

City of Yes Impacts at a Glance

| What Changed? | What is the Impact? | For Whom is this Relevant? |
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| <p>Adaptive Reuse Buildings constructed through 1990 can now convert to residential in all districts that allow residential use, and to a wider range of housing types.</p> | <p>Paired with the state tax incentive 467m, conversions will likely be financially feasible for more types of buildings in more parts of the city.</p> | <p>Owners of under-performing commercial and industrial buildings</p> <p>Nonprofits, faith-based organizations, and institutions with under-utilized assets</p> <p>Developers</p> |
| <p>Universal Affordability Preference Sites in non-MIH medium and high-density zoning districts (R6 and up*) can build at least 20% more housing, if those homes are affordable to households earning an average of 60% of AMI. This includes all forms of affordable and supportive housing.</p> | <p>Paired with 485x and increased heights, mixed-income and affordable housing may be a more viable and an attractive development option.</p> <p>For sites within prior voluntary Inclusionary Housing areas, project economics may shift due to greater affordability requirement.</p> | <p>Property owners</p> <p>Developers</p> <p>Supportive and senior housing advocates, developers, and service providers**</p> <p>Nonprofits, faith-based organizations, and institutions with under-utilized assets***</p> |
| <p>Accessory Dwelling Units One- or two-family residences can add an additional accessory dwelling, subject to some nuanced location and typology restrictions. (Accessory dwelling unit will be subject to existing short-term rental restrictions outside of zoning.)</p> | <p>Owners of one- or two-family houses may be able to build an additional unit - for family members or to generate income.</p> <p>There may be a tradeoff between costs of adding an ADU (e.g., construction, property taxes) and its income generation potential.</p> | <p>Homeowners</p> <p>Developers, especially local, small, MWBE, and mom-and-pop developers</p> <p>Modular housing designers, developers & manufacturers</p> |
| <p>Missing Middle Sites in low-density areas now have more development options, including two-family and multifamily housing where they were only nominally permitted, and 3- to 5-story buildings near transit (“TOD”) and commercial hubs (“Town Center”). More nuanced geographic limitations apply.</p> <p>Sites with existing community facilities (e.g., churches, libraries) can access the higher density allowance even if they do not meet TOD criteria for housing development.</p> | <p>New rules generally increase land value and unlock new types of development opportunities in lower density neighborhoods that have historically seen less housing growth and fewer types of developments.</p> <p>The 20% affordability requirement for Town Center and TOD developments over 50 units could impact project feasibility.</p> <p>There could be new opportunities for moderately sized homeownership units at more attainable prices.</p> | <p>Property owners</p> <p>Developers, including local, small, MWBE, and mom-and-pop developers</p> <p>Nonprofits, faith-based organizations, and institutions with under-utilized assets</p> <p>Small faith-based organizations and nonprofits seeking ground floor spaces or to participate in new mixed-use development</p> |
| <p>Landmark Air Rights Landmarks can sell development rights to a greater transfer radius, under a less onerous approval process, and at a higher transfer amount in the highest density districts (R11 and R12).</p> <p>This mechanism is now newly available to landmarks in low density areas.</p> | <p>The market for air rights could potentially strengthen as landmarks that have air rights now have a bigger pool of potential buyers. Buyers may have an easier time massing air rights on site under the more flexible building height and form controls. Transactions may also be less costly and time-consuming, given the more streamlined approval pathways.</p> | <p>Landmarks (incl. nonprofits that are landmarks)</p> <p>Developers looking to purchase air rights to increase development potential</p> |

Notes:

* A number of new medium and high-density districts can be mapped in the future, enabling a greater range of development options including residential developments at 15 and 18 FAR (floor area ratio, a measure of density).

** Supportive housing may also benefit from reduced unit density controls and flexible zoning rules for smaller or shared living spaces, most applicable in the highest density areas (Manhattan Core, Downtown BK).

*** Other changes additionally make it easier for land-holding nonprofits or faith-based organizations to build. For example, a church with an oversized parking lot can more easily build infill housing on underutilized larger sites that have existing buildings on them through removal of undue obstacles for campus infill and reduction / elimination of parking requirements.

