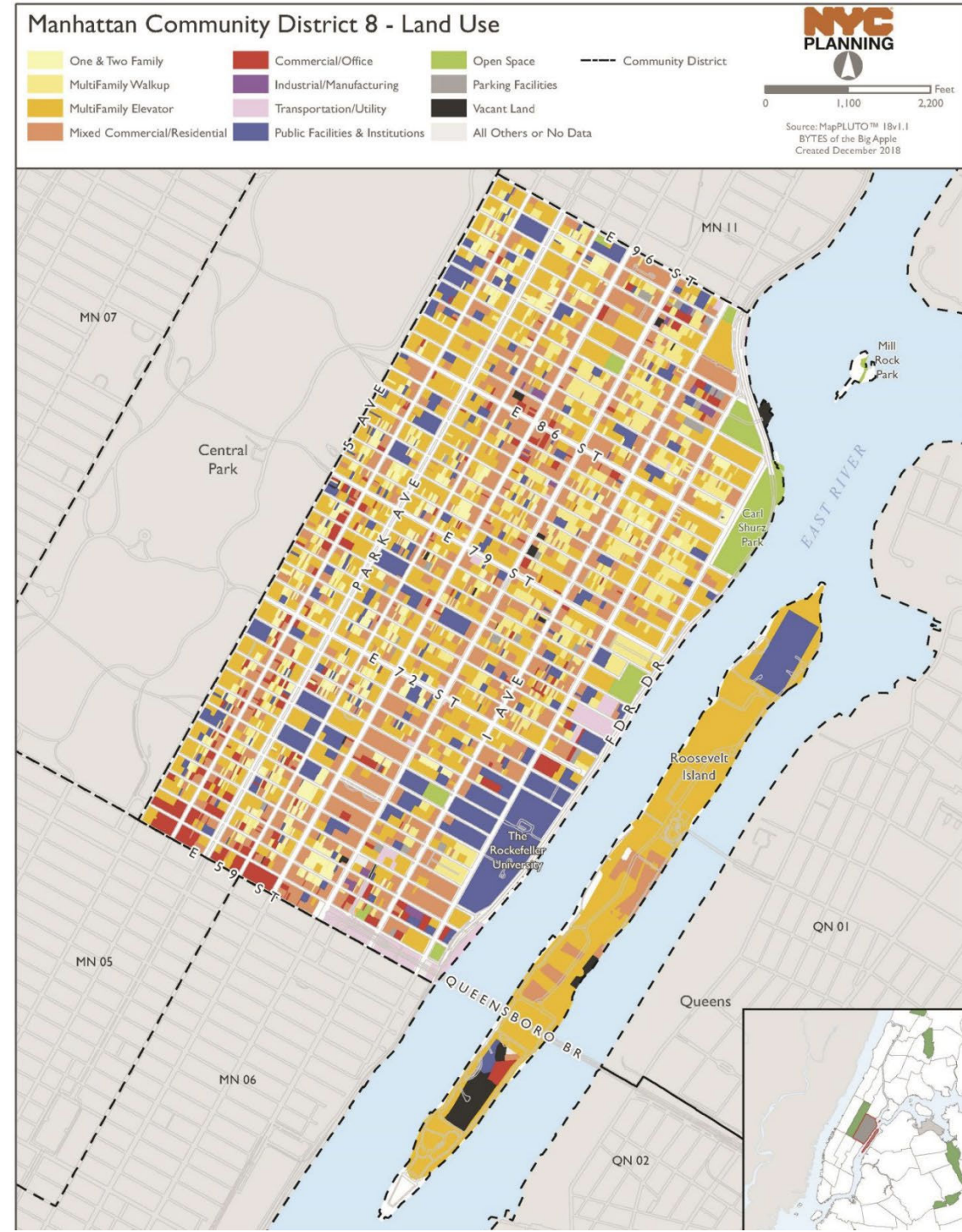


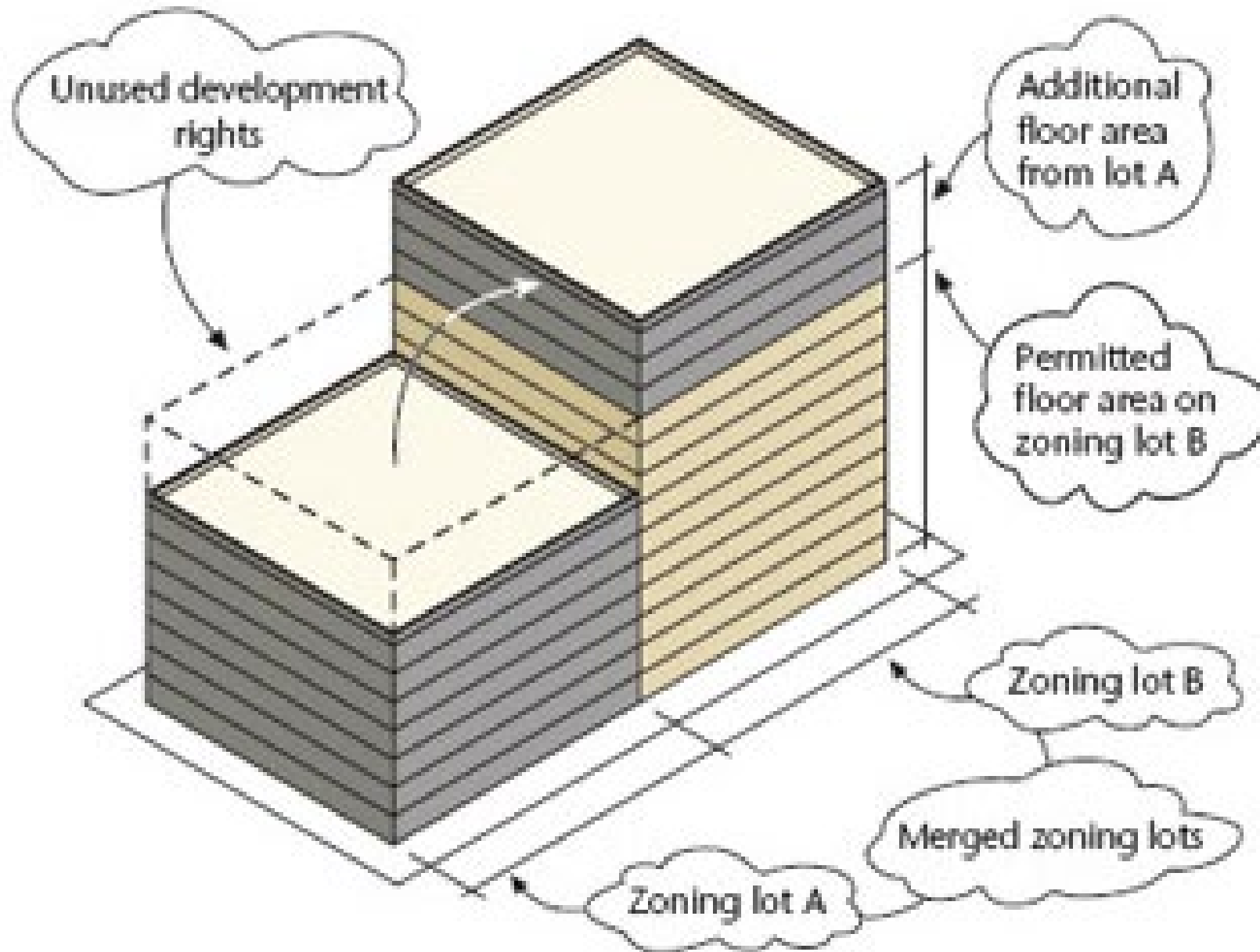
ZONING LOT MERGERS AND TRANSFER OF DEVELOPMENT RIGHTS CITY OF YES FOR HOUSING OPPORTUNITY

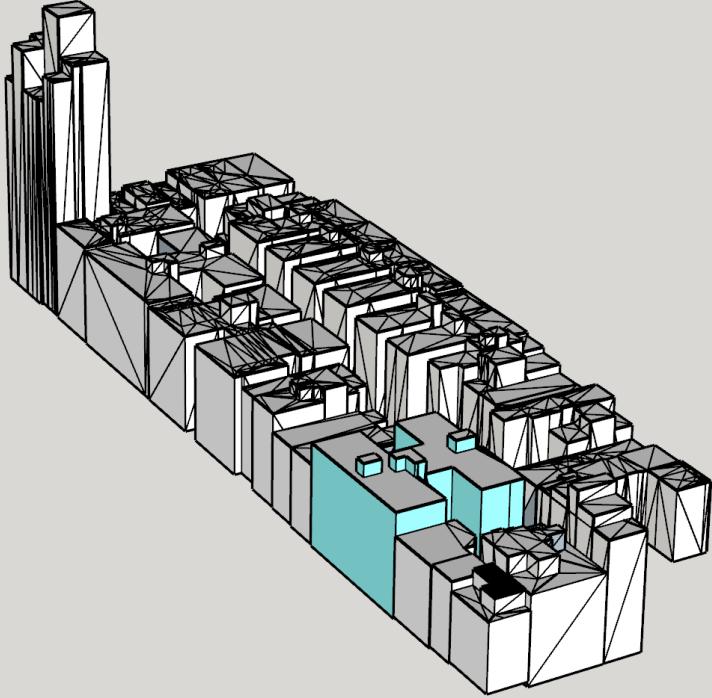
Community Board 8M
Zoning and Development Committee
21 May 2024

[illegible]

Zoning Lot Mergers

In the hypothetical example at left, the owner of Zoning Lot B would like to build a larger building than the Zoning allows. Fortunately, the owner of Zoning Lot A has unused floor area and would like to profit from the unused development rights. The owners merge their lots, thereby sharing the total floor area allowable for both sites. The unused floor area on lot A is then used to increase the size of Lot B.

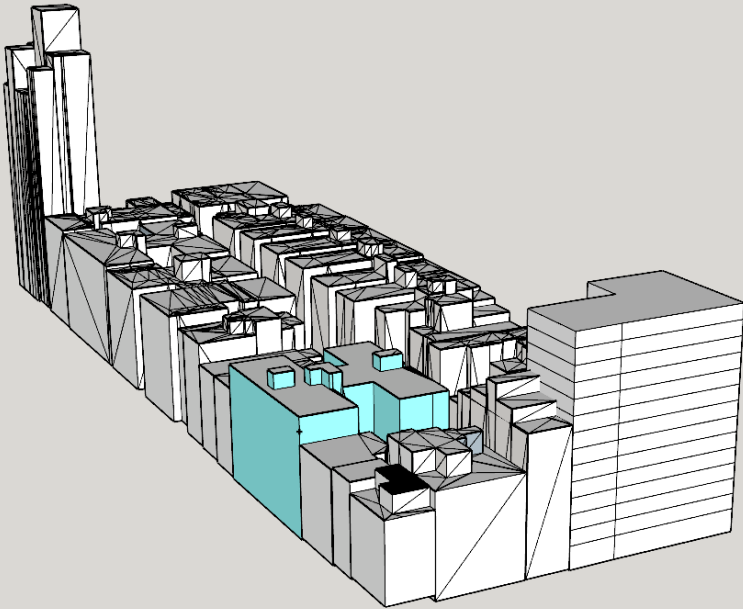
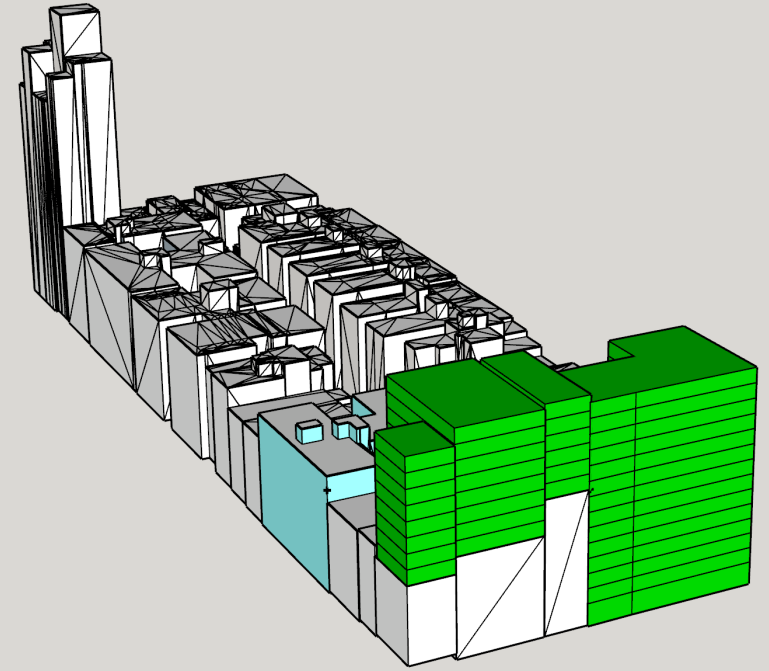




Zoning Lot Mergers

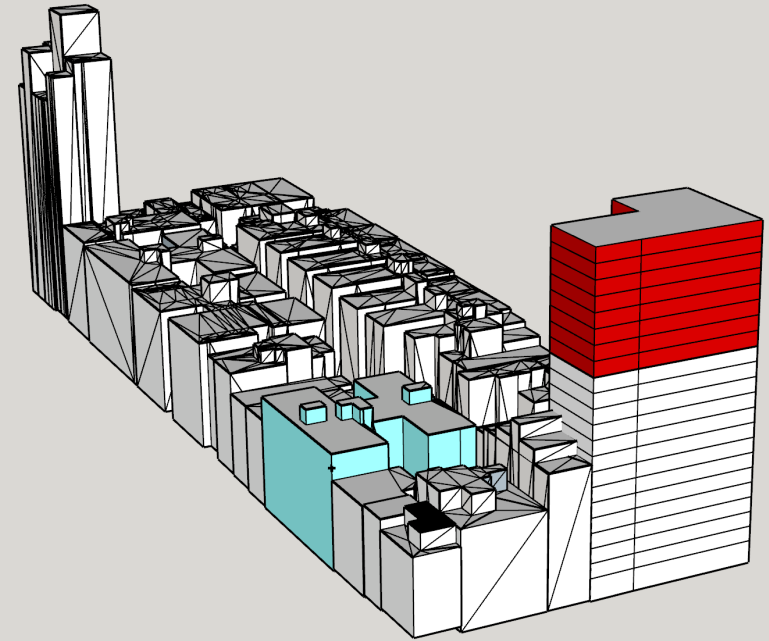
Existing Block Front with Vacant lot

Unused Development Rights



Existing Block Front with as of right
building on corner

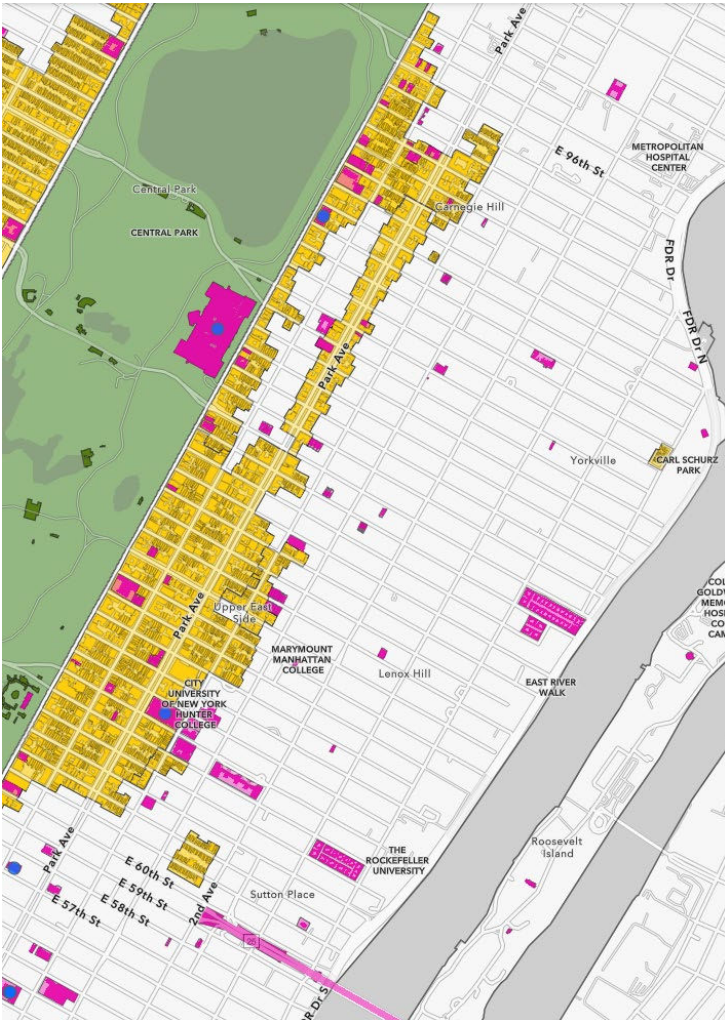
Existing Block Front with unused
development rights transferred to
corner through lot mergers



LANDMARKS – COMMUNITY DISTRICT 8M

 Individual Landmark

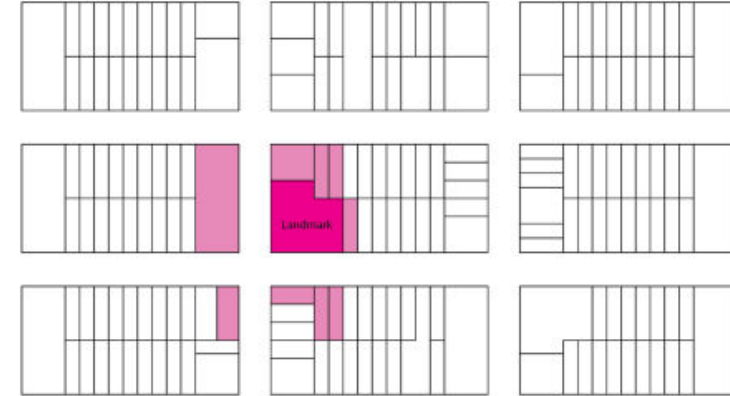
 Historic District



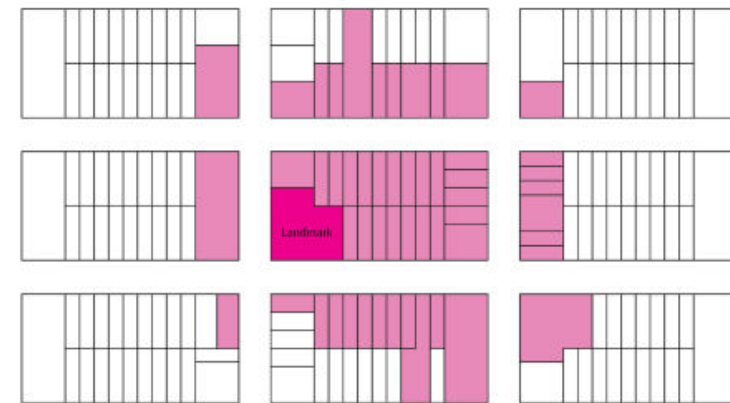
Landmark TDR (Transfer of Development Rights)

COHY would loosen restrictions on the ability of designated landmarks to transfer unused development rights to zoning lots in the immediate vicinity. This is popularly known as the “Landmark TDR” program. Today, the program is not available for landmarks in historic districts and can only send TDRs to adjacent zoning lots—next door or across the street. The Proposed Action under COYHO would expand the program to historic districts and lower density areas and extend existing transfer opportunities to other zoning lots on the same zoning block as the landmark zoning lot or across the street or an intersection from that block. Furthermore, transfers would be permitted by authorization for transfers that require limited bulk modifications on receiving sites, or certifications for transfers that do not require bulk modifications.

Current

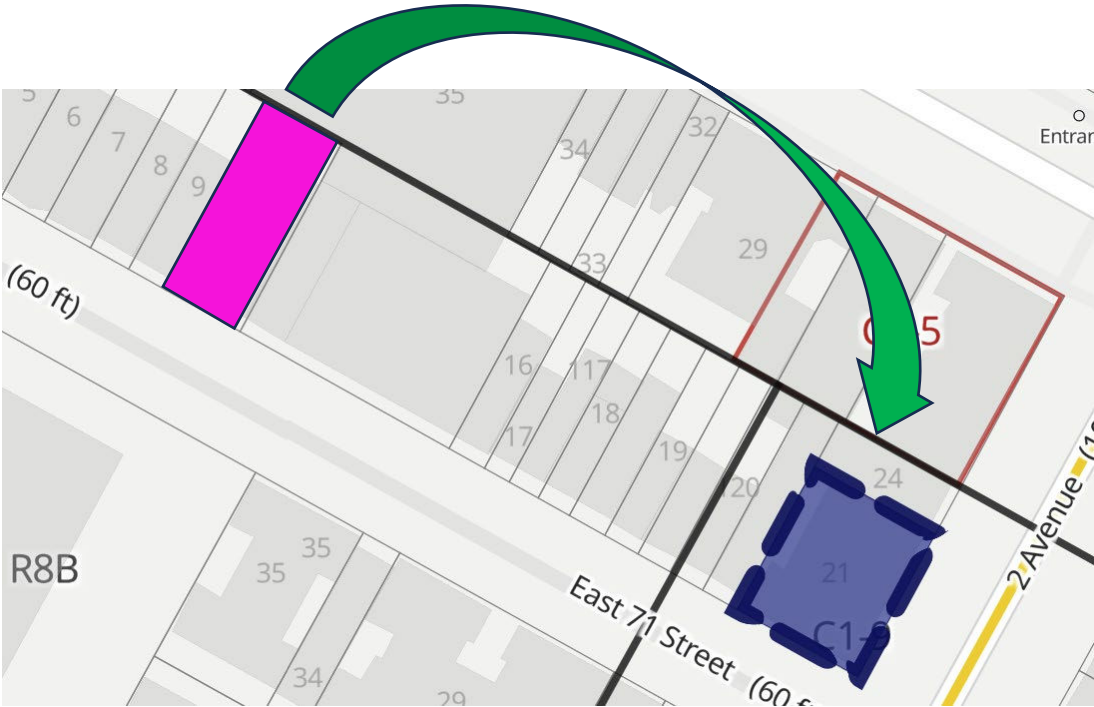


Proposed



LANDMARKS – COMMUNITY DISTRICT 8M

Transfer from Individual Landmark



Individual Landmark – Richard Henry Dana House	
Floor Area allowed (FAR 4.0)	17,000 SF
UAP Housing Bonus (FAR.8)	3,400
Transit Improvement Bonus	<u>3,400</u>
Total	23,800 SF
Existing Floor Area	<u>12,500</u>
Transfer Development Rights (TDR)	11,300 SF



1349 Second Avenue	
Floor Area allowed (FAR 10.0)	49,000 SF
UAP Housing Bonus (FAR 2.0)	9,800
Transit Improvement Bonus	<u>9,800</u>
Total Development Rights (FAR 14.0)	68,600 SF
TDR from Landmark	<u>11,300</u>
Total with TDR (FAR 16.3)	80,000 SF
Existing Floor Area (FAR 4.50)	<u>22,000</u>

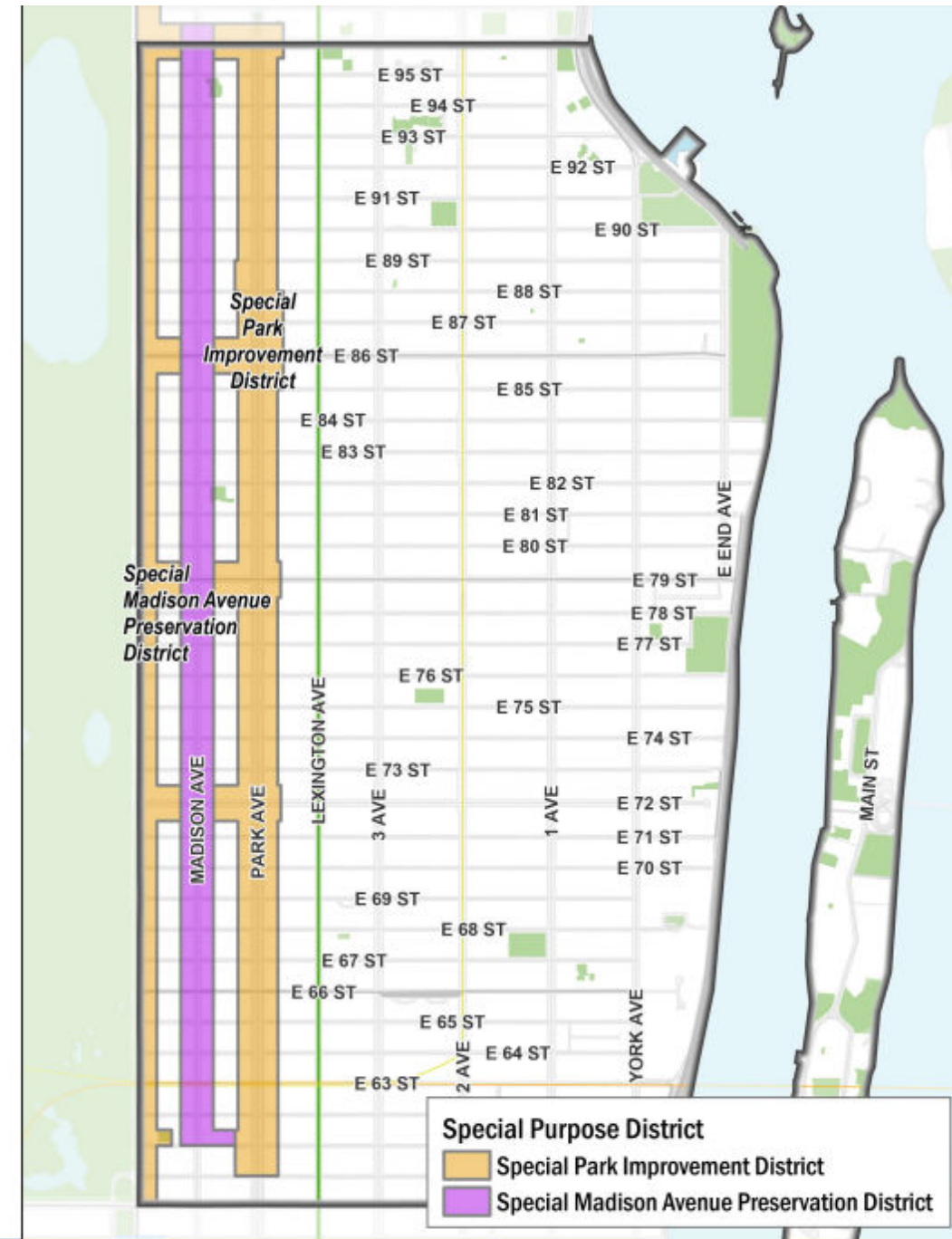
CD8 Special Districts

Align with UAP

- Allow sites to participate in Universal Affordability Preference (UAP) program
- With UAP, allow FAR increase of 20% and have higher maximum building height of the contextual R10A

Update regulations to underlying zoning districts

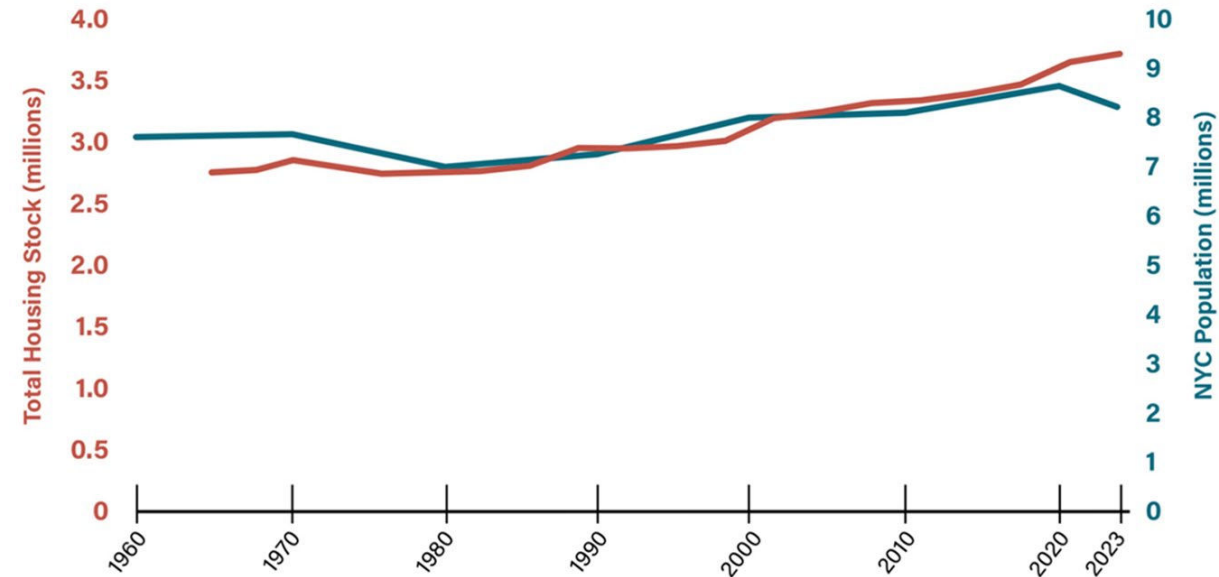
- Update base height limits to align with contextual R10A districts
- Eliminate redundant bulk regulations to reference underlying, i.e., street wall, balconies, dormers etc.



Why do we need more housing in New York City?

New York City faces a severe housing shortage that makes homes scarce and expensive:

- The **apartment vacancy rate is 1.41%** – the lowest since 1968. 2.33% of Manhattan rental apartments are vacant
- **Over 50% of renters are “rent burdened,”** meaning they spend over 30% of income on rent
- **92,879 homeless New Yorkers**, including **33,399 children**, slept in the shelter system on a given night in December 2023



Source: 2023 NYC Housing and Vacancy Survey and U.S. Census

Overview

NYC is not building enough housing to meet New Yorkers' needs

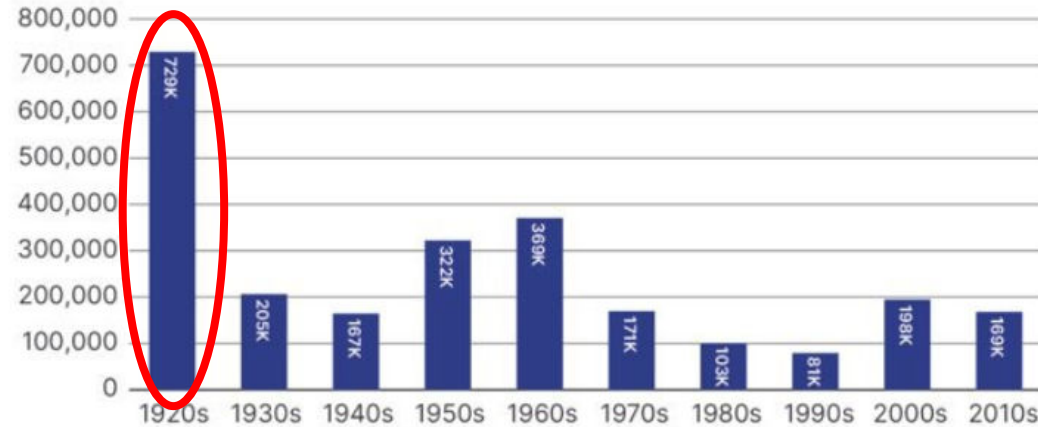
New York City is creating far less housing than it used to

At the same time, average household size is declining so we need more homes to house people

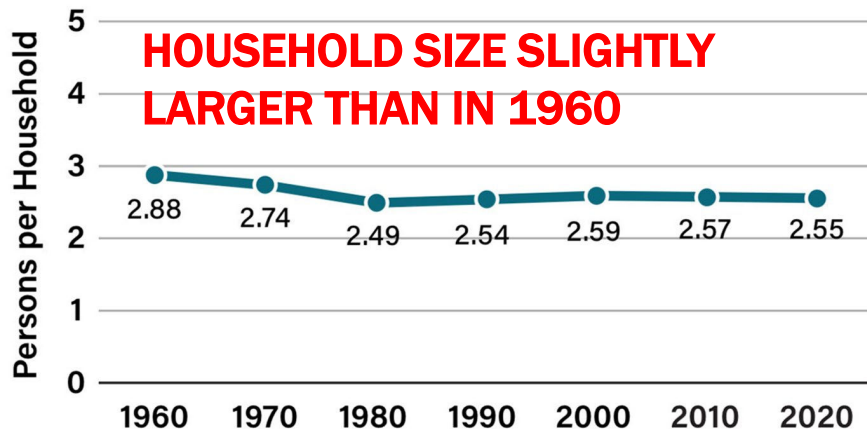
The housing shortage is due in part to restrictive zoning rules that limit the number and types of homes that can be built

**RESULT OF POST-WAR (WWI) POPULATION BOOM
AND 1916 ZONING RESOLUTION**

New Housing Production by Decade

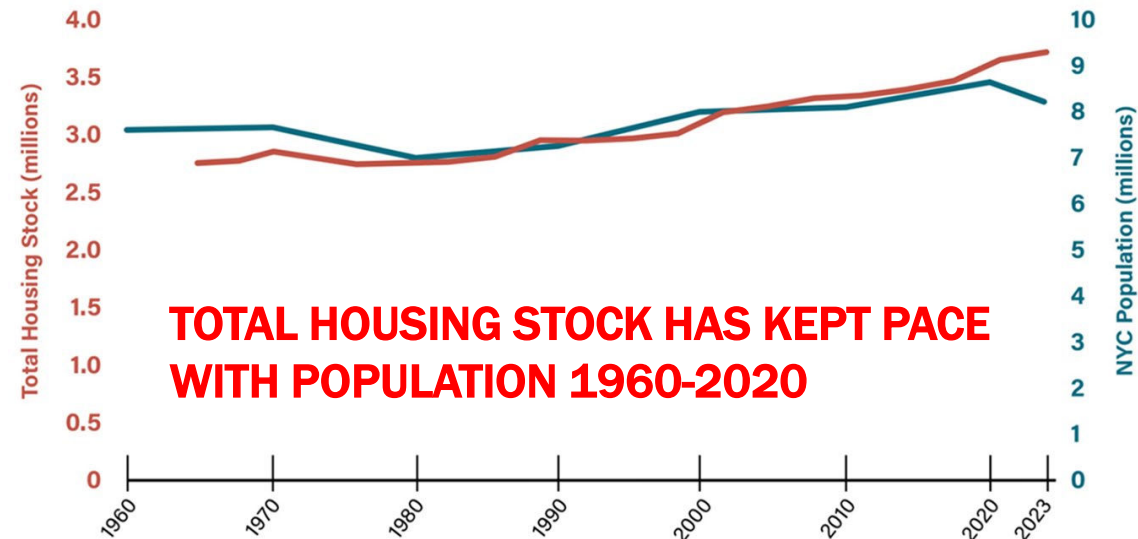


Persons per Household
New York City, 1960-2020



**HOUSEHOLD SIZE SLIGHTLY
LARGER THAN IN 1960**

Source: NYC Department of City Planning



**TOTAL HOUSING STOCK HAS KEPT PACE
WITH POPULATION 1960-2020**

Source: 2023 NYC Housing and Vacancy Survey and U.S. Census

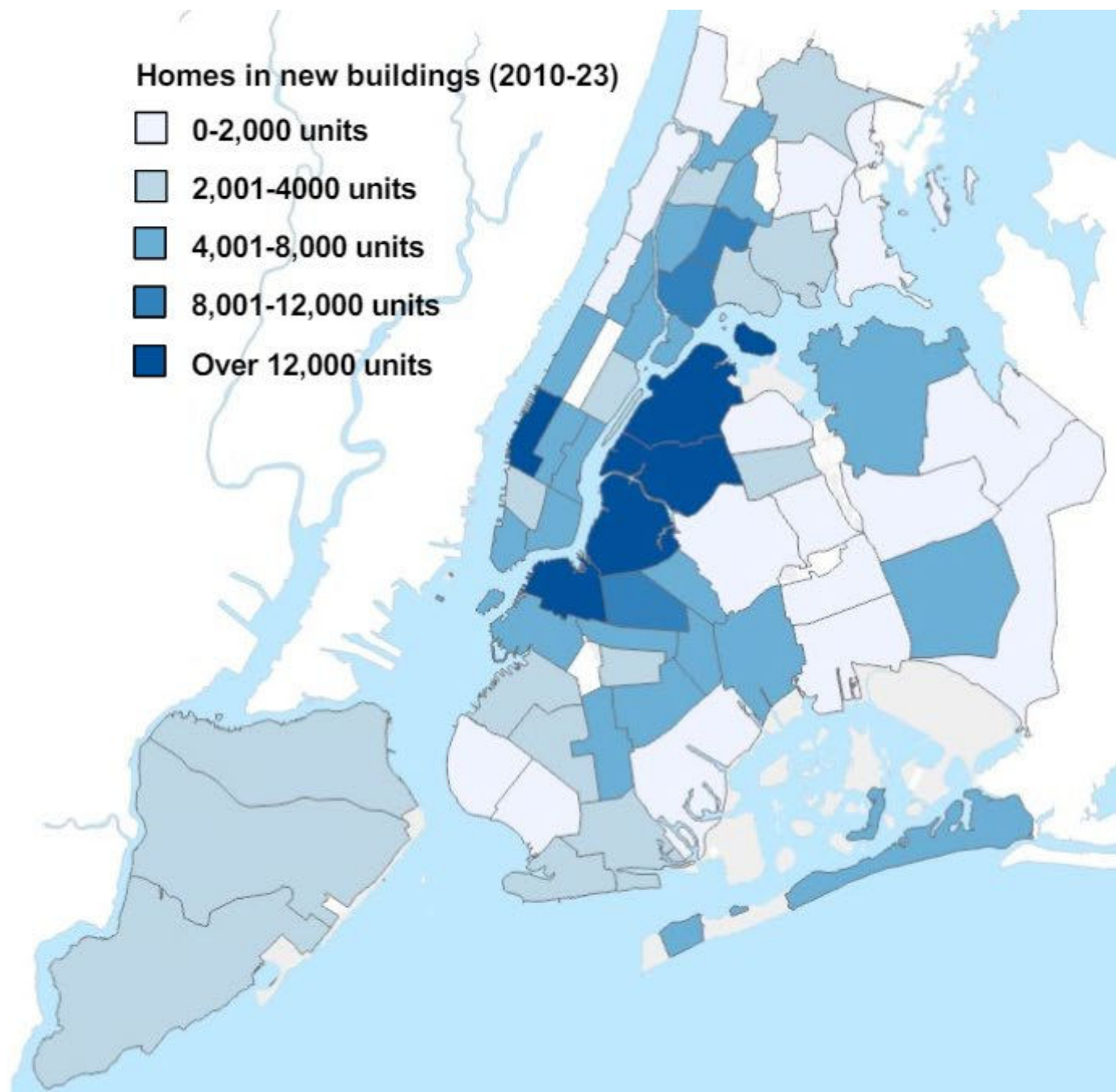
Overview

New housing is concentrated in just a few neighborhoods

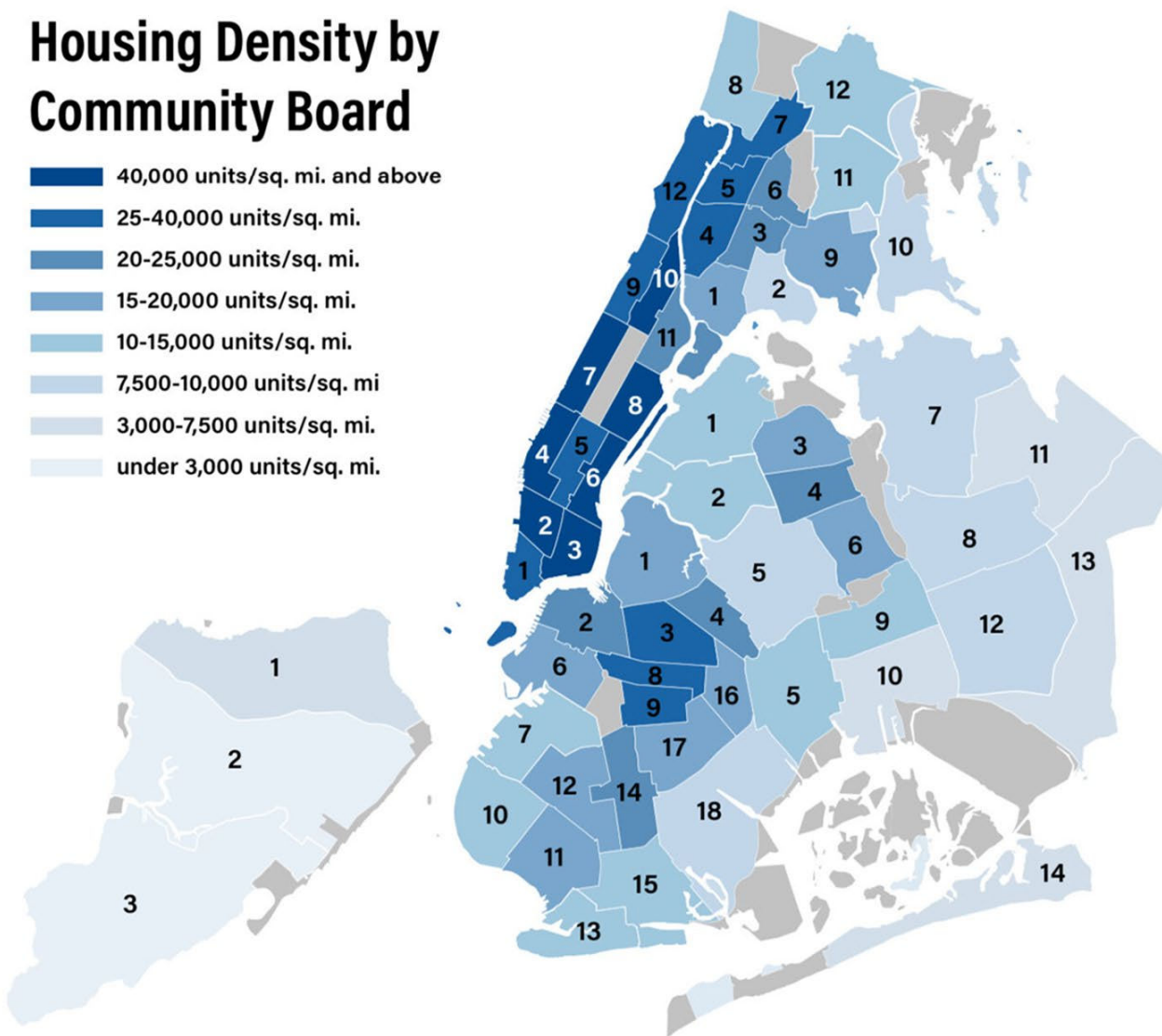
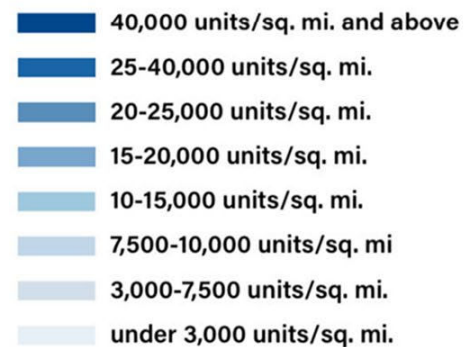
Almost all of New York City's recent housing production has been concentrated in a few neighborhoods

Some neighborhoods have created virtually zero new housing

This puts additional pressure on just a few parts of the city to produce almost all new housing

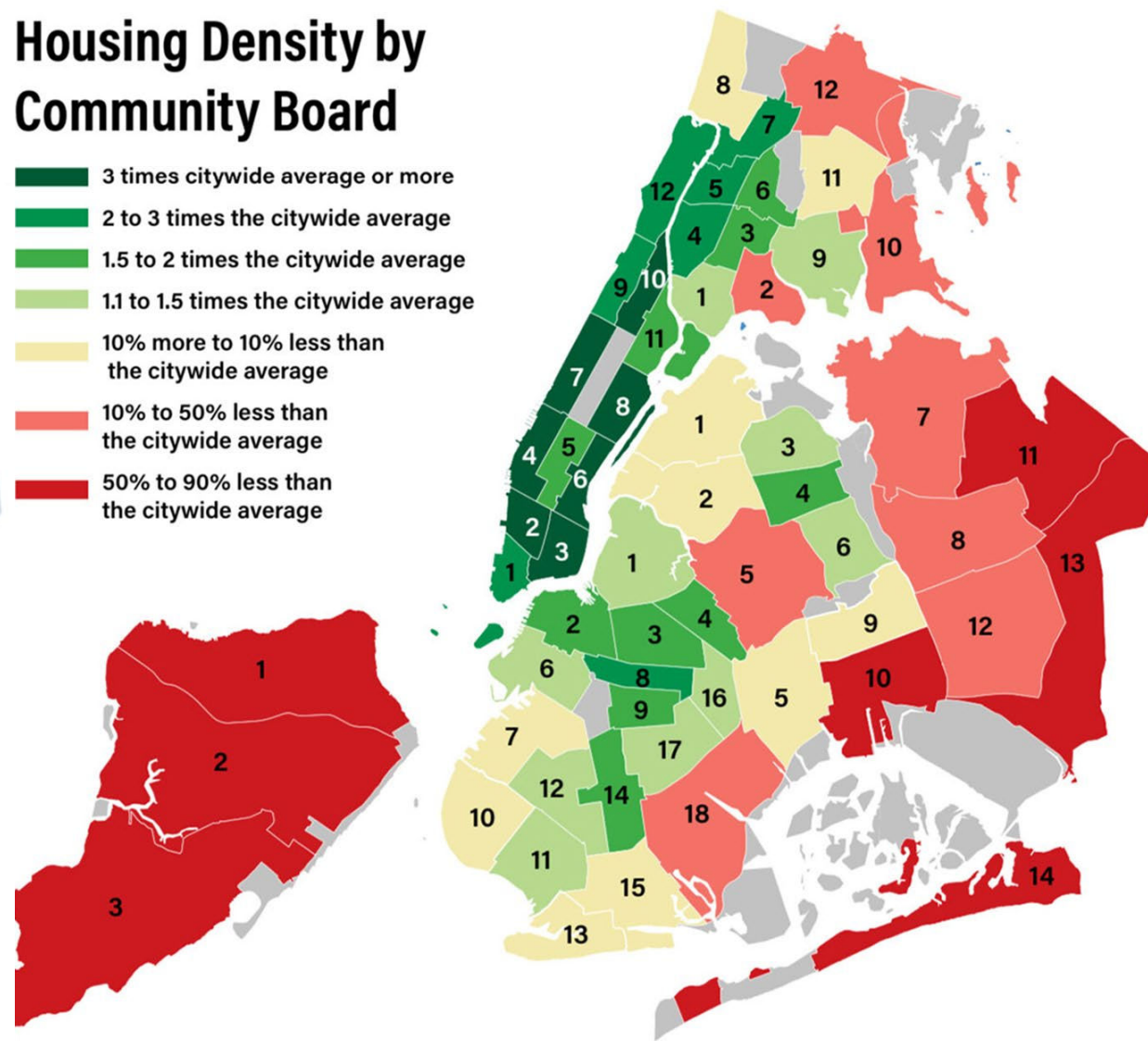
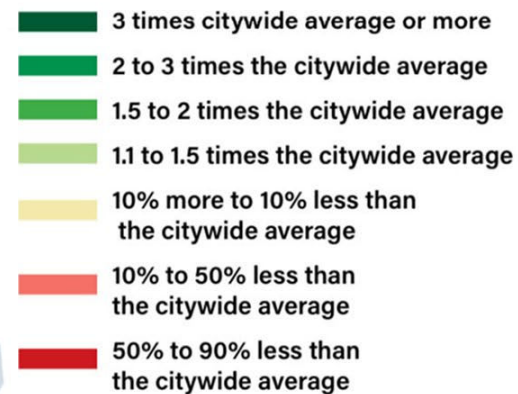


Housing Density by Community Board



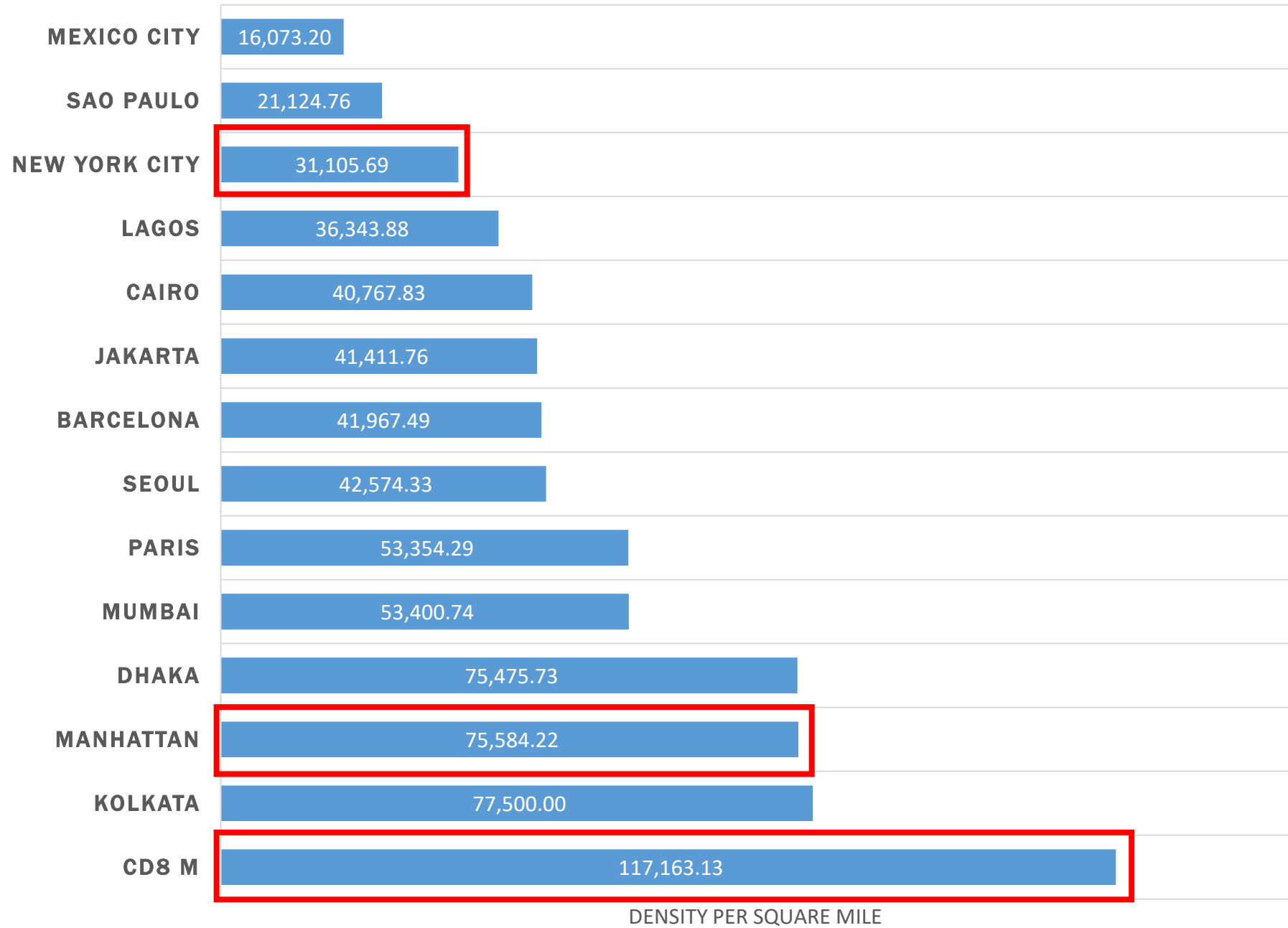
Note: Average citywide community board housing density is 13,288 units/sq. mi., while the overall NYC housing density is 11,941 units/sq. mi., which includes large parks, Gateway National Recreation Area, airports, and other areas not within any community board.

Housing Density by Community Board



Note: Average citywide community board housing density is 13,288 units/sq. mi., while the overall NYC housing density is 11,941 units/sq. mi., which includes large parks, Gateway National Recreation Area, airports, and other areas not within any community board.

POPULATION DENSITY OF CITIES



City of Yes for Housing Opportunity

Instructions: This worksheet is for anyone who chooses to express their support or concerns. If you choose to complete this optional worksheet, please review each part of the proposal. Check the box to express whether you support or do not support that specific goal or project component. You can leave notes in the comments section.

Low-Density

Town Center Zoning



Re-introduce buildings with groundfloor commercial and two to four stories of housing above, in areas where this classic building form is banned under today's restrictive zoning.

Support

☐

Do Not Support

☐

Transit-Oriented Development



Allow modest, three-to-five story apartment buildings where they fit best: large lots within half a mile of subway or Rail stations that are on wide streets or corners.

Support

☐

Do Not Support

☐

Accessory Dwelling Units



Permit accessory dwelling units such as backyard cottages, garage conversions, and basement apartments.

Support

☐

Do Not Support

☐

District Fixes



Give homeowners additional flexibility to adapt their homes to meet their families' needs.

Support

☐

Do Not Support

☐

- › 2.2a: For low-density commercial districts, the Proposed Action would provide additional residential FAR and height and provide a preferential FAR for mixed developments.
 - › 2.2b: For Qualifying Sites, the Proposed Action would: define Qualifying Site criteria, including location within the Greater Transit-Oriented Development Area and a minimum lot size of 5,000 square feet; modify use regulations to allow multifamily housing on Qualifying Sites within one- and two-family districts; and provide additional FAR and adjustments to height and setback regulations.
 - › 2.2c: For low-density campuses, the Proposed Action would: define campus as a 1.5-acre or full block site; replace restrictive yard and open space requirements with a 50-percent lot coverage maximum; and provide new height limits for infill developments in R3-2, R4, and R5 districts.
-
- › 2.3a: Define a new type of residence called an “accessory dwelling unit” or “ADU” with a size limit of 800 square feet and be located on a zoning lot with a one- or two-family residence;
 - › 2.3b: Provide ADU-specific relief from various provisions that limit the number of dwelling units on a zoning lot and parking requirements, and in conjunction with other low-density initiatives, provide generally applicable allowances for FAR, height and setback, yard requirements, distance-between-building requirements, and new non-compliances in R1 through R5 districts to accommodate an ADU on typical zoning lots with one- and two-family residences.

To provide additional flexibility for existing buildings and support incremental housing production across lower-density areas, the Proposed Action would make generally minor adjustments to:

- › 2.1a: Provide additional FAR and adjust floor area rules;
- › 2.1b: Adjust perimeter height limits and building envelopes;
- › 2.1c: Adjust yard, open space, and court requirements;
- › 2.1d: Increase flexibility to provide off-street parking where required or voluntarily provided; and
- › 2.1e: Relax minimum lot size and width restrictions.

Medium and High Density

Universal Affordability Preference



Allow buildings to add at least 20% more housing if the additional homes are permanently affordable. This proposal extends an existing rule for affordable senior housing to all forms of affordable and supportive housing.

Support

☐

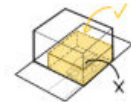
Do Not Support

☐

Eliminate zoning distinctions between wide and narrow streets.
Increase FAR by 20% for AUP.
Increase height limit on R8B to 105 feet (currently 85 feet).

Citywide

Lift Costly Parking Mandates



Eliminate mandatory parking requirements for new buildings. Parking would still be allowed, and projects can add what is appropriate at their location.

Support

☐

Do Not Support

☐

3.1a: Manhattan Core and Long Island City

This geography comprises Manhattan Community Districts 1 through 8 and portions of Long Island City. In this geography, there is currently no required parking for any new housing and there are limits on how much parking may be provided voluntarily. Under the Proposed Action, the basic regulations within this geography would remain the same, with limited adjustments. Parking requirements for all other areas would be removed.

Convert Non-Residential Buildings to Housing



Make it easier for underused, nonresidential buildings, such as offices, to be converted into housing.

Support

☐

Do Not Support

☐

Expand to entire city.
Allow more recent buildings to convert
Allow conversions to different types of housing (supportive, shared, and dorms)

Small and Shared Housing



Re-introduce housing with shared kitchens or other common facilities. Eliminate strict limits on studios and one-bedroom apartments.

Support

☐

Do Not Support

☐

Alter minimum unit size to 500 square feet
Reintroduce shared housing (units with common kitchens, etc.)

Campus Infill



Make it easier to add new housing on large sites that have existing buildings on them and already have ample space to add more, (e.g., a church with an oversized parking lot).

Support

☐

Do Not Support

☐

Change rules for distances between buildings and height differentials. Reduce lot coverage requirements.

Miscellaneous

New Zoning Districts

Create new Residence Districts requiring Mandatory Inclusionary Housing that can be mapped in central areas in compliance with state requirements. (citywide)

Support

Do Not Support

Update to Mandatory Inclusionary Housing

Allow the deep affordability option in Mandatory Inclusionary Housing to be used on its own. (citywide)

Support

Do Not Support

Sliver Law

Allow narrow lots to achieve underlying Quality Housing heights in R7-R10 districts.

Support

Do Not Support

Quality Housing Amenity Changes

Extend amenity benefits in the "Quality Housing" program to all multifamily buildings, and update to improve incentives for family-sized apartments, trash storage and disposal, indoor recreational space, and shared facilities like laundry, mail rooms, and office space. (citywide)

Support

Do Not Support

Landmark Transferable Development Rights

Make it easier for landmarks to sell unused development rights by expanding transfer radius and simplifying procedure. (citywide)

Support

Do Not Support

Railroad Right-of-Way

Simplify and streamline permissions for development involving former railroad rights of way. (citywide)

Support

Do Not Support

Create new zoning districts with FARs above 12 FAR • These zoning districts could only be mapped with Mandatory Inclusionary Housing. Create new medium-density zoning districts to fill gaps in the range of zoning districts Mapping any of these districts would require a future action (ULURP).

	FAR (UAP)	MAX HT.
R11	15	325 ft
R11A	15	325 ft
R12	18	395 ft

Allow MIH Option 3 to be a standalone option • MIH Option 3 requires a 20% set-aside at an average of 40% AMI • Equalize MIH FARs for districts where UAP FAR is higher • Streamline rules for 100% affordable projects • Reduces conflicts with term sheets and subsidy programs • Facilitates affordable homeownership

Replace the Sliver Law with height-limited contextual envelopes The Sliver Law dates to the 1980s and imposed height limits on narrow lots (>45') before height limits existed in zoning. This would allow tall, narrow buildings in the mid-block areas of CD8 (in R8B that would equate to a building less than 45 feet wide at a height of 105 feet.)

QHP is currently mandatory in R6 through R10 contextual zoning districts and optional in all other R6 through R10 zones. It would be expanded city-wide.

Additional Zoning Deductions

Elevated Ground Floor Zoning Deduction
Refuse storage and Disposal Requirements and Zoning Deduction.
Laundry Facilities Zoning Deductions
Daylight In Corridors Zoning Deductions
Density Per Corridor Zoning Deduction

Discussed in previous slides