

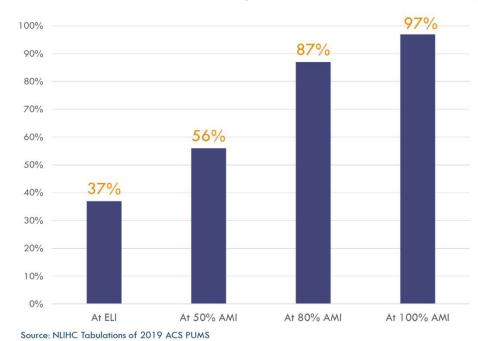


POLICY PROBLEM:

NYC lacks affordable housing stock to meet rising demand

- Lack of supply and increased demand has resulted in rising costs of rent and home payments
- NYC metro area has an affordable housing deficit of over 600,000 units
- New York City:
 - 69% of extremely low-income renters face severe rent burdens
 - New building construction can take up to ten years
 - Average wait time for federal public housing is nine years

Affordable and Available Homes per 100 Renter Households (NY State)







System that gives preferred access of vacant and foreclosed residential properties to community land trusts (CLT) and 501(c)(3) nonprofit corporations



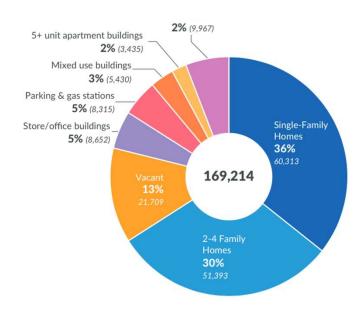
 P^3

Property-to-People Pipeline



P³ BUILDS FROM OPPORTUNITY AND COMMUNITY INTEREST

Existing Uses of Underdeveloped Lots by Building Class, 2018



NYC Community
Land Trust
Initiatives

Northern Manhattan CLT
Northwest Bronx Community and Clergy Coalition
Mary Mitchell Center
We Stay/Nos Quedamos
Banana Kelly CIA

Mott Haven-Port Morris Community Land Stewards

Chhaya CDC

This Land is Ours CLT
Cooper Square CLT
Cooper Square CLT
Chinatown CLT

Chinatown CLT

RAIN CLT

Northfield LDC

Brownsville CLT

Northfield LDC

Rast New York CLT

Source: Citizens Budget Commission of NYC 2020

Source: NYC Community Land Initiative 2022

P³ PROCESS

- Growing movement to leverage community ownership
- Offering unused land would increase NYC's
 Affordable housing stock and provide city with immediate financial return
- Existing precedent in NYC
 - New Housing Market Plan and Housing+ Program

Current Stock of Vacated and Foreclosed Housing Identified for Development Stock Designated as New Housing Units (NHUs) NHUs Auctioned to CTLs and Non-**Profits**



Collaborative body that expedites rezoning reviews for affordable housing applications proposed on underdeveloped lots

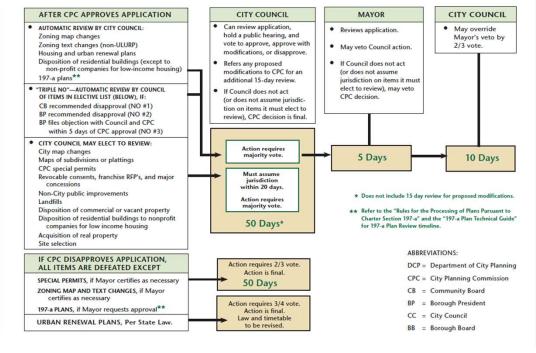
AHDI

Affordable Housing **Development** Initiative

CURRENT INEFFICIENT PROCESS OF REZONING

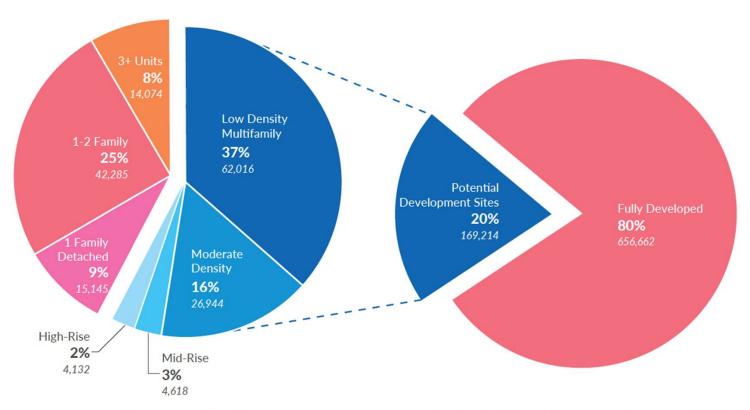
Uniform Land Use Review Procedure (ULURP)

CITY MAP CHANGES MAPS OF SUBDIVISIONS	DEPARTMENT OF CITY PLANNING Application and Pre-Certification	COMMUNITY BOARD	BOROUGH PRESIDENT and BOROUGH BOARD	CITY PLANNING COMMISSION	
PLATTINGS ZONING MAP CHANGES CPC SPECIAL PERMITS REVOCABLE CONSENTS FRANCHISE REP'S MAJOR CONCESSIONS NON-CITY PUBLIC IMPROVEMENTS HOUSING AND URBAN RENEWAL PLANS LANDFILLS DISPOSITION OF REAL PROPERTY ACQUISITION OF REAL PROPERTY SITE SELECTION	Receives application and related documents. Forwards application and documents within 5 days to CB, BP, and CC (and BB, if project affects more than one CB). Certifies application as complete.	Notifies public. Holds public hearing. Submits recommendation to CPC, BP (and BB). Can waive rights on franchise RFP's and leases.	BP submits recommendation to CPC or waives right to do so. BB (if project affects more than one CB) may hold a public hearing and submit recommendation to CPC or waive right to do so.	Holds public hearing. Approves, modifies or disapproves application. Files approvals and approvals with modifications with City Council. Disapprovals are final, except for zoning map changes, special permits, and urban renewal plans.	SEE FLOW CHART BELOW FOR THE PROCESS FOR CITY COUNCIL
PROCESS TAKES	No Specified Time Limit (after 6 months, applicant or BP in some cases, may appeal to CPC for certification).	60 Days	30 Days	60 Days	AND MAYORAL REVIEW (Charter
Clock = 1 Year		C	G	0	Section 197-d)
TOTAL DAYS		60 Days	90 Days	150 Days	



AHDI OFFERS OPPORTUNITY FOR GROWTH

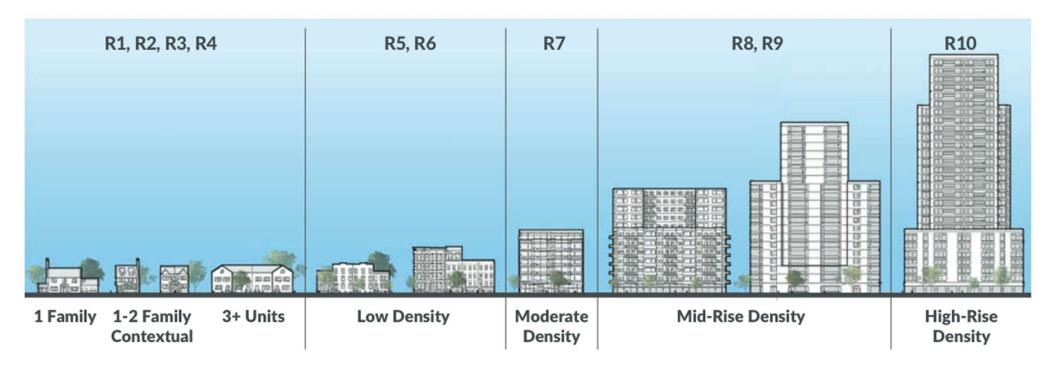
Share of Potential Development Sites by Density Level, 2018



Source: CBC staff analysis of data from City of New York, Department of City Planning, *Primary Land Use Tax Lot Output* 18.v2.1, (accessed August 1, 2019) https://www1.nyc.gov/assets/planning/download/zip/data-maps/open-data/nyc_pluto_18v2_1_csv.zip.

AHDI OFFERS OPPORTUNITY FOR GROWTH

Examples of Housing Typologies and Zoning Districts in each Density Category



Source: CBC analysis of New York City Department of City Planning, *Zoning Handbook*: 2018 Edition, Chapter 3: Residence Districts (accessed July 8, 2020), https://www.nyc.gov/assets/planning/download/pdf/about/publications/zoning-handbook/zoning-handbook-03.pdf.

AHDI PROCESS

- Expedited rezoning process can add to NYC's affordable housing stock by:
 - Incentivizing developers to use AHDI for quicker project completion
 - Decreasing development costs
- Leverages existing bureaucracies with rezoning power
 - Department of Buildings
 - City Planning Commission
- Allows for community engagement, while also promoting much needed development





COUNTERARGUMENTS & FEASIBILITY

- ☐ Not-In-My-Back-Yard (NIMBYism) viewpoints
 - Remove community input
 - Decline in the quality of life
 - Destroy historic properties
 - Not increasing affordable housing
- ☐ Integrated NIMBYism's viewpoints into the implementation

P³ FEASIBILITY

- Coordination with CLTs and nonprofits in certain boroughs and citywide
- Council—the Department of Buildings, CLTs, nonprofits, and community stakeholders
- Inspectors
- Similar programs exist nationwide

AHDI FEASIBILITY

- Members from the Department of Buildings and the City Planning Commission
- Similar programs exist nationwide –
 Massachusetts Chapter 40B and City of San Diego Expedite Program

CONCLUSION: STRENGTHS OF POLICY PROPOSALS

Empowering Communities



Empowering residents by educating and engaging them in ownership opportunities and the planning and development of their communities

Capitalizing on Existing Capacities



Capitalizing on existing capacities within communities, nonprofits, developers, and city agencies/commissions

Inclusive & Equitable Solutions



Policies that inclusively and equitably focus on the development of affordable housing and coexist with previous land use policies



NEXT STEPS: POLICY IMPLEMENTATION

Identify & Educate Stakeholders



Identify all relevant stakeholders and educate them on the P³ process and opportunities presently available in communities

Amend Existing Regulatory Statutes



Formally establish the AHDI and amend existing regulatory statutes to expedite the rezoning process for affordable housing applications proposed on underdeveloped lots

Prioritize Policies Citywide



Ensure longevity and success of proposed policies by engaging city officials and community leaders



CITATIONS

Slide 3:

- Figure 1: Affordable and Available Homes per 100 Renter Households. National Low Income Housing Coalition. Housing Needs by State: New York State Overview. Accessed April 10, 2022. https://nlihc.org/housing-needs-by-state/new-york
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Slide 4:

- East New York Community Land Trust (logo). Accessed April 10, 2021, https://encrypted-tbn0.gstatic.com/images?q=tbn:ANd9GcQASCHYLNHTupbQHX0E_gXZrlKwjj86LRe80w&usqp=CAU

Slide 5:

- Uses of Underdeveloped Lots by Building Class, 2018. Sean Campion. "Strategies to Boost Housing Production in the New York Metropolitan Area."
 Citizen's Budget Commission of New York. August 26, 2020. https://cbcny.org/research/strategies-boost-housing-production-new-york-city-metropolitan-area
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ULURP. https://www1.nyc.gov/assets/planning/download/pdf/applicants/applicant-portal/lur.pdf

Slide 9:

• Figure 14: Share of Potential Development Sites by Density Level, 2018. "Strategies to Boost Housing Production in the New York Metropolitan Area." Citizen's Budget Commission of New York. August 26, 2020. https://cbcny.org/research/strategies-boost-bousing-production-new-york-city-metropolitan-area

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- Figure 13: Examples of Housing Typologies and Zoning Districts in each Density Category. "Strategies to Boost Housing Production in the New York Metropolitan Area." Citizen's Budget Commission of New York. August 26, 2020. https://cbcny.org/research/strategies-boost-bousing-production-new-york-city-metropolitan-area

Slide 11:

- Jeff Bessen. "Five Towns Officials Decry Hochul's Zoning Plan." Long Island Herald. Feb. 17, 2022. https://liherald.com/stories/five-towns-officials-decry-hochuls-zoning-plan,138499
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- Citizen's Housing and Planning Association. "Factsheet on Chapter 40B: The State's Affordable Housing Zoning Law." Accessed March 27, 2022. https://www.chapa.org/sites/default/files/Fact%20Sheet%20on%20Chapter%2040B%202011%20update.pdf
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