

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



Goals

Implement the actions from *Where We Live* to affirmatively further fair housing and address the human costs of the housing shortage

Simplify decades of increasingly complex and restrictive zoning to facilitate equitable housing development across New York City

Make relatively small changes across a broad geography to produce more housing in low-, medium-, and high-density districts

When all neighborhoods do their part, fewer neighborhoods are overburdened or face dramatic changes



Proposal overview

Medium- and high-density proposals

- Top up affordable and supportive FAR
- Facilitate conversions of underutilized buildings
- Enable small and shared apartments
- Eliminate barriers to infill on campuses

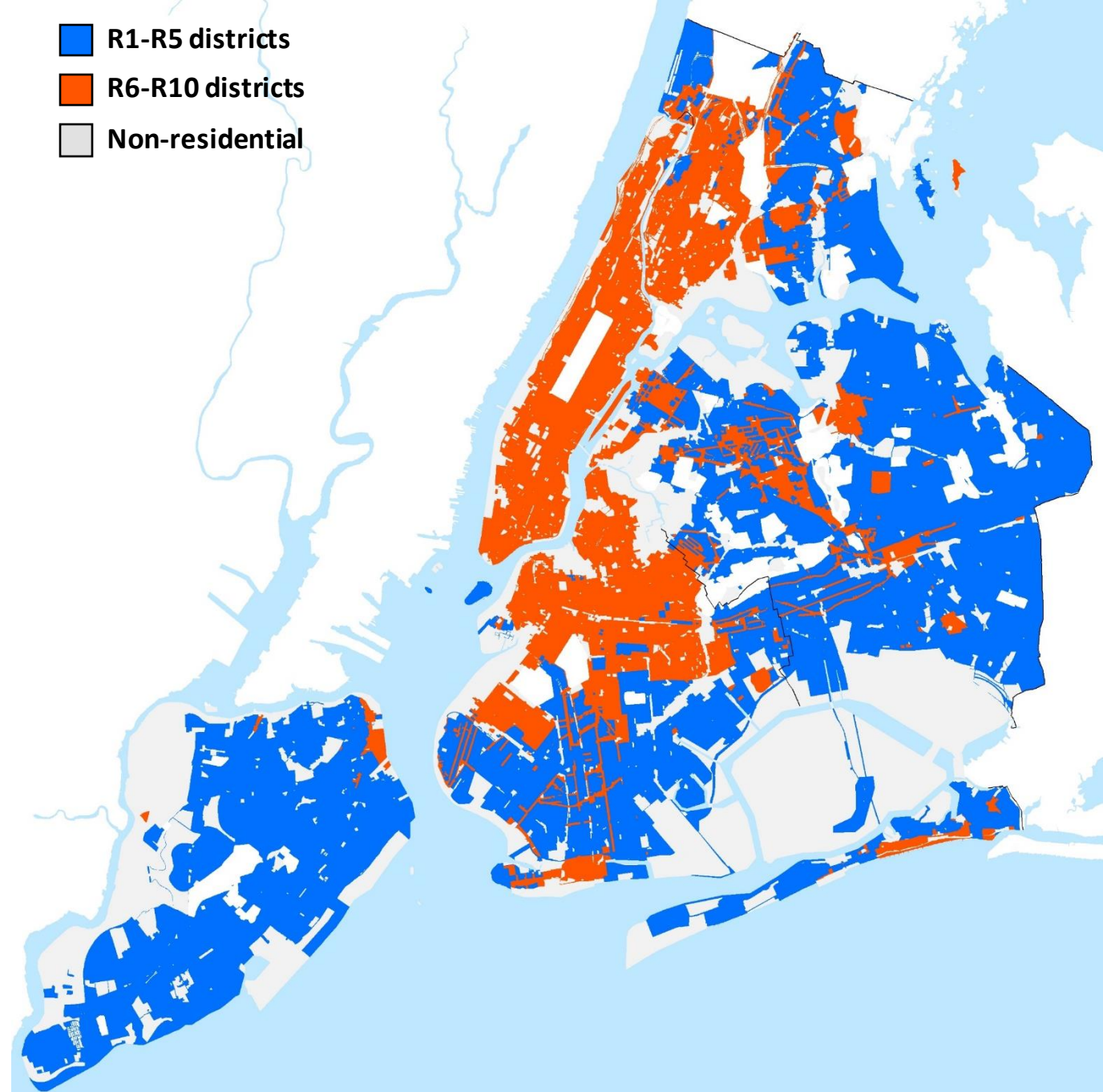
Low-density proposals

- Allow intended densities and housing types
- Allow missing middle housing in low-density C-districts
- Allow missing middle on “Qualifying Sites” near transit (TOD)
- Create ADU program

Parking proposals

- Eliminate requirements in Transit Zone
- Reduce requirements everywhere else

- R1-R5 districts
- R6-R10 districts
- Non-residential

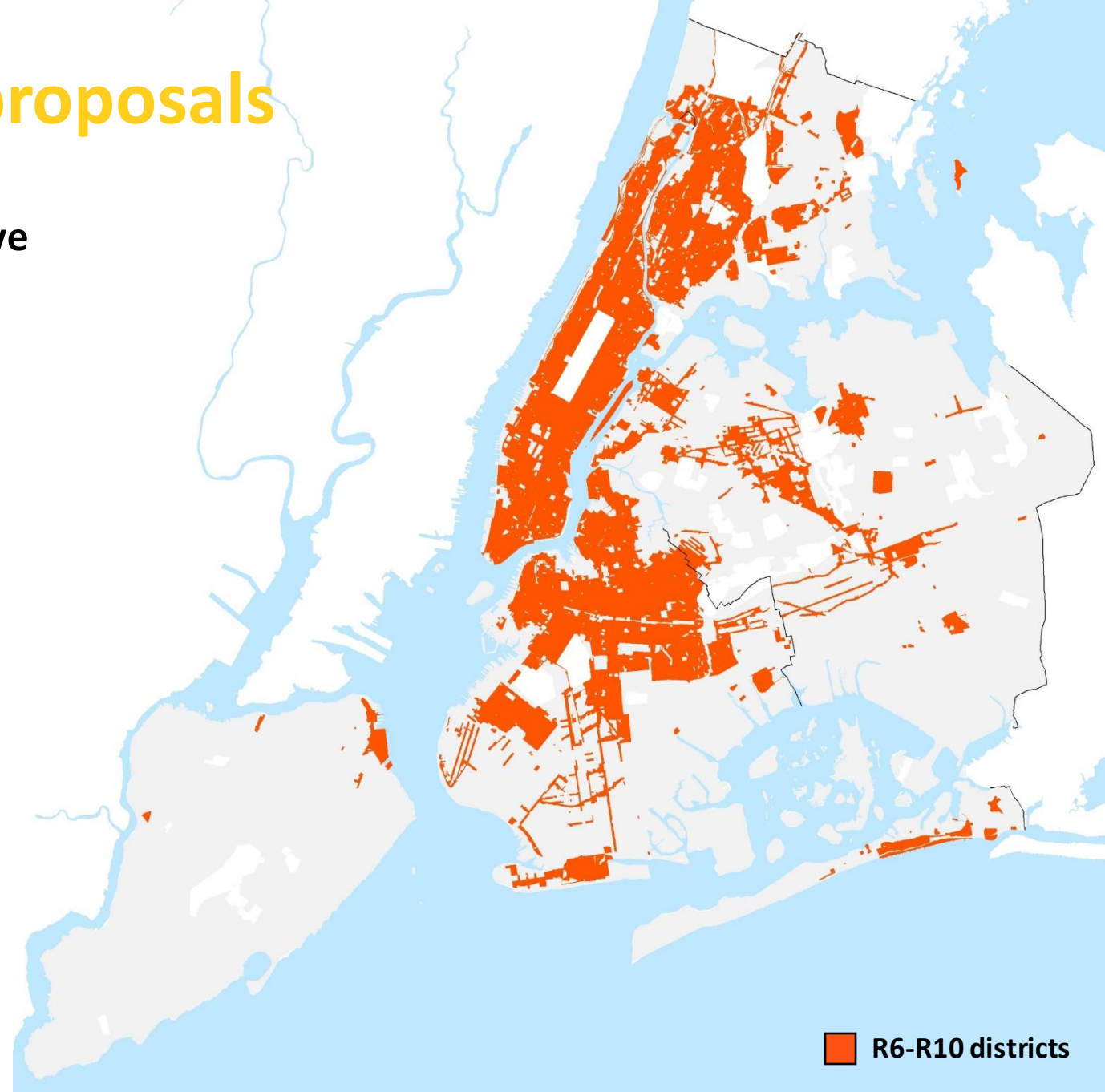


Medium- and high-density proposals

Top-up affordable and supportive FARs

Give a preferential FAR to affordable and supportive housing

- Give all forms of affordable and supportive housing the higher FAR allotted to AIRS
- In districts without an AIRS bump, create higher FARs for affordable and supportive housing



■ R6-R10 districts

Medium- and high-density proposals

Facilitate conversions of non-residential buildings

Make changes recommended by the Office

Adaptive Reuse Task Force

- Expand universe of eligible buildings by date and geography
- Permit conversion of office buildings to a broader array of housing types, including supportive housing
- Adjust zoning regulations such as open space requirements and dwelling unit factor to make conversion feasible

Continue to explore expanding relaxed conversion rules in geographies outside of the scope of the Task Force



These changes would enable more projects such as this one, where Breaking Ground converted a hotel to supportive housing

Medium- and high-density proposals

Eliminate zoning barriers to create new housing

Enable developments with small apartments and shared housing

- These units would take pressure off family units in other parts of the city and fill an important niche for young, old, and other small households
- Bring back shared housing models to support potential new HPD programs

Remove zoning regulations that prevent campus sites from adding new housing units

- Mixing rules, minimum distance between buildings, and yard and height requirements currently prevent infill on campus sites in both high- and low-density districts



Buildings with only studios, such as this one, could not be built today because of the dwelling unit factor

Low-density areas

Background

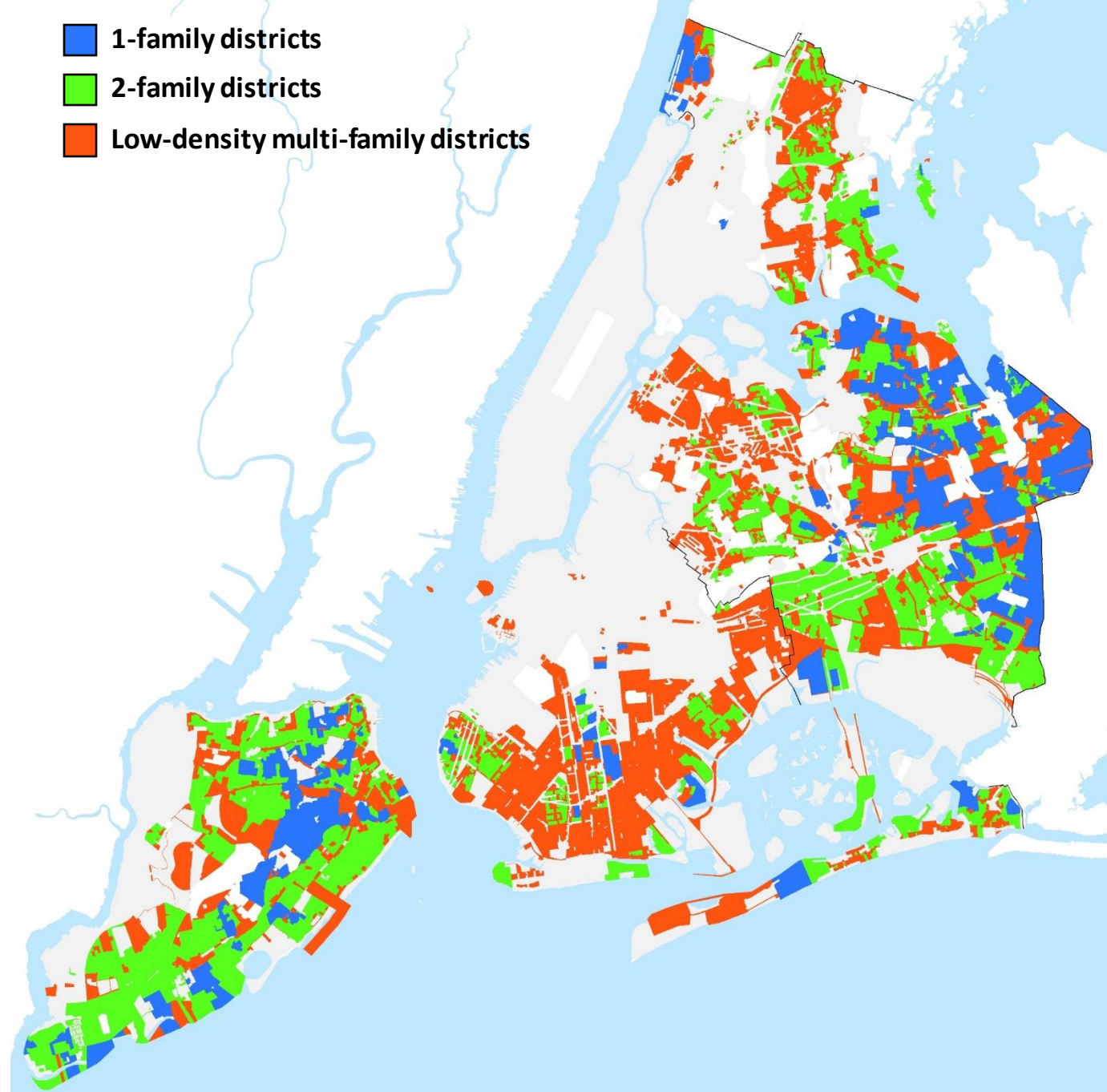
Over time, layers of regulation have made it very difficult to build in low-density areas

- These areas have not been contributing to the city's urgent housing needs and have become zones of exclusion

The current zoning does not match the wide array of housing types in low-density areas

- In many cases, overlapping zoning barriers prevent anything but a single-family home, even when multi-family is nominally allowed
- Low-density areas feature an organic variety of building types that are unrecognized by the current zoning

- 1-family districts
- 2-family districts
- Low-density multi-family districts



Low-density proposals

Allow intended densities and housing types

Enable 2-family and low-density multi-family districts to achieve what they claim to allow

- 2-family houses in 2-family districts and small multifamily in multifamily districts are not currently achievable in many cases
- This would require changes to FAR, yards, parking, and other zoning regulations



While these semi-detached 2-family homes are typical of what R4-1 zoning claims to achieve, they could not be built today because of zoning regulations including FAR limits and yard requirements

Low-density proposals

Enable multi-family buildings at appropriate locations

Allow mixed-use apartment buildings in commercial overlays

- These buildings would align with the typologies already present in successful commercial corridors and extend a “town center” model to other low-density areas

Allow apartment buildings on sites that meet specific criteria in low-density residence districts

- Providing qualifying sites with additional FAR, modified yard requirements, or other zoning relief would allow additional density at appropriate locations

This is "missing middle" housing that is relatively cheap to build



Changes to zoning regulations including height limits, FAR, and parking could allow these 1-story buildings to redevelop as a building like their neighbor

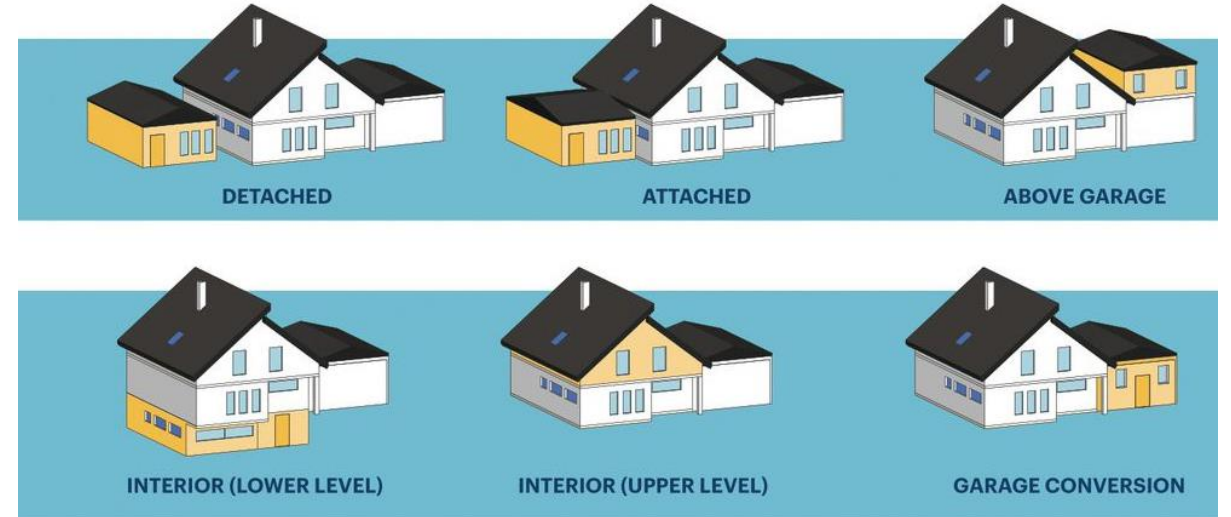
Low-density proposals

Create an ADU program

Allow ADUs for 1- and 2-family homes in low-density districts

- Define an “ADU,” distinct from a “dwelling unit,” in the Zoning Resolution
- Provide ADUs with relief from certain zoning regulations, such as parking and maximum number of units

Develop a pathway for legalization of existing units dependent on changes to state and local law



Accessory Dwelling Units (ADUs) come in many shapes and styles. Illustrations by RPA, based on AARP's ABCs of ADU's Guide.

ADUs, which could be built in a number of different typologies, would add housing opportunities to low-density areas

Parking proposals

Eliminate or reduce parking requirements


Eliminate parking minimums in the Transit Zone

Reduce parking requirements in areas outside of the Transit Zone but with good transit accessibility to encourage transit-oriented development

- Proximity to transit, even outside the Transit Zone, plays a role in reducing automobile demand

Adjust parking minimums elsewhere to prevent the oversupply of parking

- Parking requirements currently outpace real car ownership rates, especially in multi-family buildings

- 
- The map displays various zones in Manhattan, color-coded according to the legend. The 'No change (MN core)' zone is shown in dark purple, covering the central business district. The 'Remove residential parking minimums' zone is shown in light purple, covering a larger area around the core. The 'Reduce res. parking minimums near transit' zone is shown in orange, covering areas near transit lines. The 'Reduce res. parking requirements' zone is shown in dark orange, covering the outer parts of the city.
- No change (MN core)
 - Remove residential parking minimums
 - Reduce res. parking minimums near transit
 - Reduce res. parking requirements