NYC PLANNING

city of **yes**

for Housing Opportunity

Info Session
January 30, 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**

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请点击同声传译的图标以收听会议的西班牙语，普通话或粤语的同声传译。在提问环节期间 **(Q&A)**，普通话或粤语的翻译帮助。如需更多帮助，讲西班牙语，普通话或粤语的参与者也可以通过电子邮件的方式(**DCPCityofYes_DL@planning.nyc.gov**)与我们取得联系。

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。

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

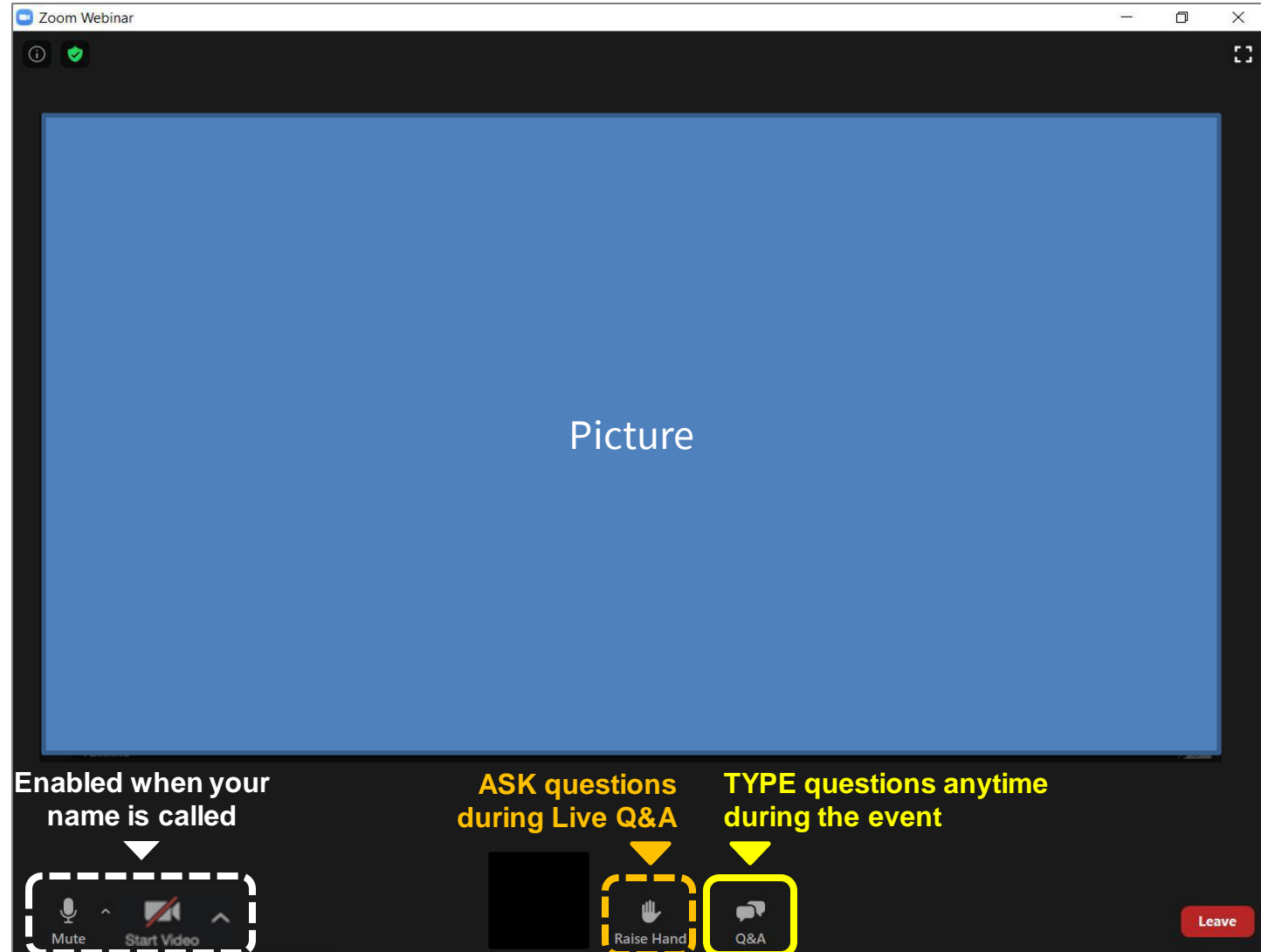**Prior to Live Q&A, all microphones are muted.**

TYPE written questions via Zoom <u>Q&A feature.</u>

During Live Q&A, ask questions in two ways:

1. **TYPE – using the zoom <u>Q&A feature</u>**

2. **ASK – using the zoom <u>raise your hand feature</u> (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.

Zoom Webinar

Picture

Enabled when your name is called

ASK questions during Live Q&A

TYPE questions anytime during the event

Mute   Start Video   Raise Hand   Q&A   Leave

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

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

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

Proposals include:

Create a Universal Affordability Preference to incentivize affordable housing

Eliminate costly parking mandates

Enable modest apartment buildings through town center zoning and transit-oriented development
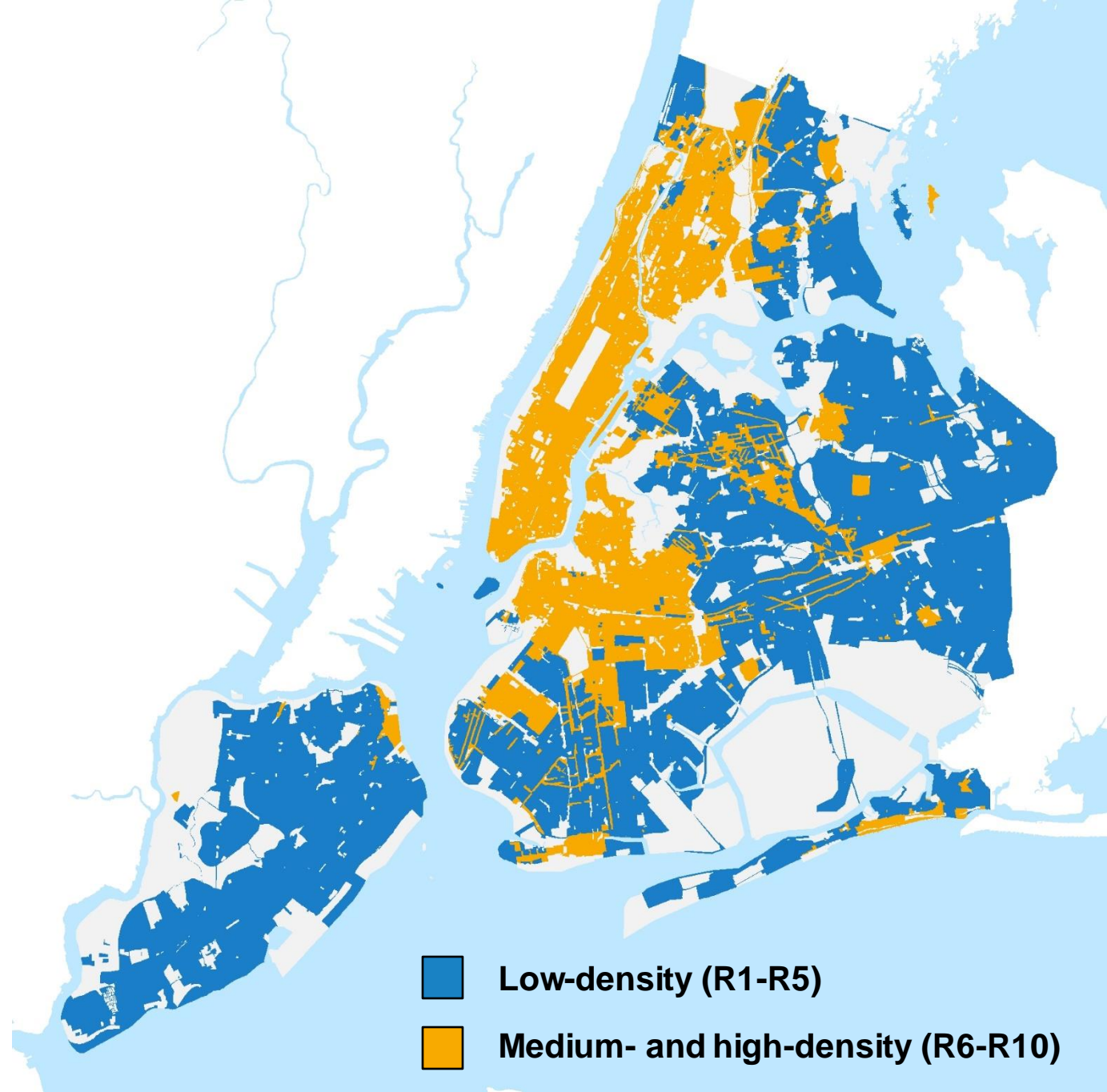
Help homeowners by giving them flexibility to create a **small accessory dwelling unit** on their lot

New York City's zoning

New York City is divided into low-density and medium- and high-density zoning districts

Zoning districts control the **height** and **FAR**, or square footage, that you're allowed to build

Legend:
- ■ Low-density (R1-R5)
- ■ Medium- and high-density (R6-R10)

Universal Affordability Preference

What does the Universal Affordability Preference aim to achieve?

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

Market-rate FARs will not change

UAP simply extends an existing framework for affordable senior housing ("AIRS") to all forms of affordable and supportive housing
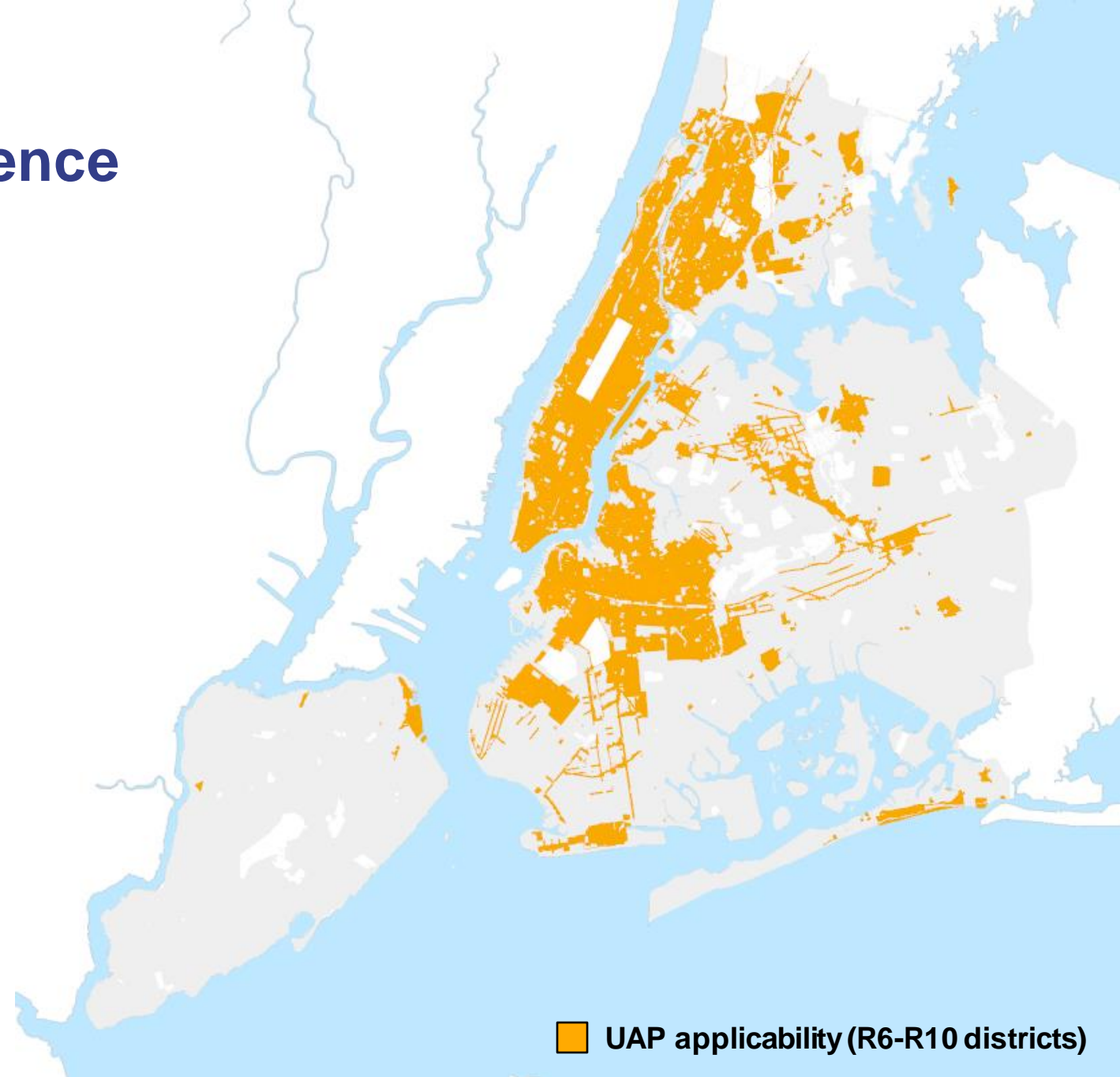
Universal Affordability Preference

What parts of the city can benefit from this proposal?

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

☐ **UAP applicability (R6-R10 districts)**

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

☐ **Districts where UAP will match existing senior housing preference**
☐ **Districts with proposed 20% preference for affordable/supportive**
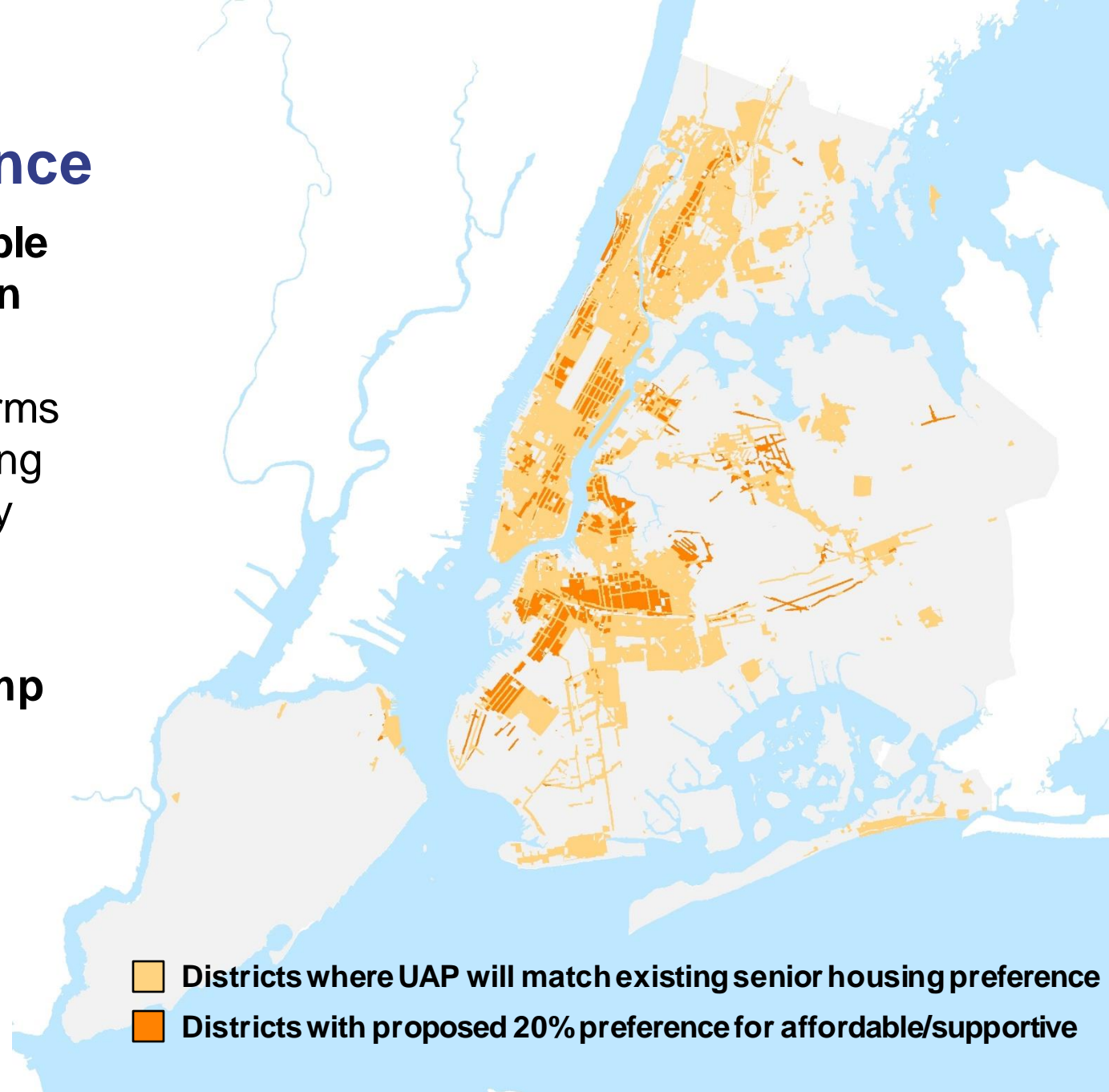
Universal Affordability Preference

Without UAP

With UAP

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
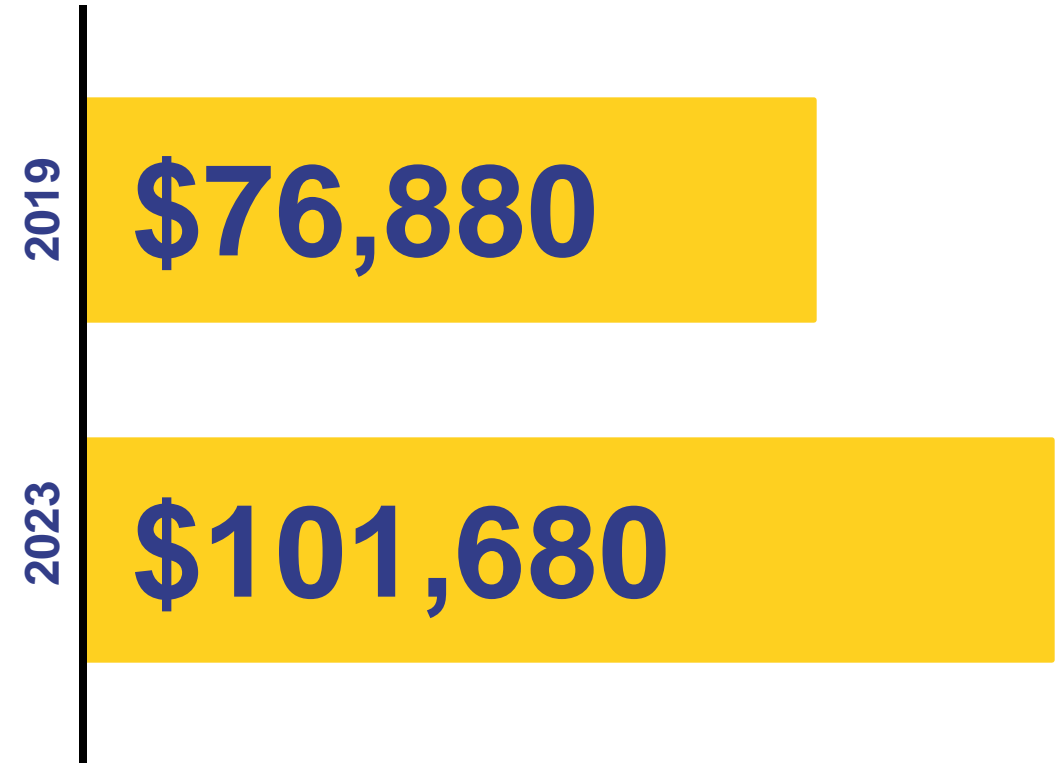
Universal Affordability Preference

What does affordability mean here?

UAP will achieve deeper affordability levels than Voluntary Inclusionary Housing and serve lower-income New Yorkers

- Income eligibility and rent for affordable housing projects are based on a measure called Area Median Income (AMI)

- DCP and HPD are still determining the exact AMI for UAP but it will be **lower than 80% AMI**

- UAP will allow **income-averaging**, allowing a wider range and more deeply affordable units

80% AMI for a family of three

2019	**$76,880**
2023	**$101,680**

AMIs have risen dramatically in recent years

Universal Affordability Preference

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- DCP and HPD are still determining the exact AMI for UAP but it will be **lower than 80% AMI**

- UAP will allow **income-averaging**, allowing a wider range and more deeply affordable units

> *UAP will use an AMI lower than 80%*
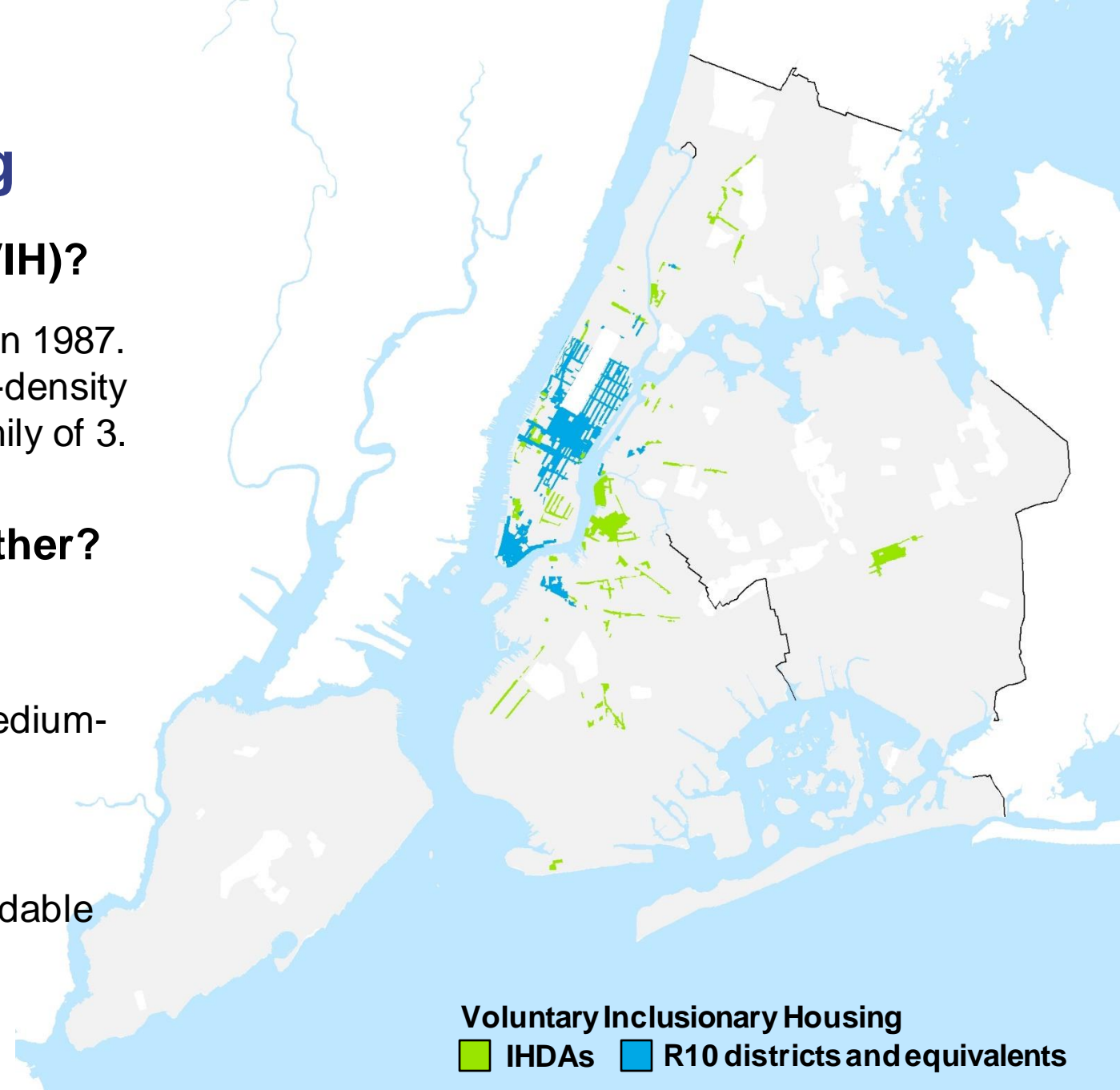
UAP and Inclusionary Housing

What is Voluntary Inclusionary Housing (VIH)?

VIH is an optional affordable housing tool created in 1987. Today, VIH covers only 13% of medium- and high-density areas. VIH AMIs are at 80%, or $101,680 for a family of 3.

How will UAP and VIH interact with each other?

UAP will replace VIH. Some advantages are:

• Expands inclusionary framework to <u>100%</u> of medium- and high-density areas

• Has an average AMI lower than VIH

• Allows income-averaging to create deeply affordable housing and to serve a wider range of families

Voluntary Inclusionary Housing
☐ **IHDAs** ☐ **R10 districts and equivalents**

UAP and Mandatory Inclusionary Housing

What is Mandatory Inclusionary Housing (MIH)?

When an area is rezoned to allow significantly more housing, MIH requires developers to make 20-30% of the units affordable

How will UAP and MIH interact with each other?

- Existing MIH areas will remain and MIH will continue to be mapped along with significant increases in housing capacity

- Districts where the MIH FAR is lower than the UAP FAR will have the MIH FAR raised to match UAP. This change unlocks more affordable housing than previously permitted
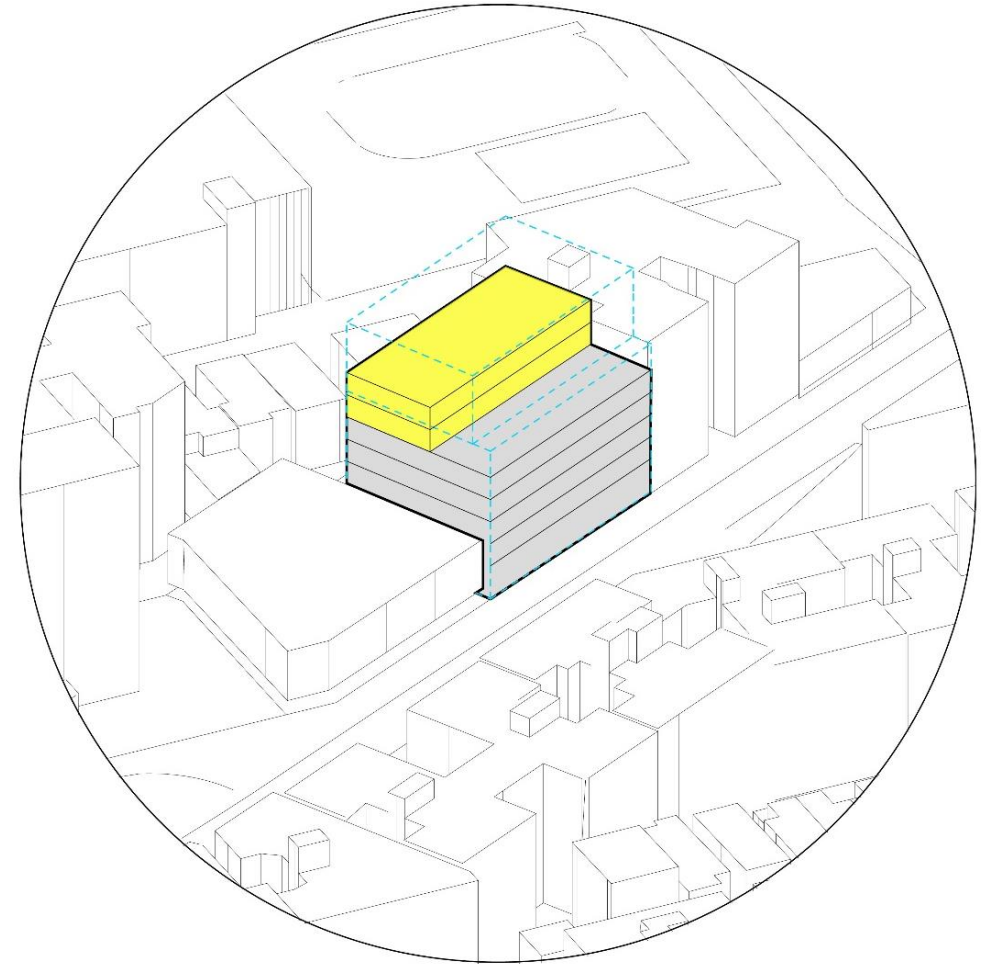
■ MIH areas
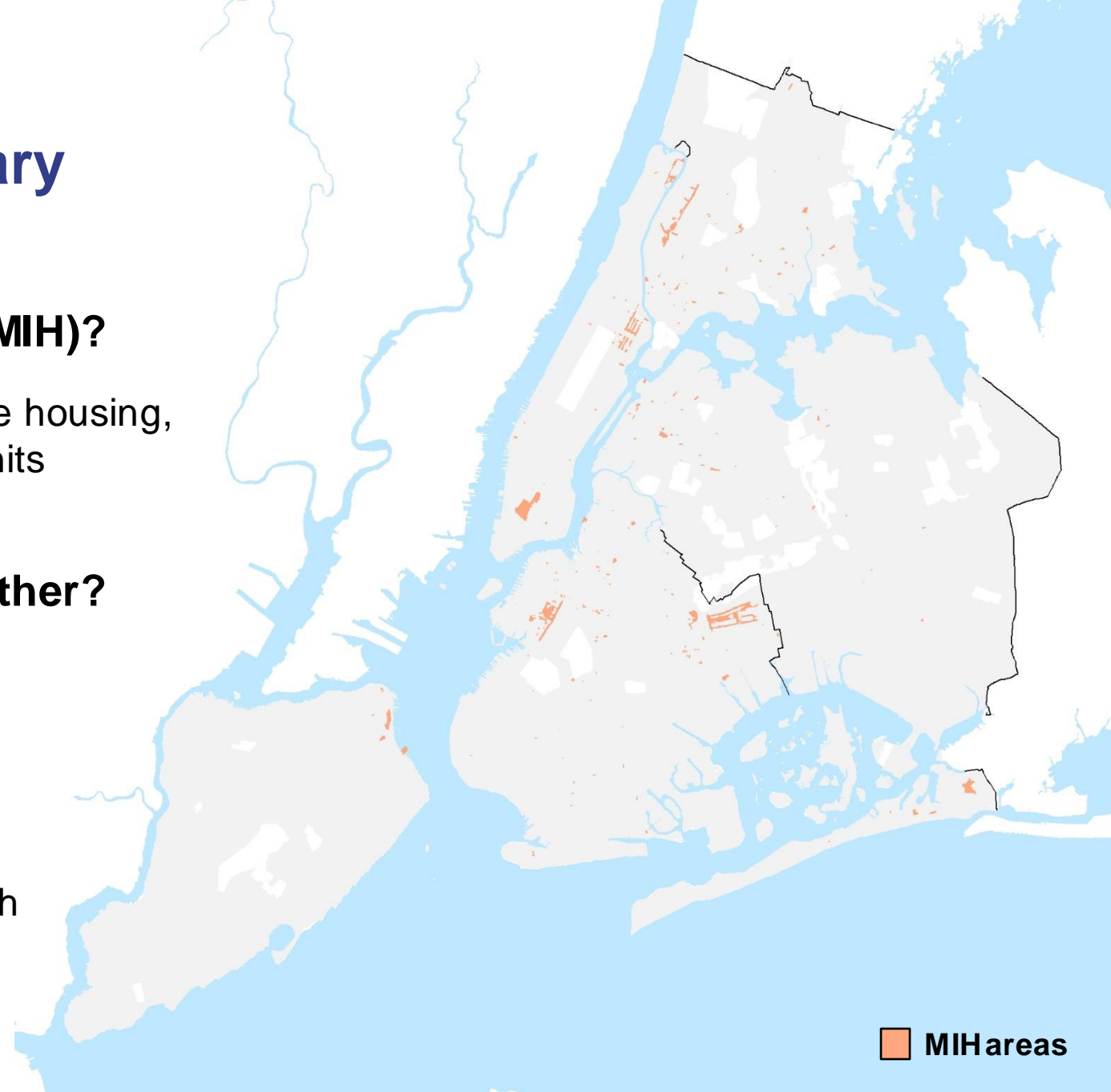
Example 1

UAP in new construction mixed-income housing

Example: A developer has a vacant site in an R6 district and wants to build a mixed-income building.

Today: The site is limited to **3.0 FAR**, which results in about **35 units**, regardless of how many units in the building are affordable.

Proposal:
- **3.9 FAR** for affordable and supportive housing
- **10-12 more affordable homes** only if anything above 3.0 FAR is **permanently affordable**
- The building would be allowed to be 10 feet taller

Example 2

UAP in new construction 100% affordable housing

Example: A city-owned site in an R8B district is going to be used for affordable housing.

Today: The site is limited to **4.0 FAR**, which results in about **47 units**. R8B districts do not have a senior housing preference.

Proposal:
* **4.8 FAR** for affordable and supportive housing, a **20% bump**
* The site could get **9-10 more permanently affordable homes**
* The building will also be allowed to be **30 feet taller** than it would be today.
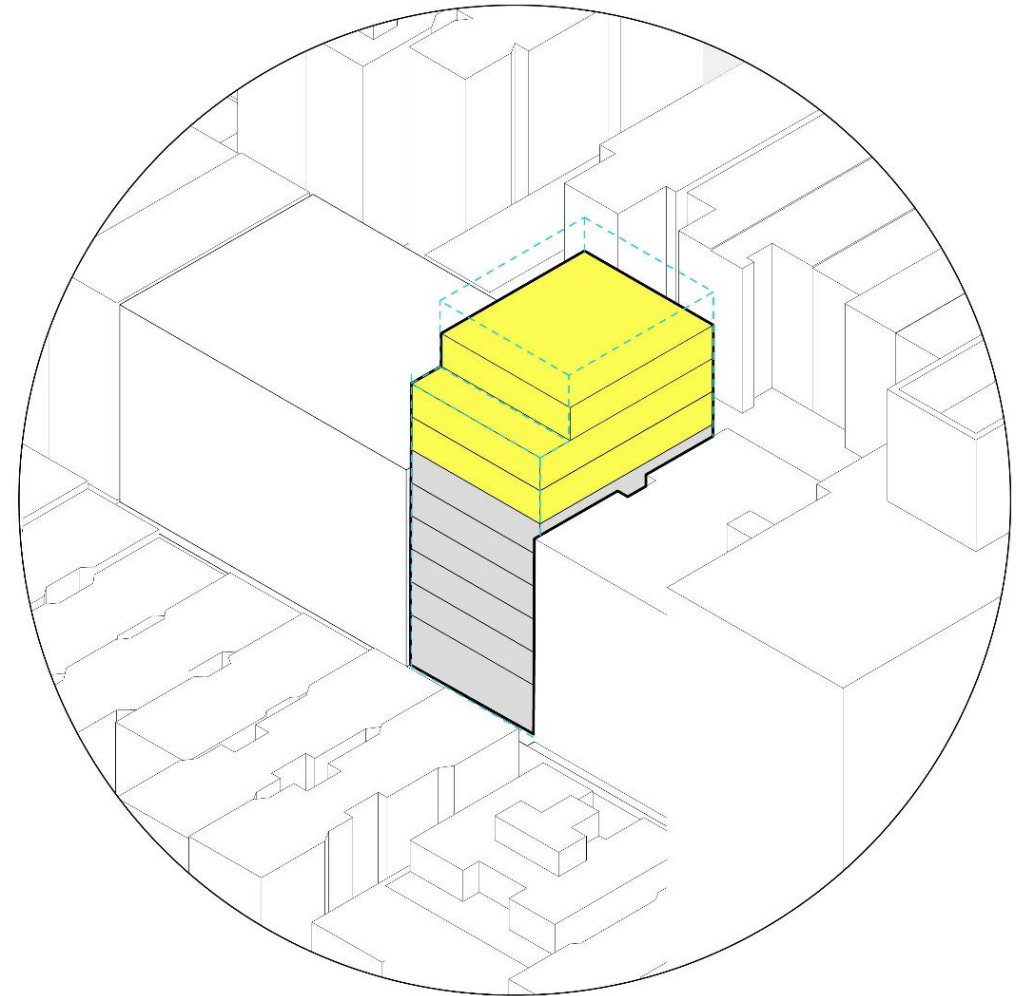
Example 3

UAP in a mixed-income building in an MIH area

Example: A developer wants to build a new building in an **R7A district.** This site was recently rezoned and is subject to **Mandatory Inclusionary Housing (MIH)**

Today: The site is limited to **4.6 FAR,** This results in about **54 units, 25-30%** of which MIH requires to be affordable

Proposal:
- **Increase overall FAR to 5.0** and keep MIH affordability requirement in place
- **59 total units**, with **25-30% of which are permanently affordable**
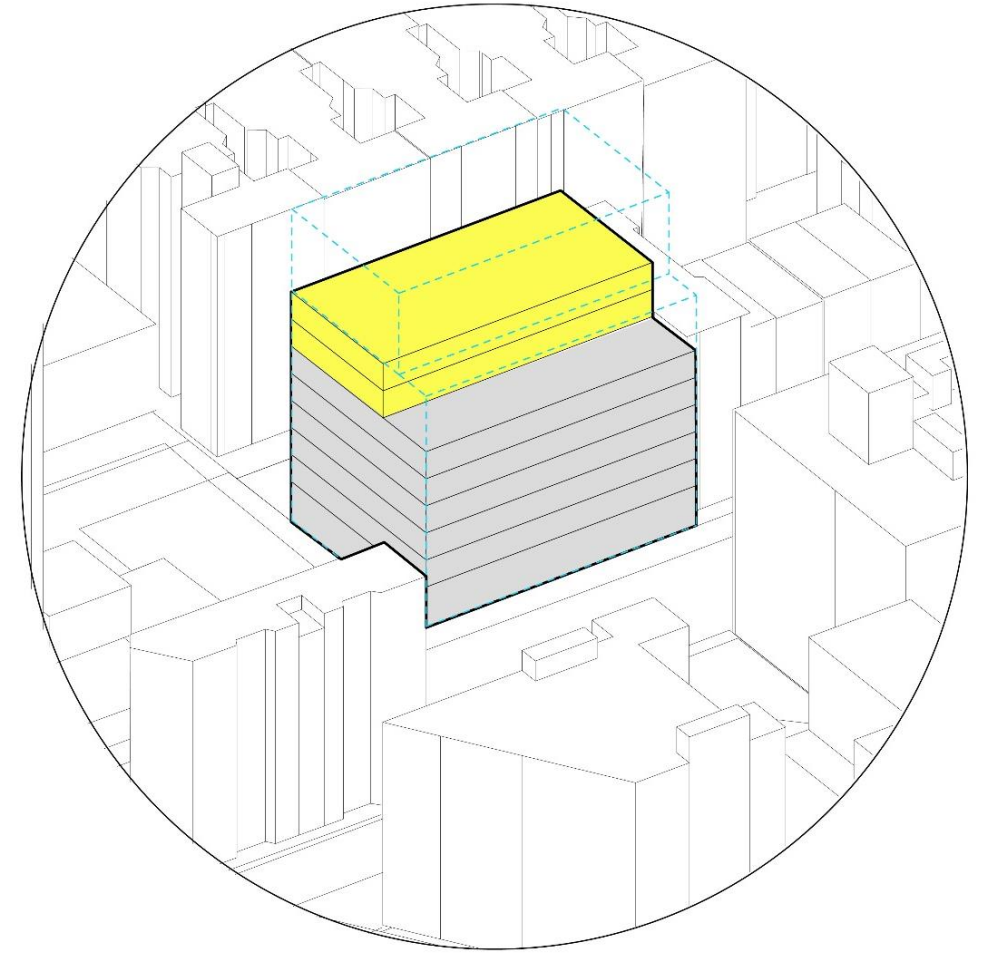
End costly parking mandates

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

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
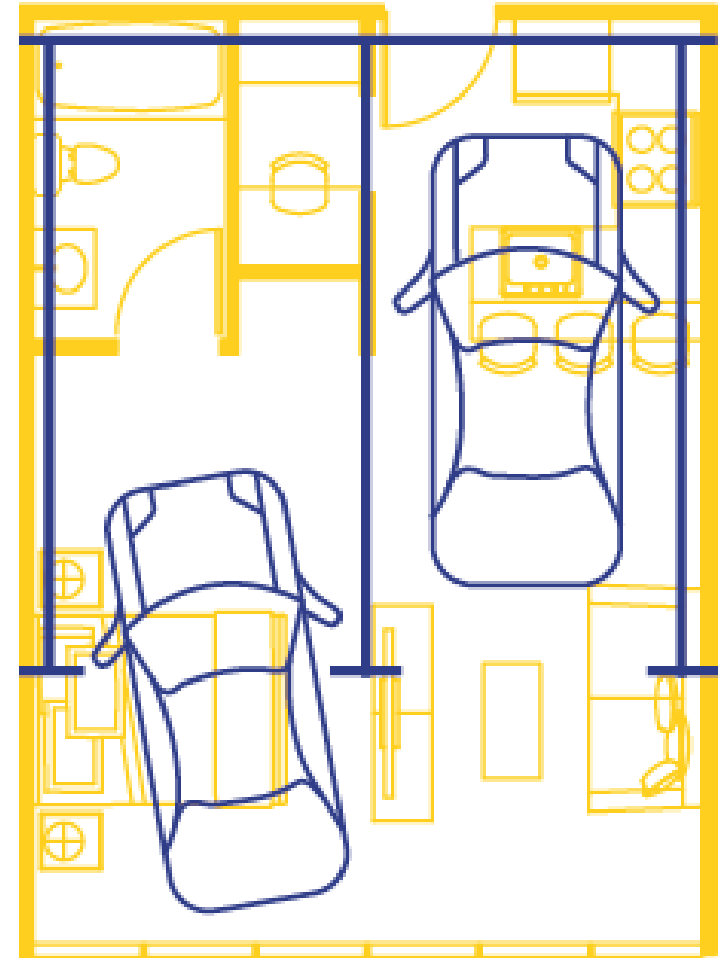
Two parking spaces can easily occupy the space of a studio apartment

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

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