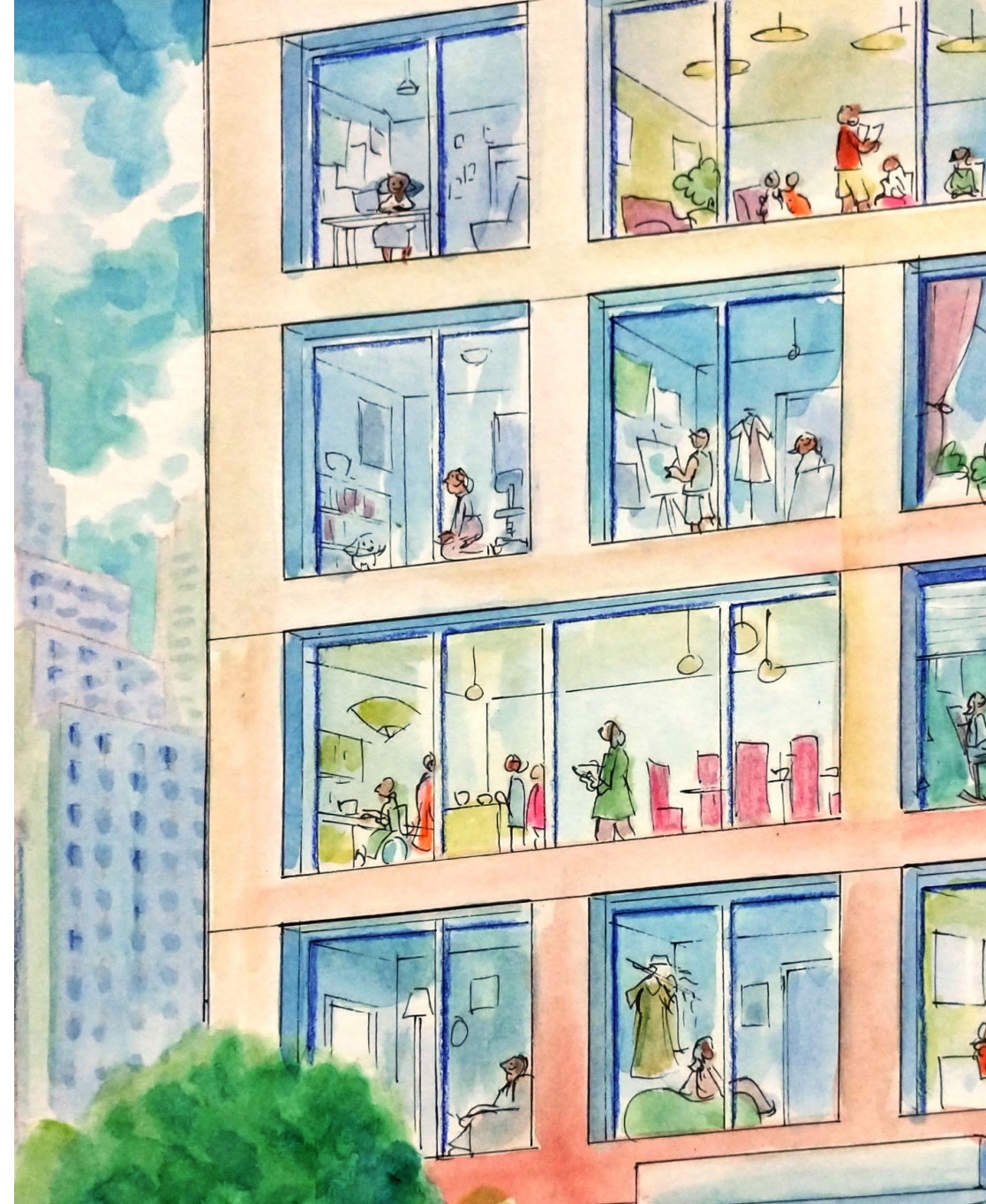
Small and shared apartments

Proposal: Remove outdated rules preventing studio apartments and homes with private bedrooms but shared kitchens or common facilities

- These kinds of homes have historically filled an important role in the housing market but have been made illegal in part due to prejudice and exclusion

Small and shared homes provide important housing options for young people and others who struggle to find low-cost housing options or wish to live alone

Enabling them in central locations can also help ease pressure on family-size homes elsewhere



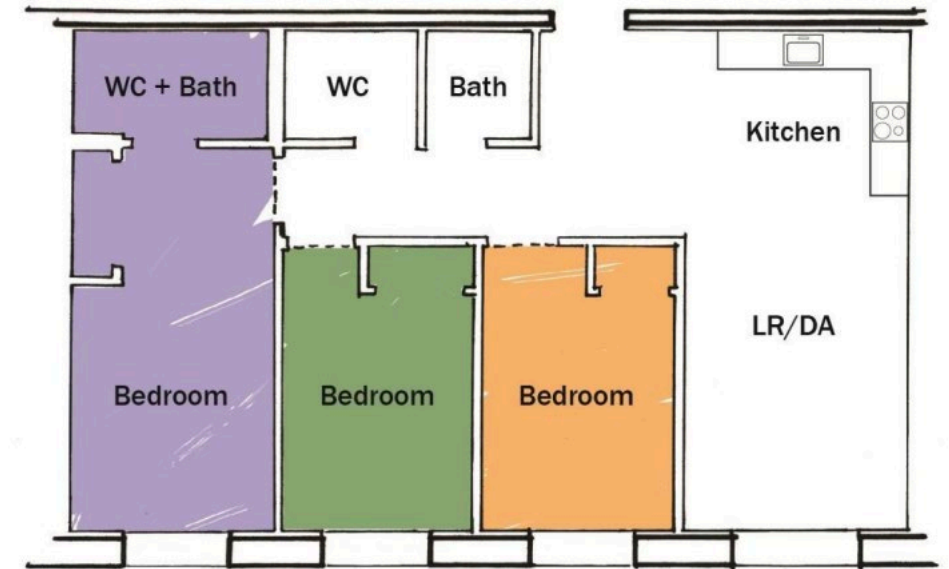
Zoning changes for shared housing

Zoning currently does not have a clear path for building shared housing

Creating clear definitions and rules would:

- Make it possible to build shared housing in any multi-family zoning district
- Enable a range of new shared housing projects, including affordable shared housing
- Help legalize existing, unregulated shared housing

Other cities have re-legalized shared housing, meeting a need for younger and older households in tight housing markets



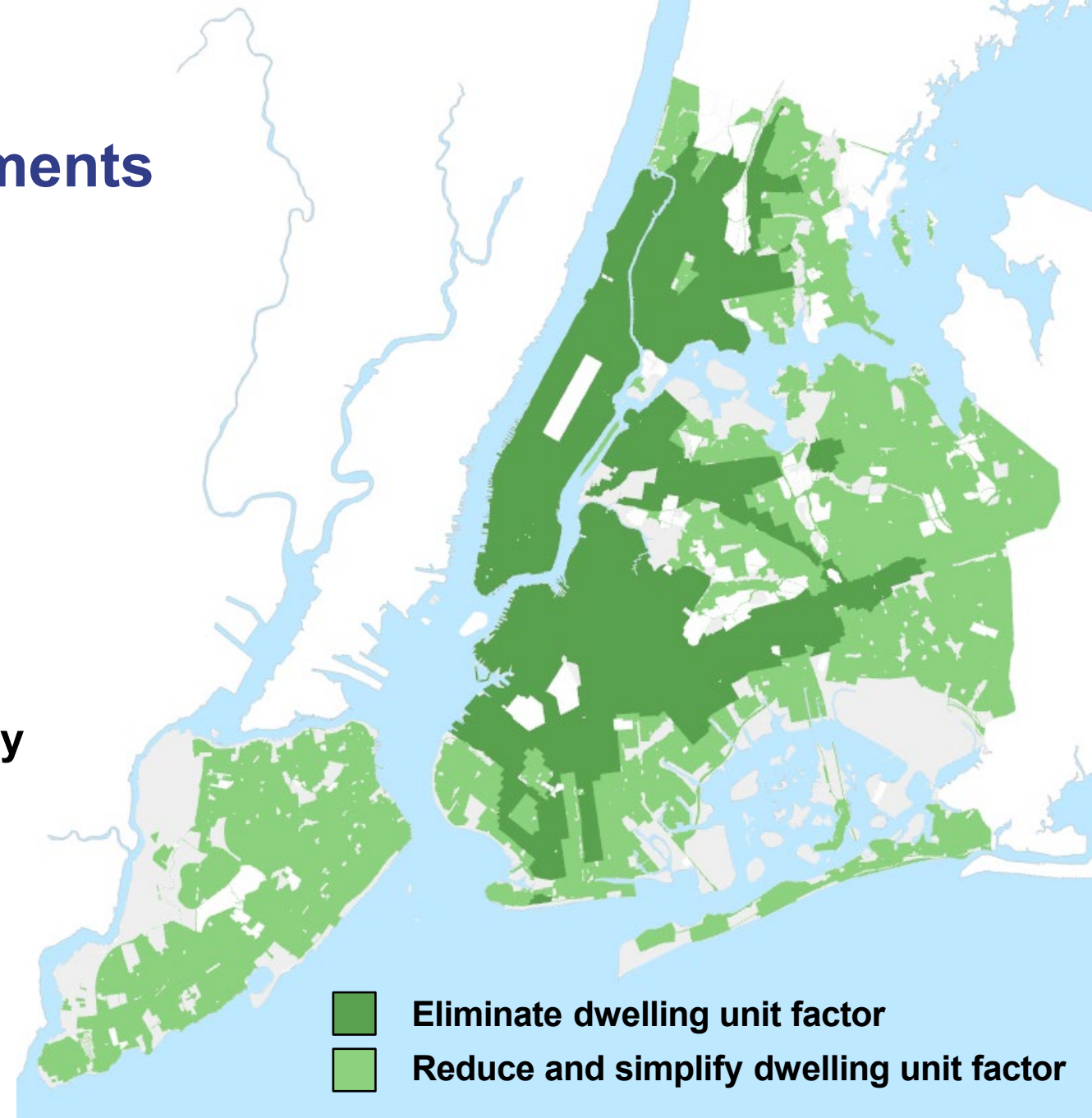
Shared housing can have private bedrooms and shared common areas

Zoning changes for small apartments

Today, a zoning rule known as **dwelling unit factor** prevents buildings from including small units

This proposal would **remove the dwelling unit factor in central locations and reduce it elsewhere**, allowing for buildings with more studio and one-bedroom apartments

This will **re-legalize a building type that already exists** and provides as an important entry point to the New York City housing market



Example: Small and shared in New York City

The Barbizon

- Built 1928
- Originally a mix of 655 small and shared units

This building looks just like any other, but it could not be built today because of the ban on rooming units and limits on small apartments

- Simple accommodations provided working New Yorkers with important entry points to the housing market



Conversions of underused non-residential buildings

Proposal: Extend existing “adaptive reuse” regulations to more parts of the city and to more buildings, including vacant offices

- Today, many existing buildings built after 1961 or located outside of major office centers cannot convert into housing

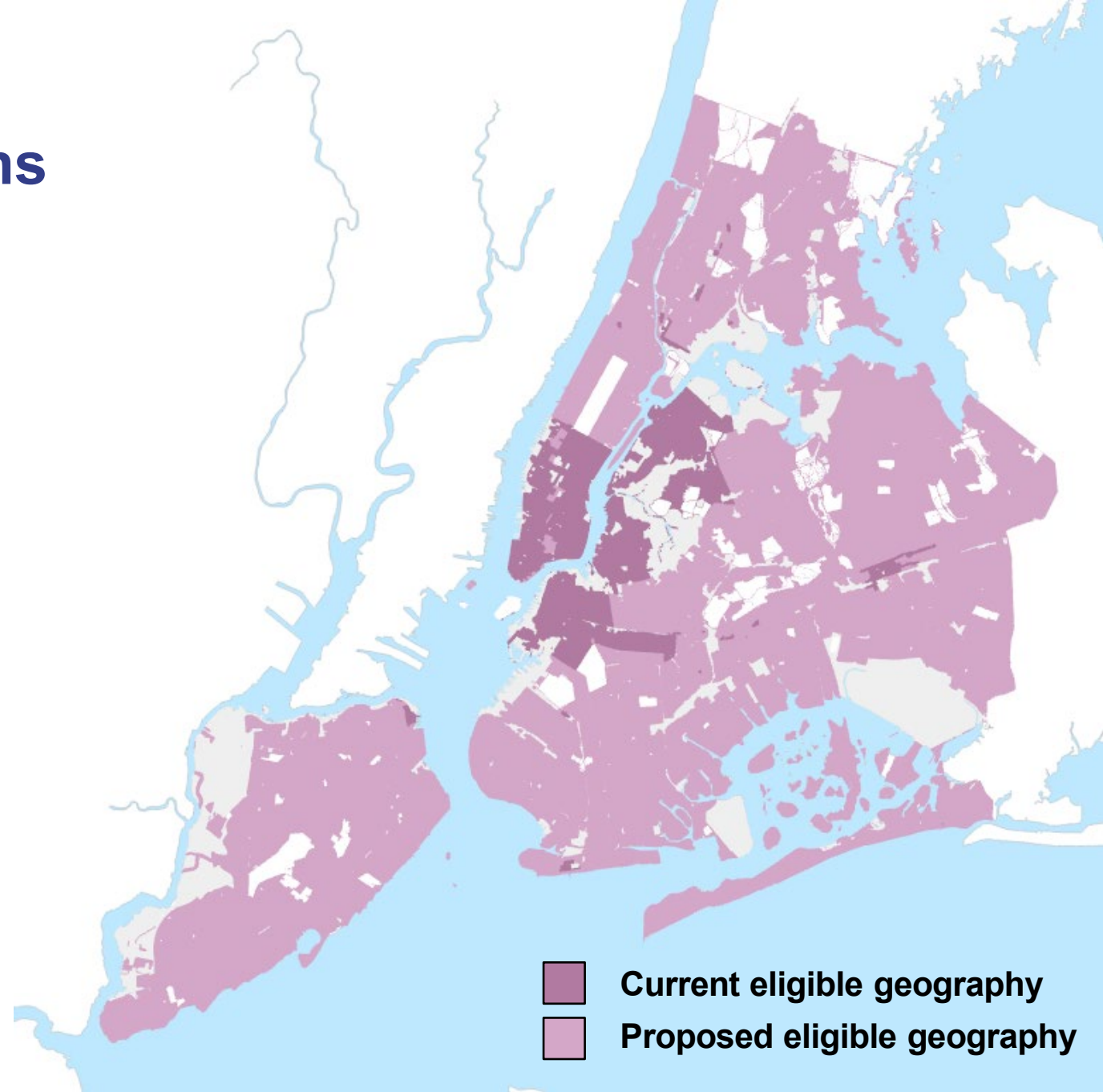
Making it easier to convert non-residential buildings can deliver much-needed homes to New Yorkers



Zoning changes for conversions

Enabling the conversion of non-residential buildings involves a few key changes to adaptive reuse regulations:

- Expanding the **eligible geography** from central office districts to the entire city, facilitating the conversion of former schools or religious buildings
- Moving the **eligibility date** up from 1961 or 1977 to **1990**, allowing for more recent buildings to convert
- Allowing the conversion to **all types of housing**, including supportive housing, shared housing, and dorms



Example: Adaptive reuse in action

180 Water Street

- Office building constructed in 1971
- Converted to apartments in 2017
- Created 580 homes

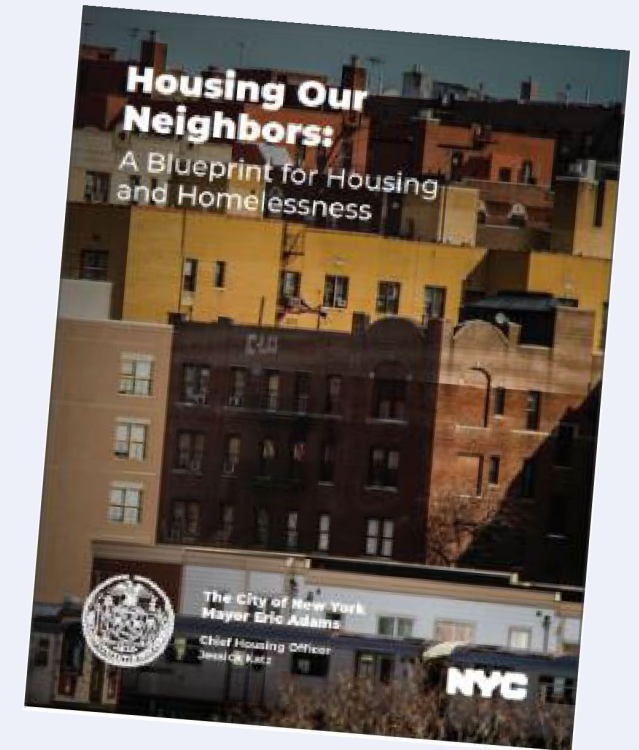
180 Water Street was able to convert because the Financial District has the most flexible adaptive reuse regulations

- If this building had been located anywhere else in the city or if it had been built just a few years later, it would not have been able to convert



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