

Welcome - Agenda

- **Welcome Context and the Housing Crisis**
- Public Review
- City Planning Modifications
- City Council Review
- Q/A - put them in the chat

Housing Crisis

- 53% of all renters are rent burdened and 32% are severely rent burdened.
- Vacancy Rates for apartments less than \$1,500 is under 1%.
- Families spend nearly two years in shelters.
- Apartment turn over rate is 41% lower than the national average.
- Renters live in their apartment for more than 10 years
- New York City's population has increased 6.8 Percent between 2010 and 2020.
- From 2010-2023 Housing supply has increased only 4% but jobs increased by 21%

City of Yes for Housing Opportunity: Elements



**Universal Affordability
Preference (UAP)**



**Removing
Parking Mandates**



**Town Center
Zoning**



**Transit-Oriented
Development**



**Residential
Conversions**



**Accessory Dwelling
Units (ADUs)**



Campuses

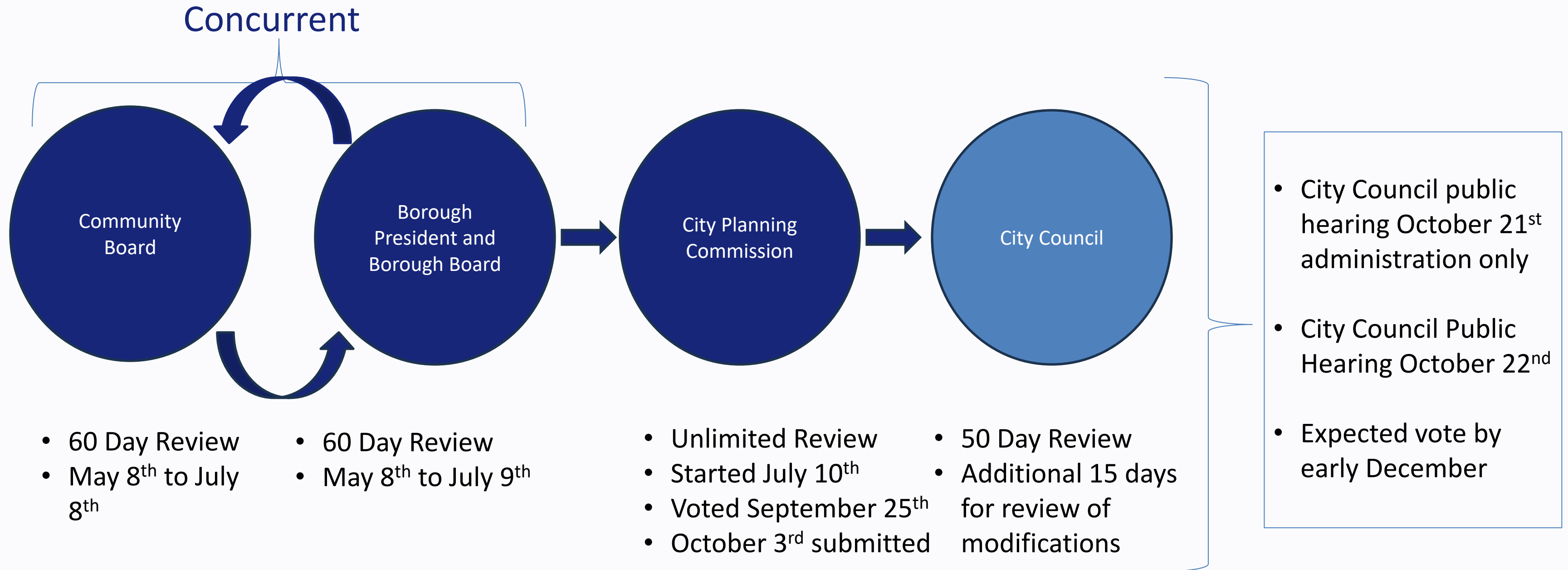


**Small and Shared
Housing**

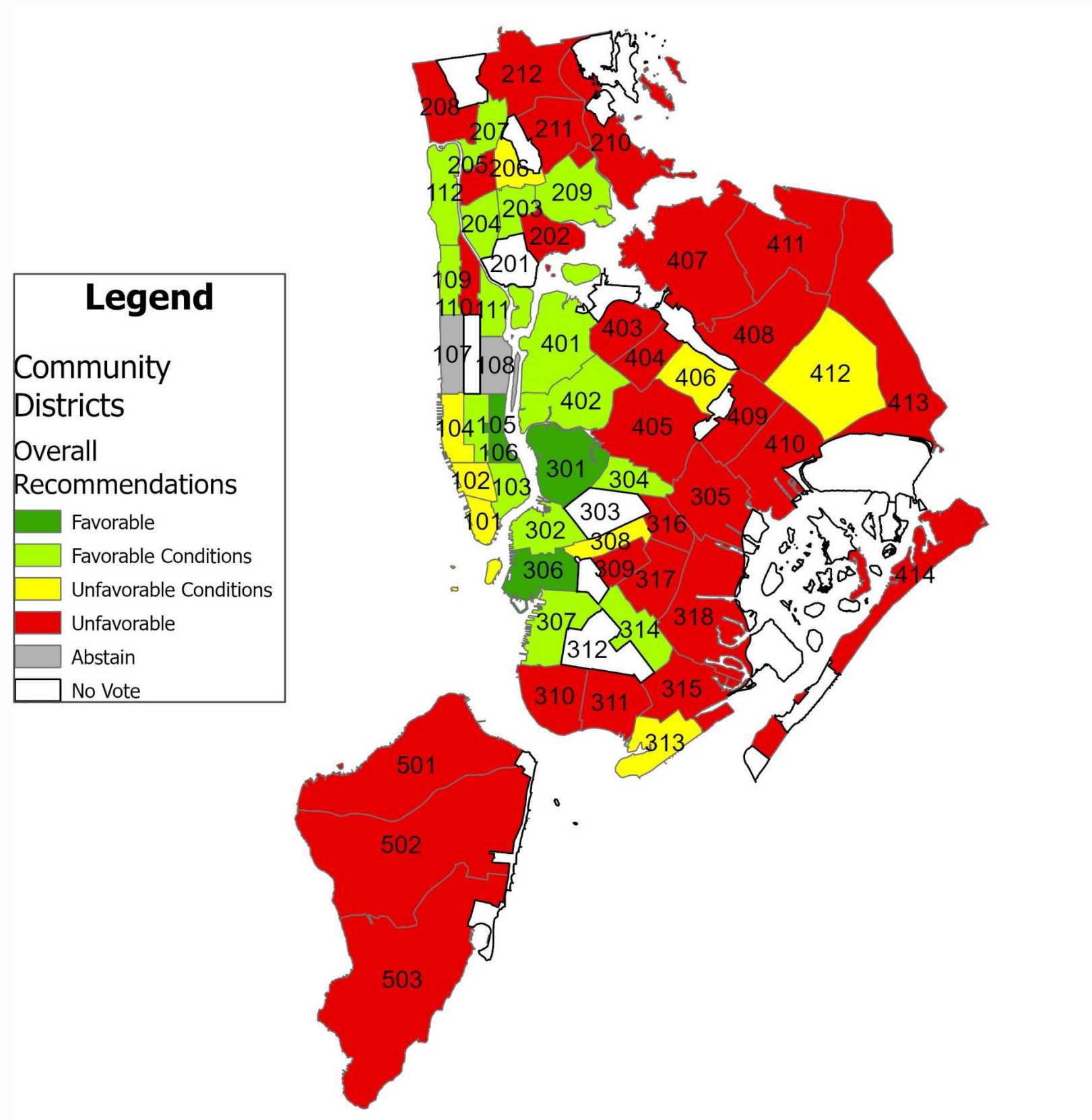
Welcome - Agenda

- Welcome Context and the Housing Crisis
- **Public Review**
- City Planning Modifications
- City Council Review
- Q/A - put them in the chat

Text Amendment non-ULURP

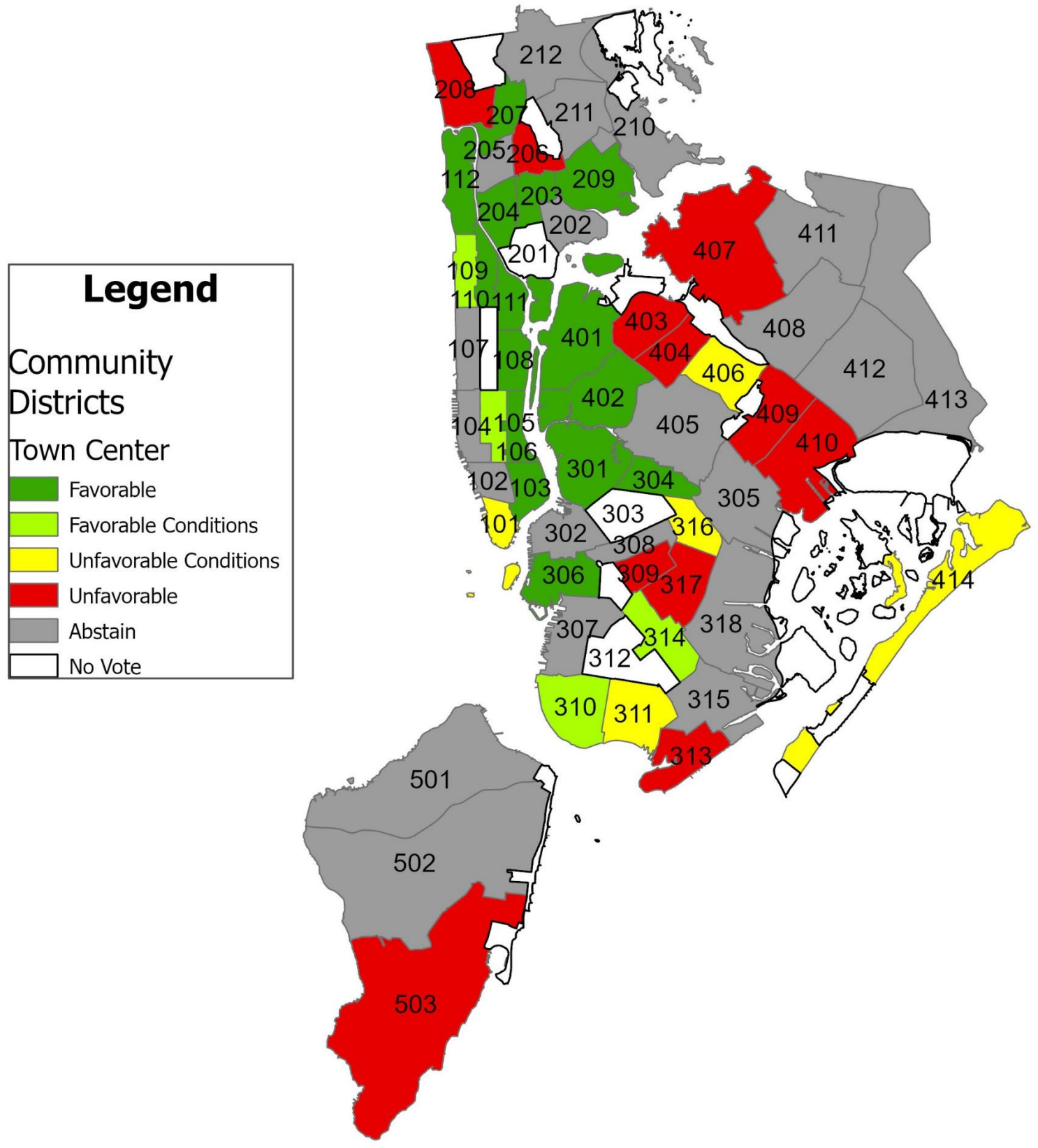


Public Review



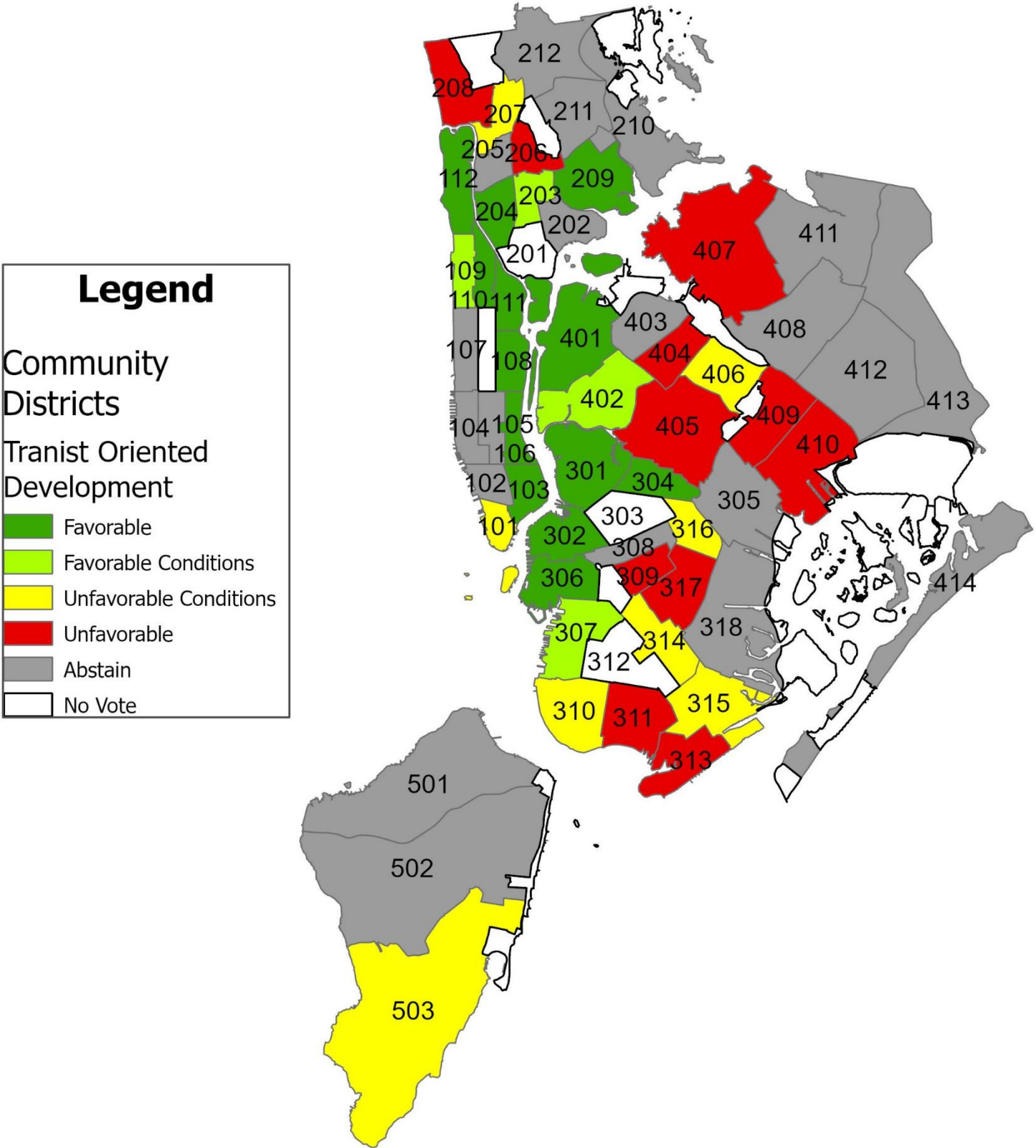
- 56 out of 59 community boards votes
- 18 were favorable, 36 were unfavorable
- Two abstained but issued comments on individual proposals but not the whole.
- 4 out of five borough presidents voted in favor with conditions, one voted to oppose

Town Center



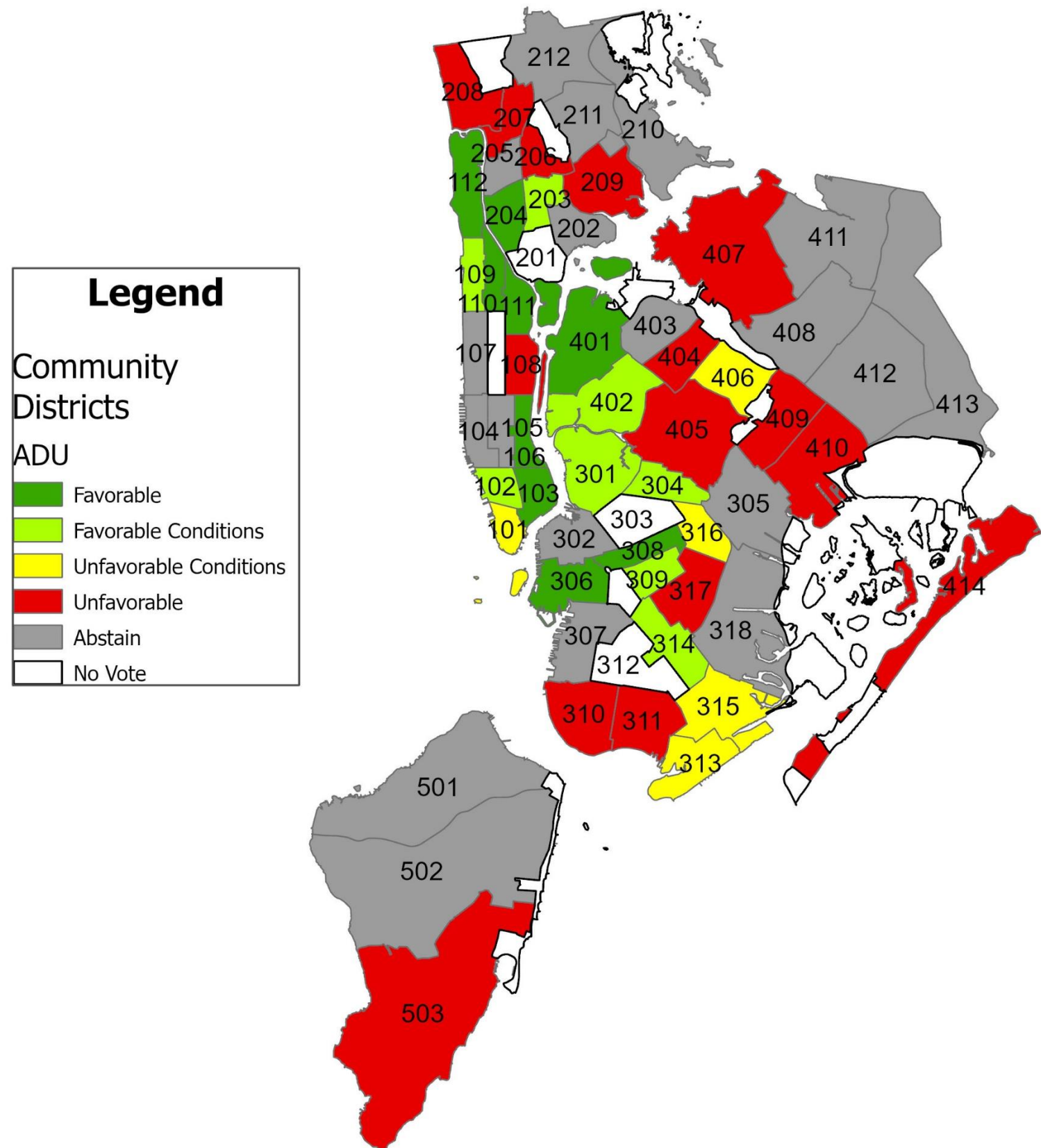
- 15 expressed support, 11 opposed or opposed with conditions
- Concerns mostly related to change of character
- Brooklyn BP thought there could be greater density and more locations.
- The Bronx BP thought it should be restricted in the location and density.
- The Queens BP suggested more affordability options

Transit Oriented Development



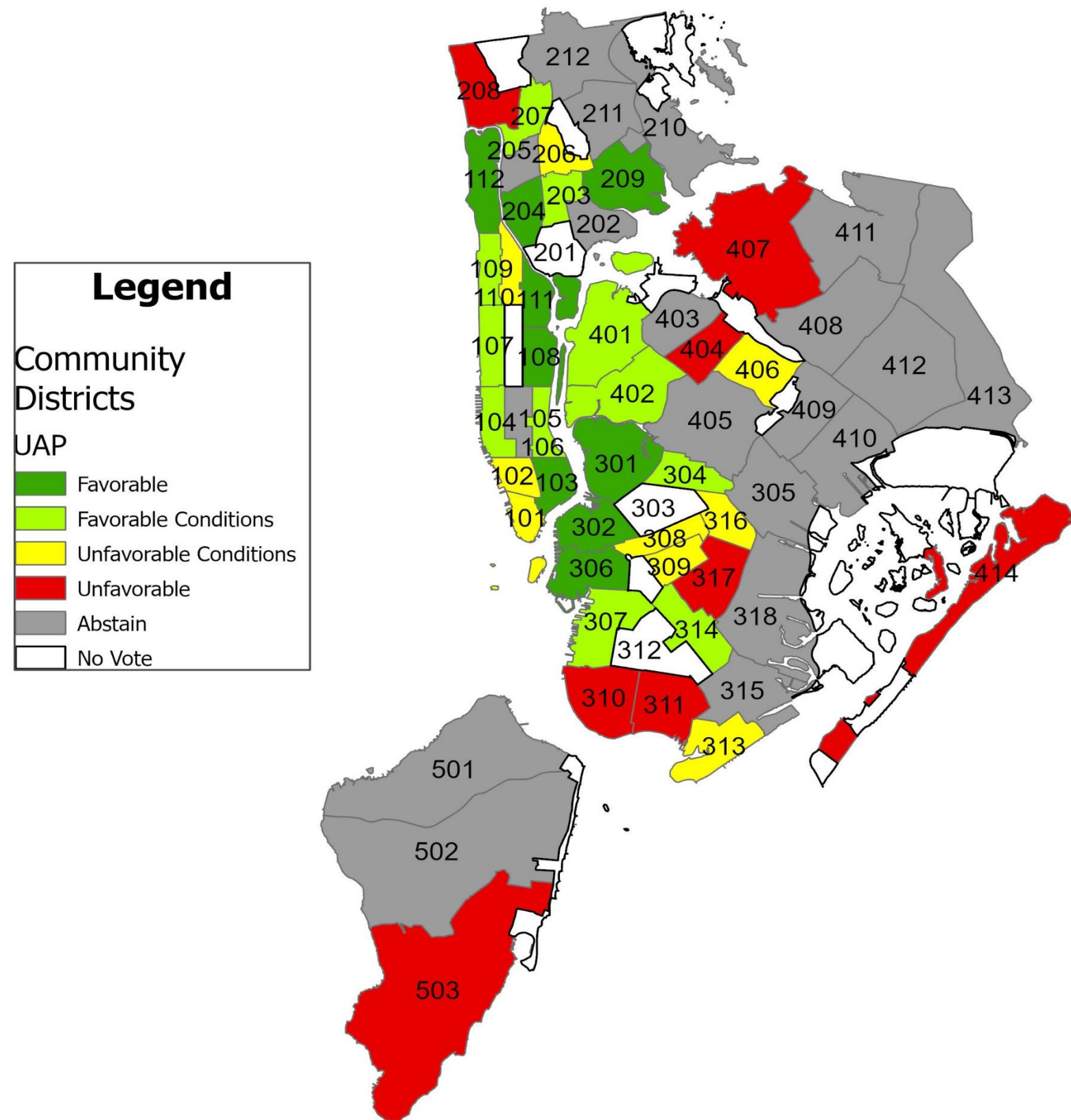
- 13 supported and 4 supported with conditions. 11 opposed and 8 opposed with conditions.
- Conditions focused on the change of character, the need for more affordable options, and the distance from the trains.
- The Brooklyn BP expressed a desire to see a larger footprint and greater density.

ADU



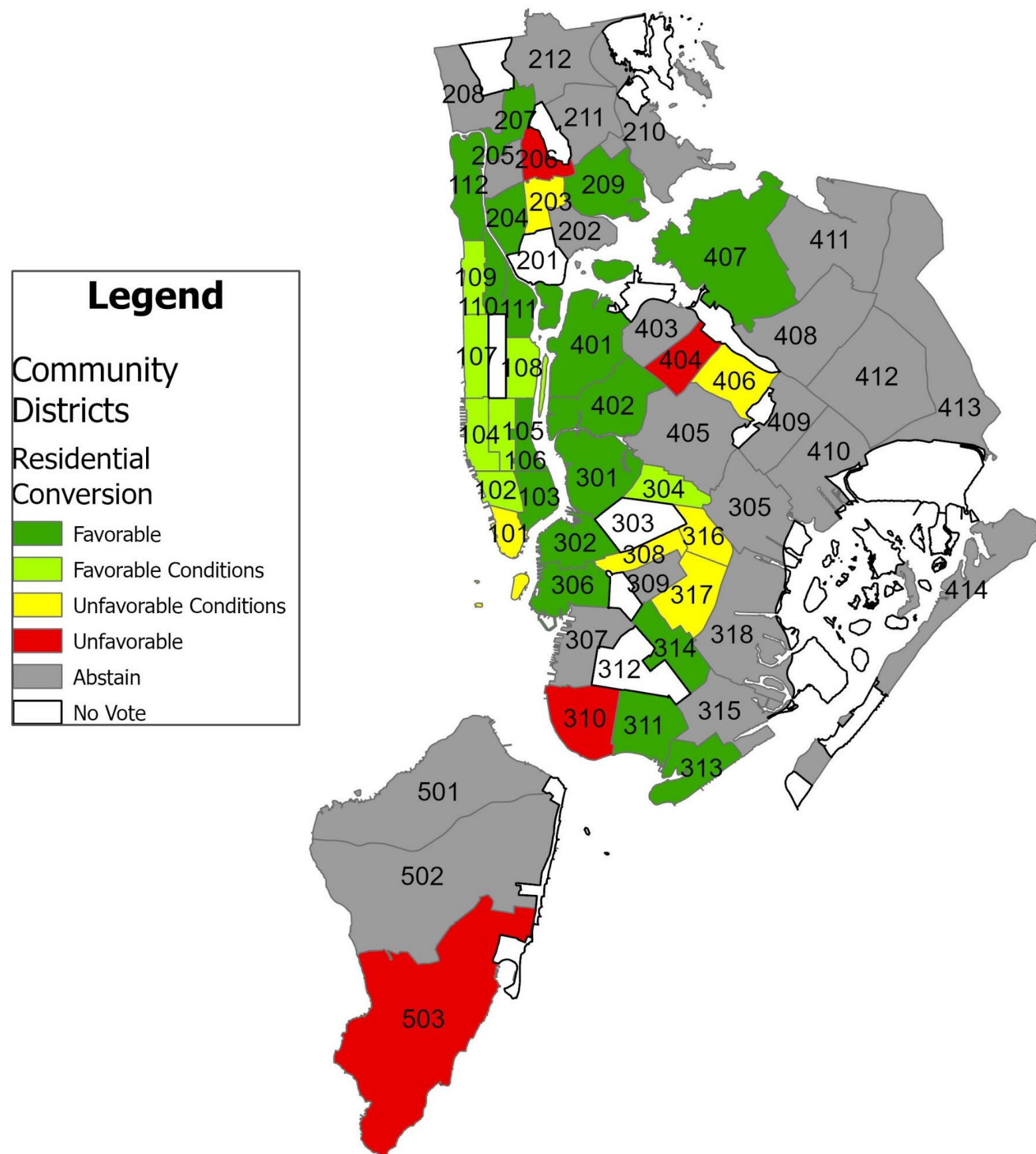
- 9 supported and supported 8 with conditions. 15 opposed and 5 opposed with conditions.
- Concerns generally were around safety, large developers taking over the buildings and infrastructure concerns
- BPs who comments included concerns around safety and support for owners making these changes.
- Additionally, the Queens BP noted that there are neighborhoods with sewer system flooding due to rain that should be excluded

UAP



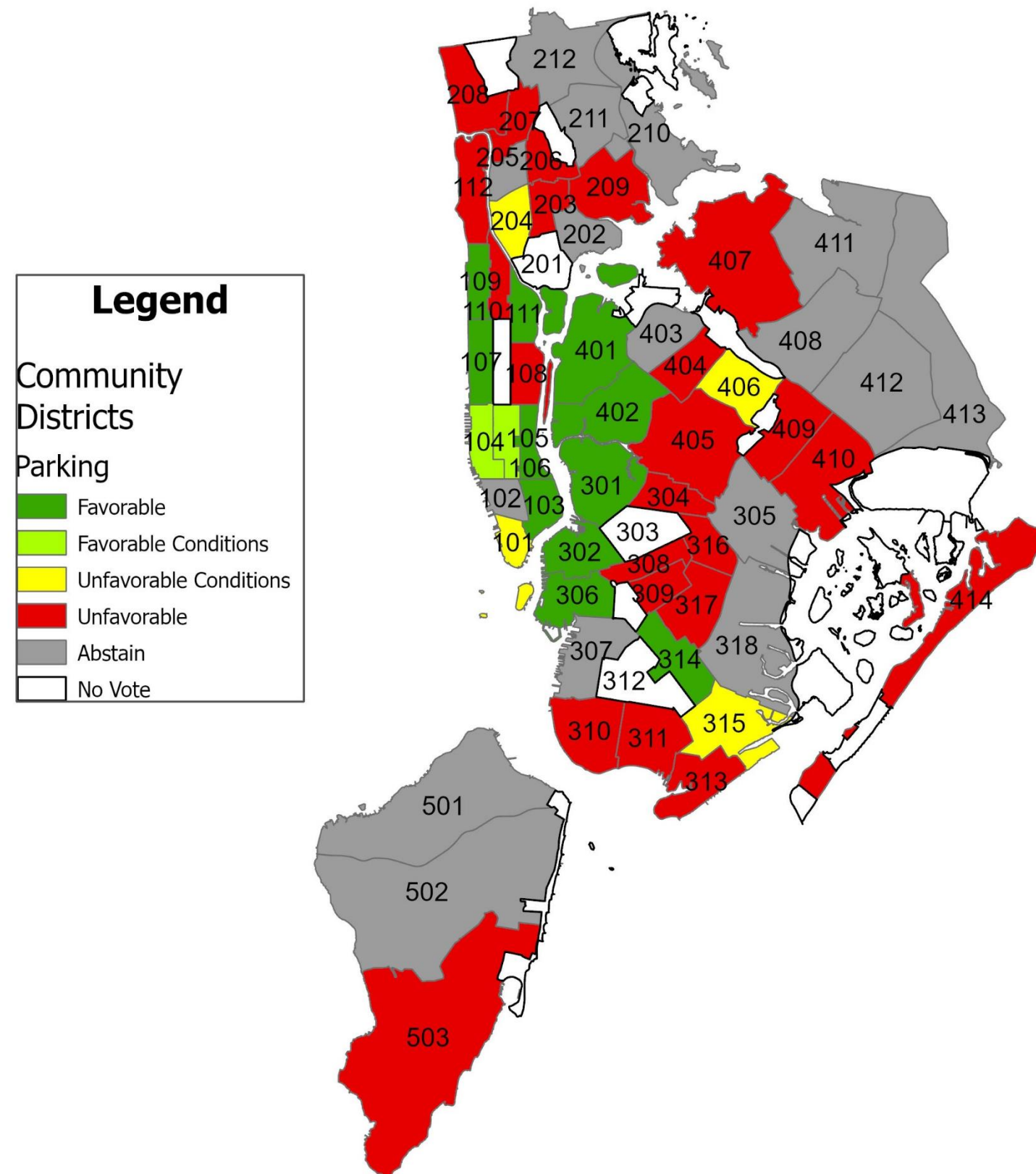
- 9 supported and 12 supported with conditions. 8 opposed and 9 opposed with conditions.
- Communities want more affordability and less density. They also expressed concern about institutional builders like universities abusing the program
- BPs generally supported. However, there were concerns about the affordability levels, and restricting the use near light sensitive sites like botanical gardens.

Residential Conversions



- 17 supported and 6 supported with conditions. 4 opposed and 6 opposed with conditions
- Communities want more affordability or conversions only through rezonings. Other communities felt it should be for any building 35 years or older.
- The Manhattan Borough President suggested that there be a sunset date to study the impact on public spaces and historic districts. The Brooklyn BP wanted to remove IBZs and the Bronx BP suggested a 30-year rolling rate.

Parking



- 11 in supported and 2 supported with conditions. 23 opposed and 4 opposed with conditions.
- Communities expressed concern about the influx of cars.
- Brooklyn BP recommended that existing parking should be a neighborhood resource. Queens Borough President believes the change should only happen near public transit. And the Manhattan Borough President expressed a need for better public transit and more municipal parking lots.

Agenda

- Context and the Housing Crisis
- Public Review
- **City Planning Modifications**
- City Council Review
- Q/A - put them in the chat

City of Yes for Housing Opportunity: Elements



**Universal Affordability
Preference (UAP)**



**Removing
Parking Mandates**



**Town Center
Zoning**



**Transit-Oriented
Development**



**Residential
Conversions**



**Accessory Dwelling
Units (ADUs)**



Campuses

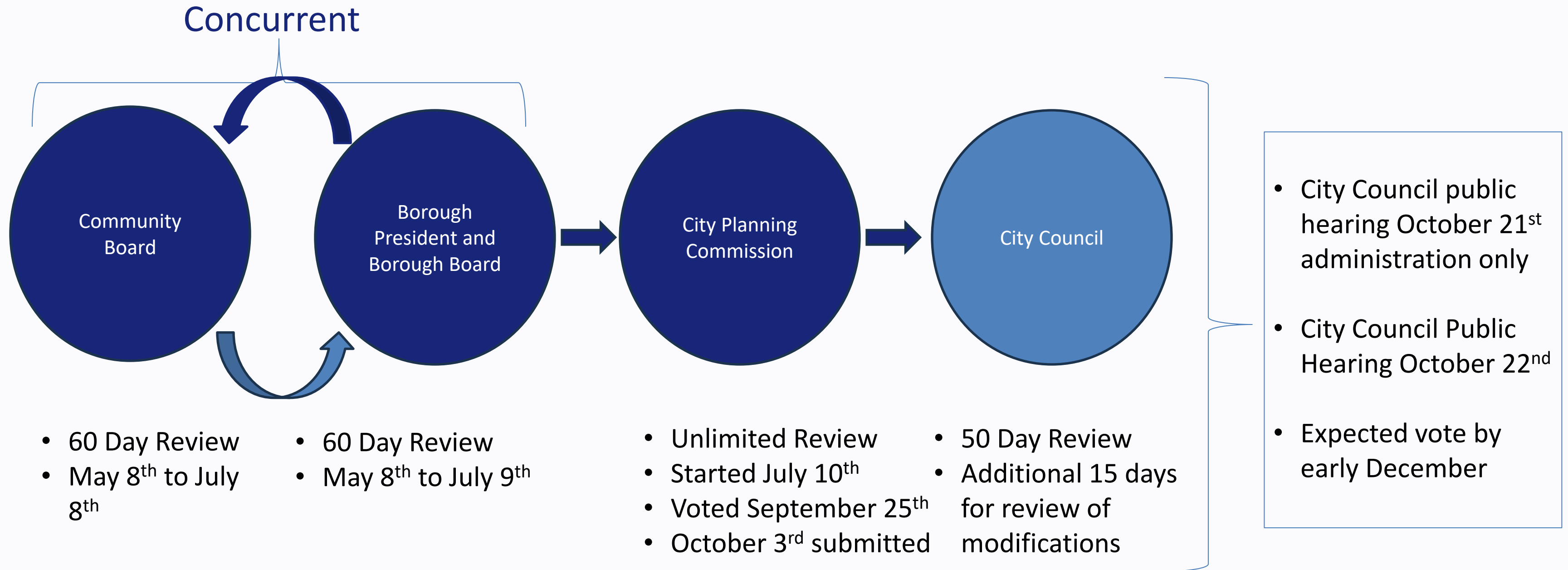


**Small and Shared
Housing**

Agenda

- Context and the Housing Crisis
- Public Review
- City Planning Modifications
- **City Council Review**
- Q/A - put them in the chat

Text Amendment non-ULURP



Agenda

- Context and the Housing Crisis
- Public Review
- City Planning Modifications
- City Council Review
- Q/A - put them in the chat

Additional Resources

- [City of Yes: Housing Opportunity - CHPC New York \(chpcny.org\)](http://chpcny.org)
- [City of Yes for Housing Opportunity - DCP \(nyc.gov\)](http://nyc.gov)
- [City of Yes for Housing - Illustrated Guide \(nyc.gov\)](http://nyc.gov)
- [City of Yes for Housing Opportunity \(arcgis.com\)](http://arcgis.com)
- <https://council.nyc.gov/land-use/>
- <https://council.nyc.gov/livestream/>

Thank You

Brian Cook

Brian@capalino.com

Richard Barth

Richard@capalino.com