

# City of Yes: Zoning for Housing Opportunity

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**The Association for Neighborhood & Housing Development (ANHD) supports the stated goal of the City of Yes** - Zoning for Housing Opportunity (ZHO) proposal to introduce more opportunity for housing development in neighborhoods across the city, particularly those that have not done their fair share and remain exclusionary for too many New Yorkers.

But this goal cannot be achieved through focusing solely on a supply-side approach that will primarily increase unregulated, market-rate housing production. **ZHO must prioritize and maximize opportunities for affordability.**

ANHD recommends the following modifications to the Zoning for Housing Opportunity text amendments

## **UNIVERSAL AFFORDABILITY PREFERENCE (UAP)**

**Add a mandated deep affordability band** serving households at 40% AMI to ensure a dedicated portion of affordable housing for Very Low Income households, while keeping the maximum 60% AMI average to ensure financial viability.

**Provide a larger density bonus for more affordable units** by applying the higher 77% UAP density bonus currently proposed in certain areas to all the districts where UAP would apply. This would create more consistency across mid- to high-density neighborhoods, and would enable 100% affordable housing buildings to be larger than 80/20 buildings.

## TOWN CENTER ZONING & TRANSIT-ORIENTED DEVELOPMENT

Modify both the Town Center Zoning and Transit Oriented Development proposals to **require affordable units for developments over 10 units**.

**Ensure safety and affordability for residents of existing basement units**, while giving low and moderate income homeowners a viable path to legalizing them by allowing the residential conversion of a subgrade space in small (1-3 family) homes, and removing zoning obstacles to compliance around parking requirements and floor area limits

## RESIDENTIAL CONVERSIONS

Make approval of this proposal contingent on the inclusion of **anti-harassment & retention protections** for existing commercial and non-profit tenants.

**Pilot this proposal in a smaller area** where some conversions are already allowed today to better assess its impacts before applying it citywide.

## ACCOMPANYING COMMITMENTS

The City must agree to accompanying commitments to prevent any negative effects of these zoning changes and equip communities to utilize and benefit from them, including: **increased funding for organizing, outreach, and technical assistance** and a commitment to adequate staffing within city agencies to enforce existing laws.

**With these changes, ZHO can be a valuable tool to help make NYC's housing development more equitable, and more oriented towards affordability. Without them, it will unfortunately be another missed opportunity to use NYC's zoning to help solve our affordability crisis.**



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to learn more about ANHD's City of Yes recommendations