

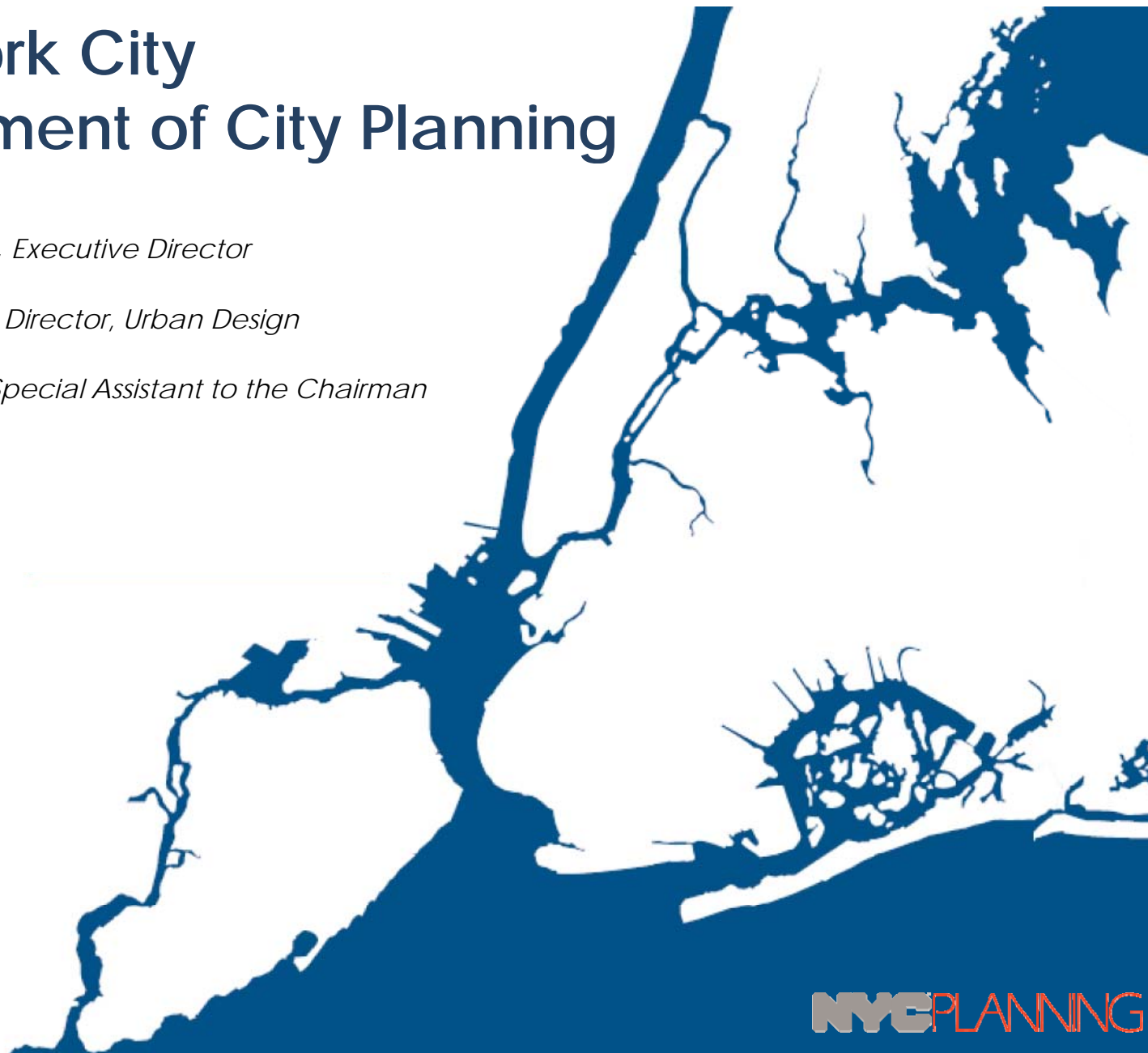
# New York City Department of City Planning

*Purnima Kapur, Executive Director*

*Jeff Shumaker, Director, Urban Design*

*Sophie Nitkin, Special Assistant to the Chairman*

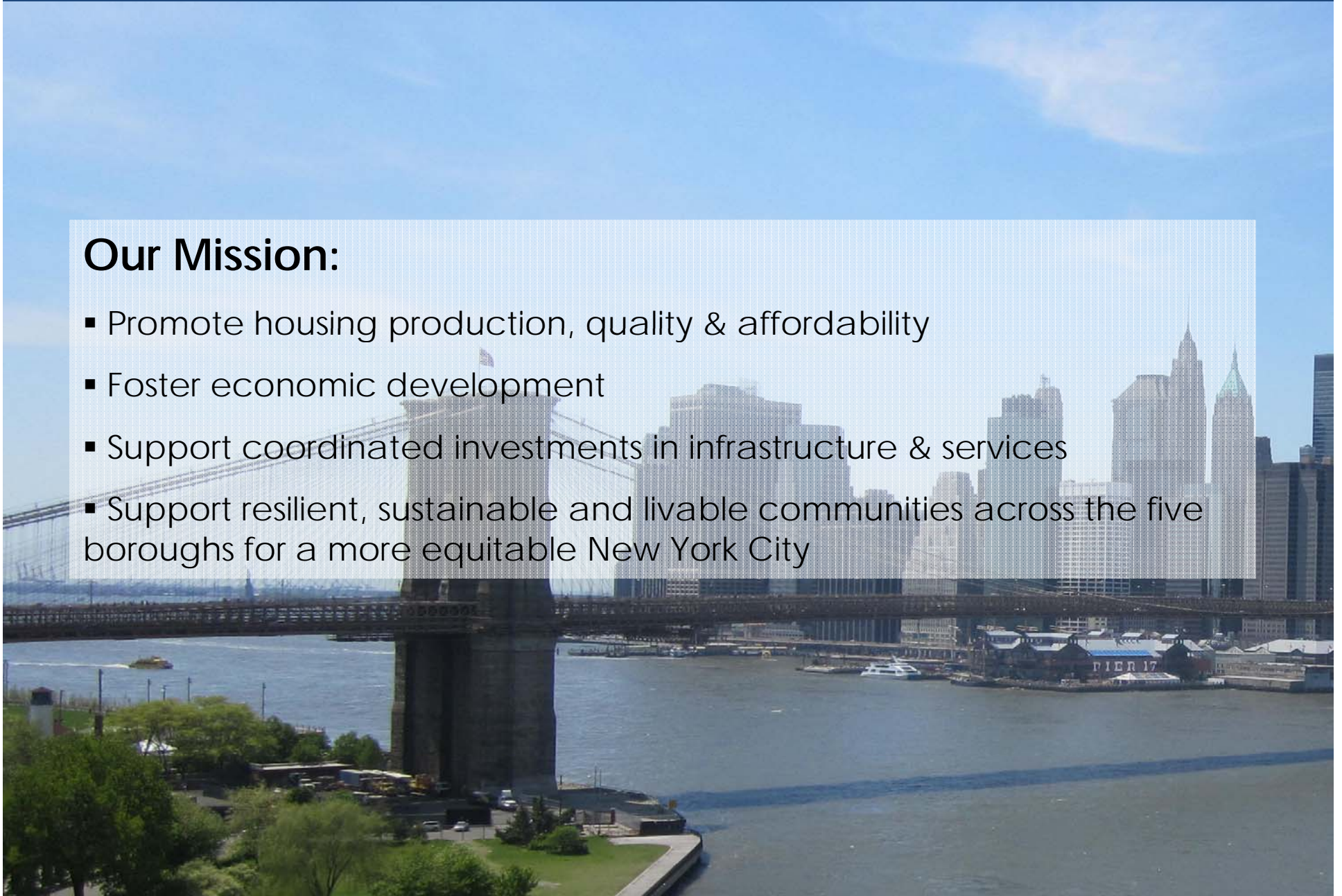
April 13, 2015



NYC PLANNING

## Our Mission:

- Promote housing production, quality & affordability
- Foster economic development
- Support coordinated investments in infrastructure & services
- Support resilient, sustainable and livable communities across the five boroughs for a more equitable New York City



## Department of City Planning



- Mayoral agency
- Responsible for planning for the orderly growth and development of the city
- Administers city's land use review process
- Approx. 250 employees

Director

=

## City Planning Commission



- 13 appointed commissioners
  - 7 by Mayor
  - 5 by Borough Presidents
  - 1 by Public Advocate
- Review and vote on discretionary land use applications

Chairman



## **Internal Structure:**

-Central Office

-Borough Planning Offices

(Manhattan, Brooklyn, Queens, Bronx, Staten Island)

## **Diverse skills and capacities, including:**

-Urban Planning

-Architecture & Urban Design

-Environmental Analysis

-Population and Demography

-Transportation Planning

-Traffic Engineering

-Economic Analysis

-Community Planning

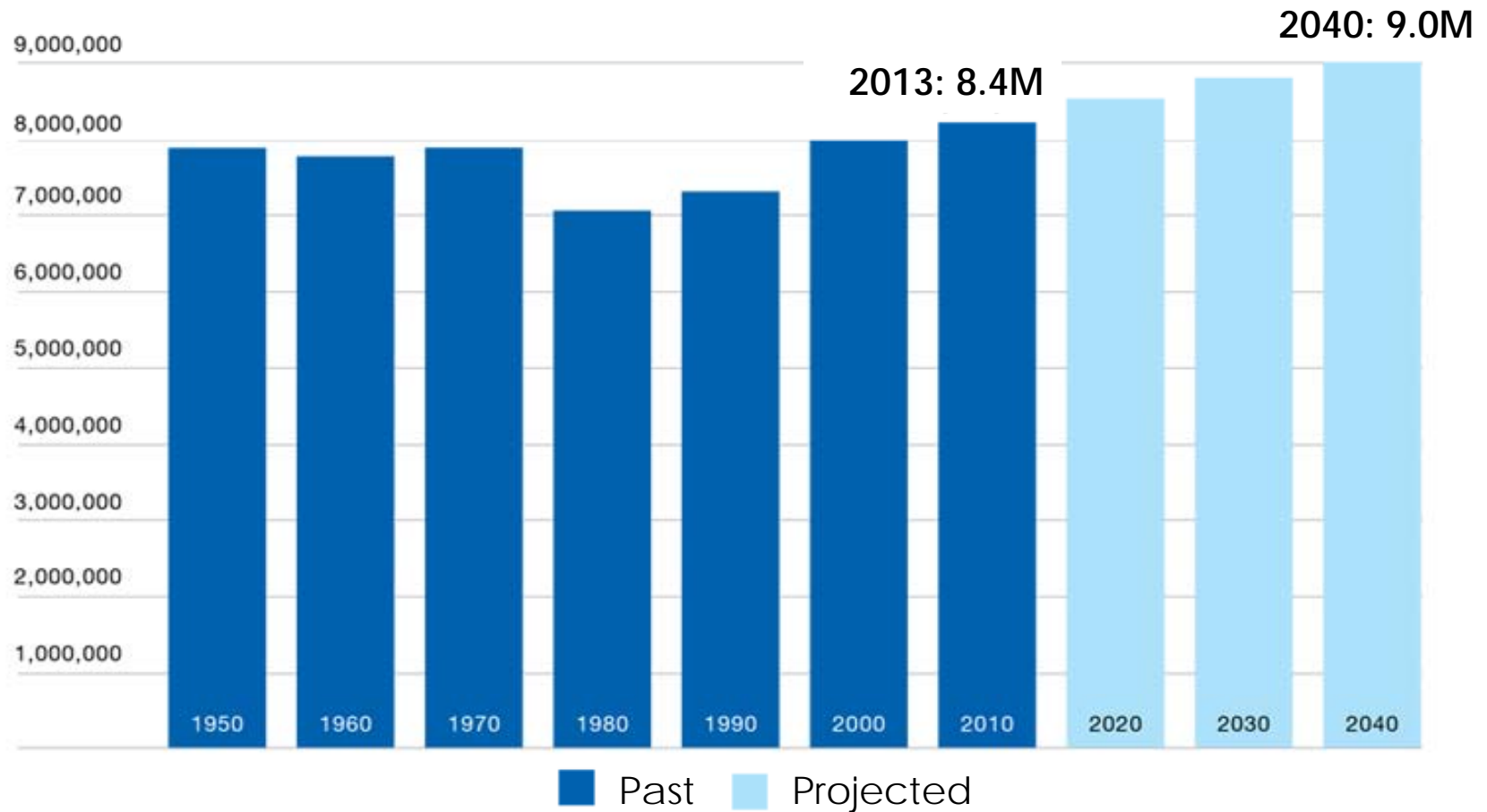
# Housing New York

A Five-Borough,  
Ten-Year Plan



The City's population has been on the rise since 1980

New York City Population: Historic and Projected





**Historic jobs growth**

- 120,000 jobs added in 2014
- 3.5M private sector jobs - all-time high
- Unemployment at 6.8%



**Global center of commerce**

- Gross City Product - all time high, \$678B
- High-paying sectors are expected to grow
- Companies continue to be drawn to New York  
*Cadillac, IBM Watson, Facebook, Google, and Amazon*

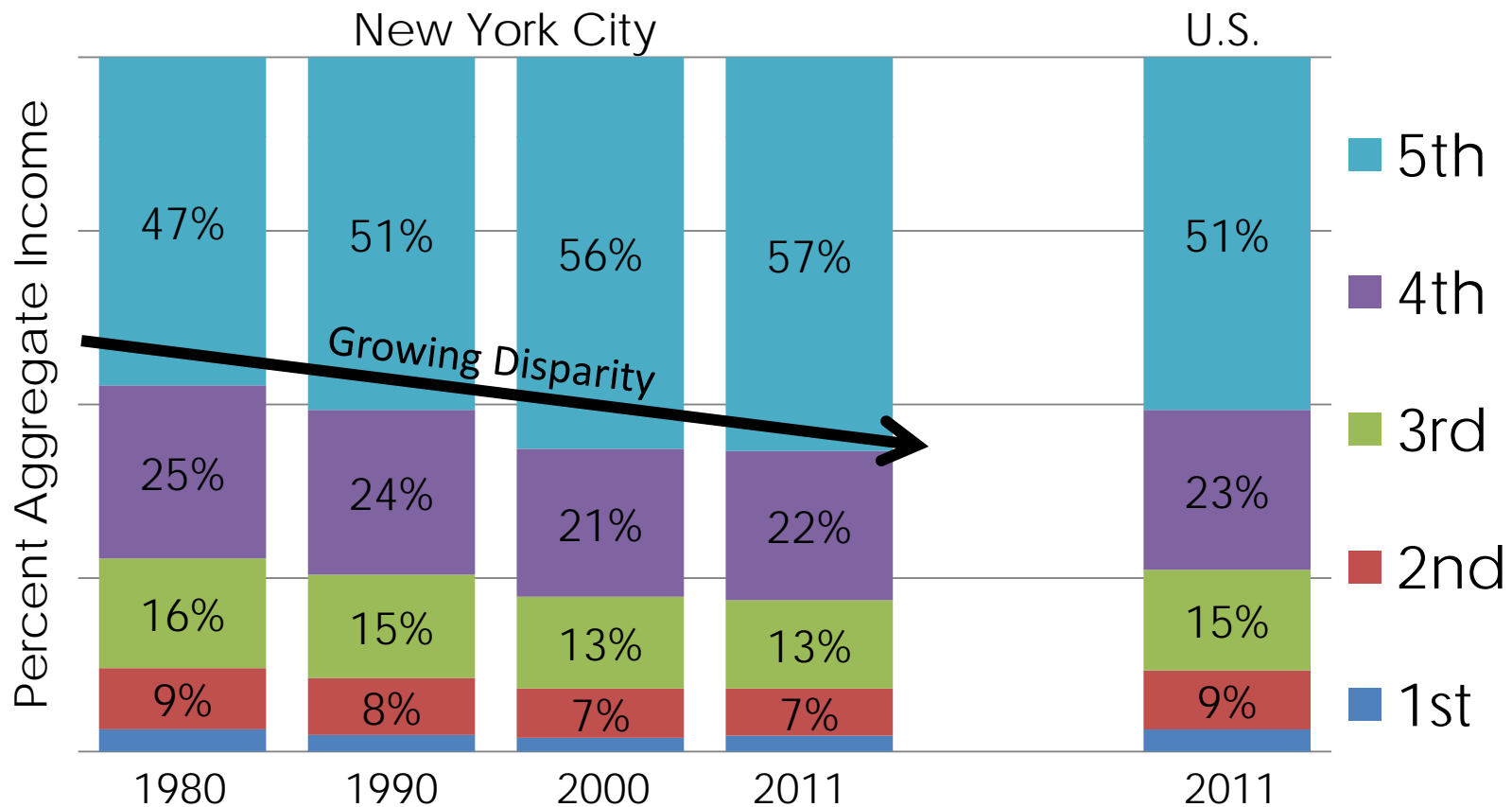


**A vibrant city**

- Global center for arts and culture
- Record tourism in 2014 – 56.4M visitors
- Transit ridership is up to 234 million, up 5% from last year

Income disparity has grown and is greater than the national gap

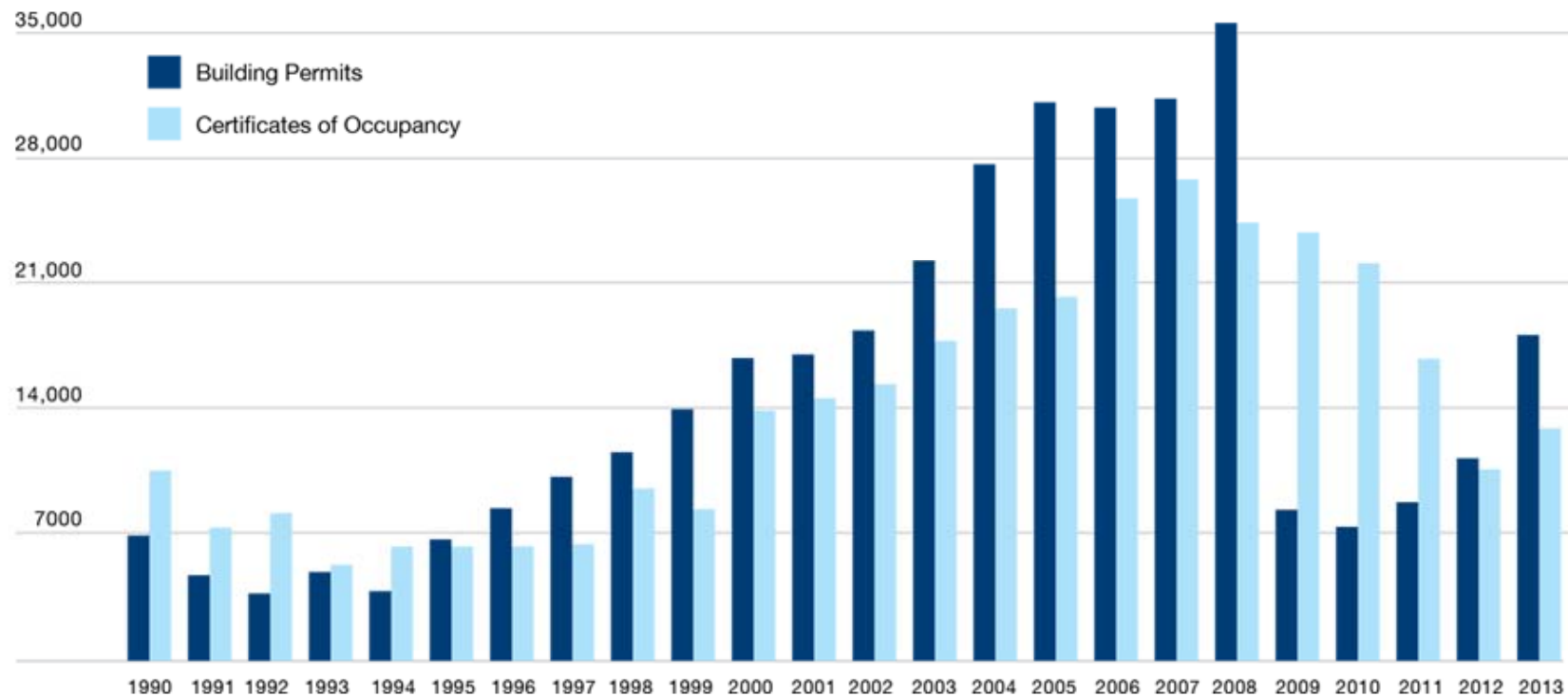
Share of Aggregate Household Income by Quintile, 1980-2011





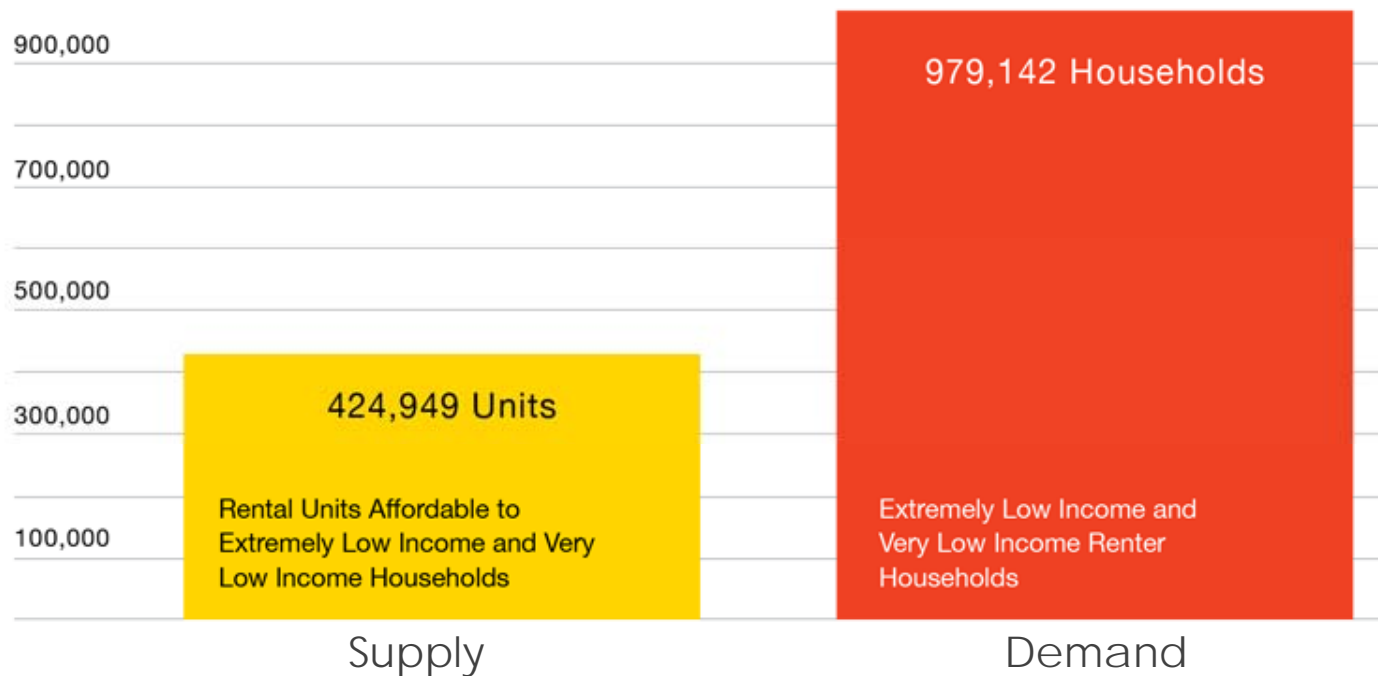
## Housing production has been insufficient to meet demand

New Housing Units Permitted and Completed 1990-2013



## Demand for housing among low income households is twice as large as the supply

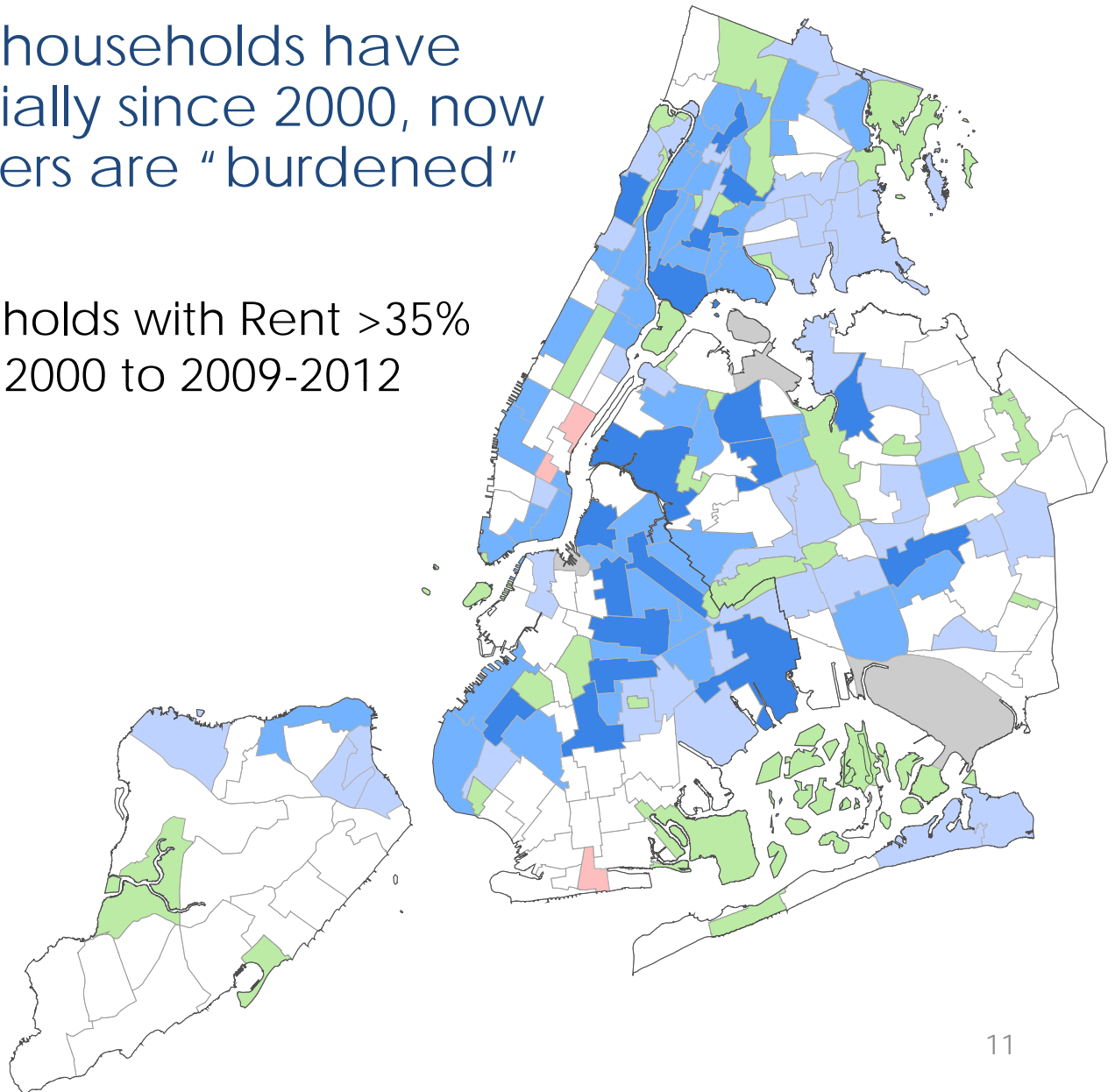
Supply and Demand Among Extremely Low Income and Very Low Income Renter Households



Rent burdened households have increased substantially since 2000, now almost half of renters are "burdened"

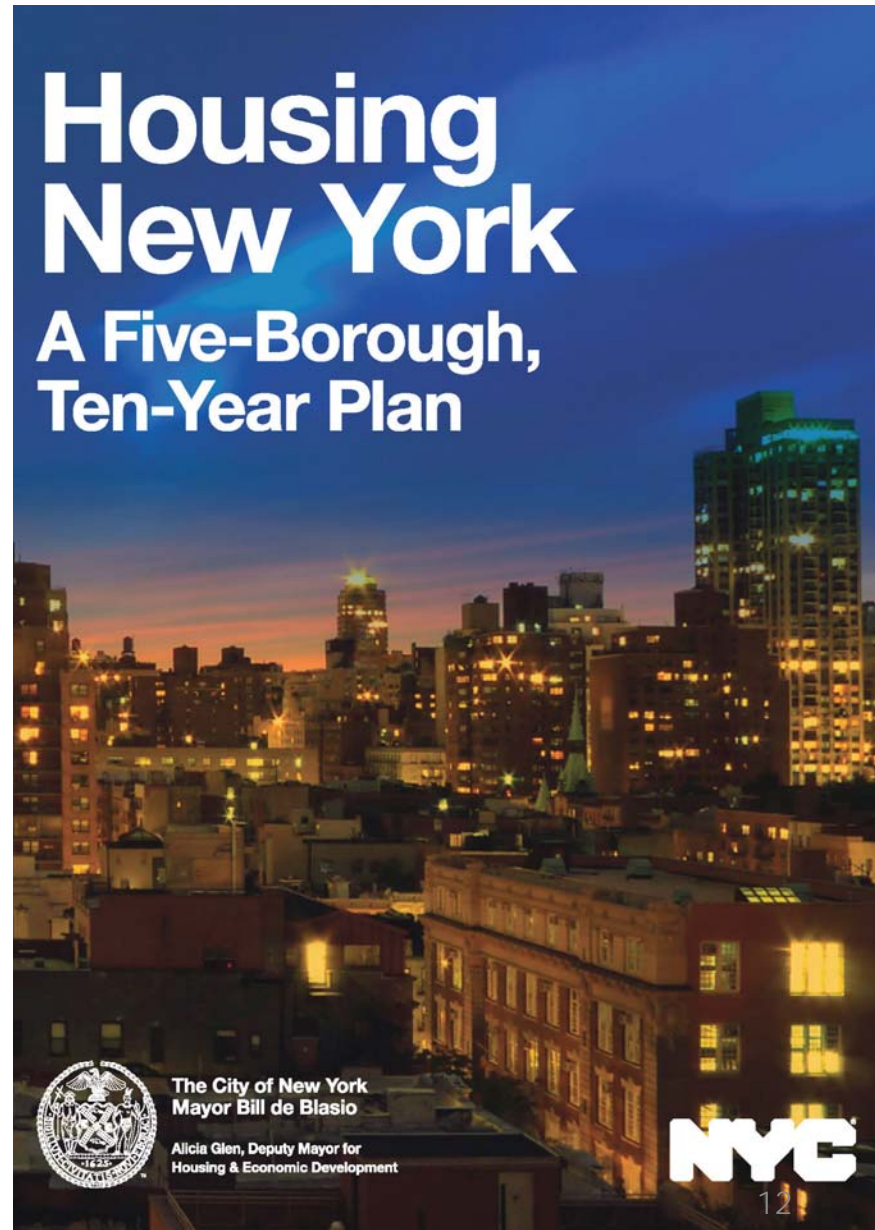
Change in # of Households with Rent >35% of Household Income 2000 to 2009-2012

- Gain of 2,000 +
- 1,000 to 1,999
- 500 to 999
- 499 to 499
- Loss of 500+



## Key features of the plan:

- **200,000 units** built or preserved over **10 years**
- Proposed City Investment: **\$6.7B**
- Total Development Cost: **\$41.1B**
- **120,000 units Preserved / 80,000 units New Construction**  
+ 160,000 Market Rate units
- **200% increase** in extremely low income units (<30% AMI)
- **50% increase** in moderate income units (80% - 120% AMI)



## 3 Paths to Affordable Housing Development in NYC:



### **Production of New Units:**

- Department of Housing Preservation and Development (HPD)
- NYC Housing Development Corporation (HDC)

### **Preservation of Existing Units:**

- HPD
- HDC

### **Incentivizing Production via Zoning:**

- Department of City Planning (DCP)

## Address the Housing Crisis by:

- Fostering diverse, livable neighborhoods
- Preserving the affordability and quality of the existing housing stock
- Building new affordable housing for all New Yorkers
- Promoting homeless, senior, supportive, and accessible housing
- Refining the City financing tools and expanding funding sources for affordable housing

# 3 Major Efforts at City Planning

1. Neighborhood Studies
2. Mandatory Inclusionary Housing
3. Zoning for Quality and Affordability









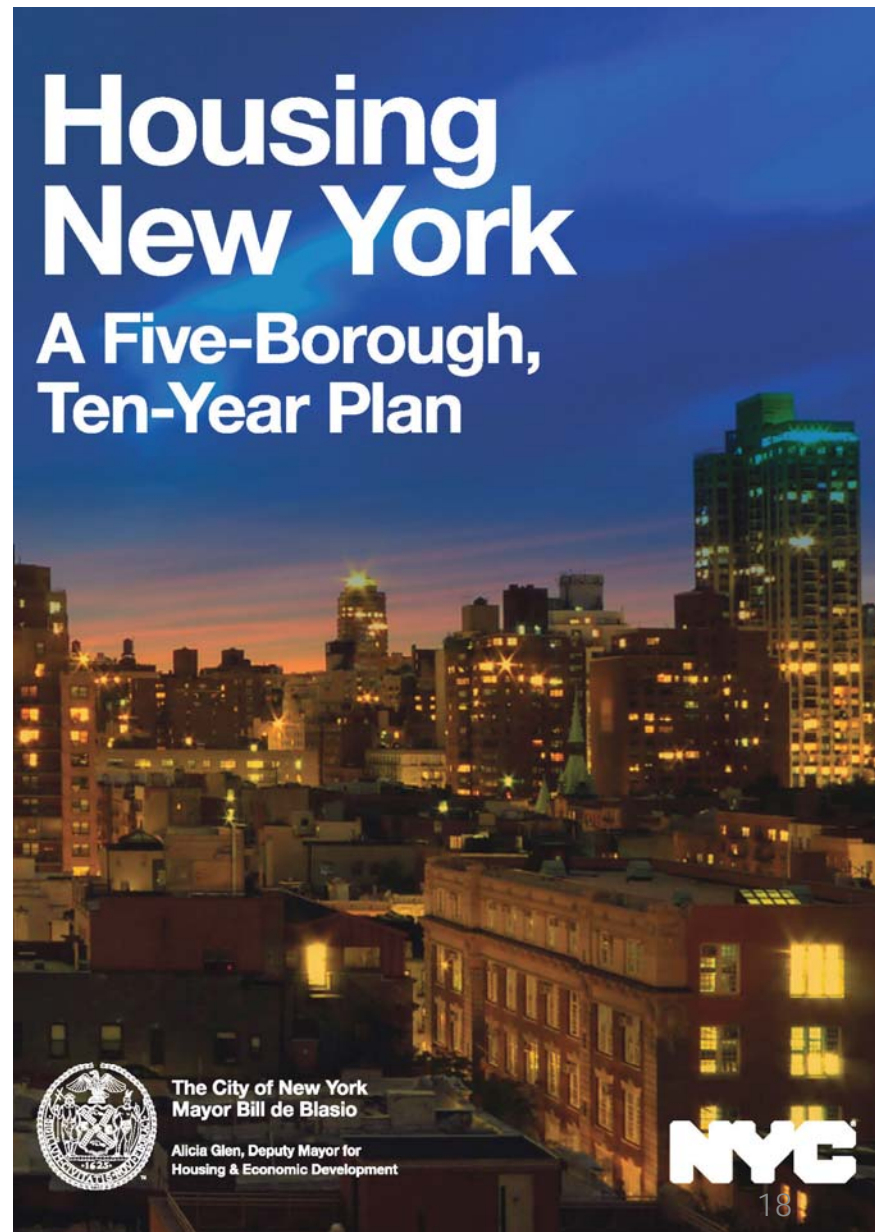
**40+ community meetings**  
**25 outreach events**

- Community Boards, Residents, Elected Officials and CBOs
- Visioning Forums
- Walking Tours
- Community Advisory Committee
- Inter-Agency Technical Advisory Committee



## Mandatory Inclusionary Housing Study Goals:

- Establish a mandatory IH program that is applied in medium- and high-density districts where rezonings provide an opportunity for significantly more housing
- Promote efficient use of housing subsidies
- Target a range of affordability levels
- Program must be able to address a variety of neighborhood housing market conditions
- All in all: A tool for economic integration



## Citywide Zoning Text Amendments that will address 3 issues:

1. Promote Senior Housing
2. Modernize Rules that Shape Buildings
3. Reduce Unnecessary Parking Requirements for Affordable Housing

# Promote Senior Housing

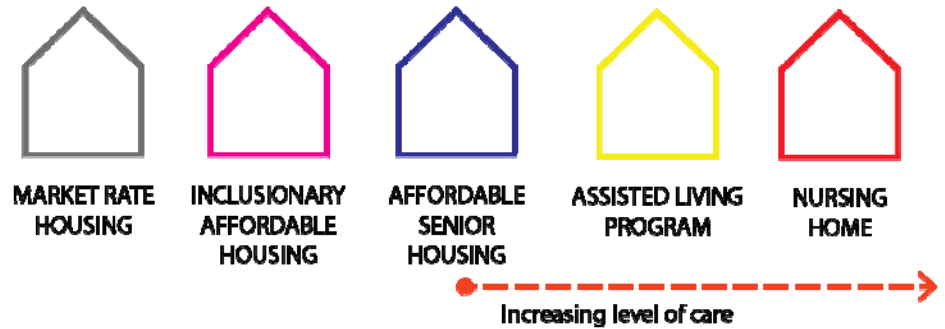
Updated zoning can enable the City to better address the diverse needs of seniors



Village Center for Care, Manhattan  
Licensed Nursing Home  
Photo courtesy of Perkins Eastman

## SPECTRUM OF HOUSING TYPES

TYPES



## OPTIONS FOR MIXED HOUSING WITH AN AFFORDABLE COMPONENT

CONFIGURATIONS



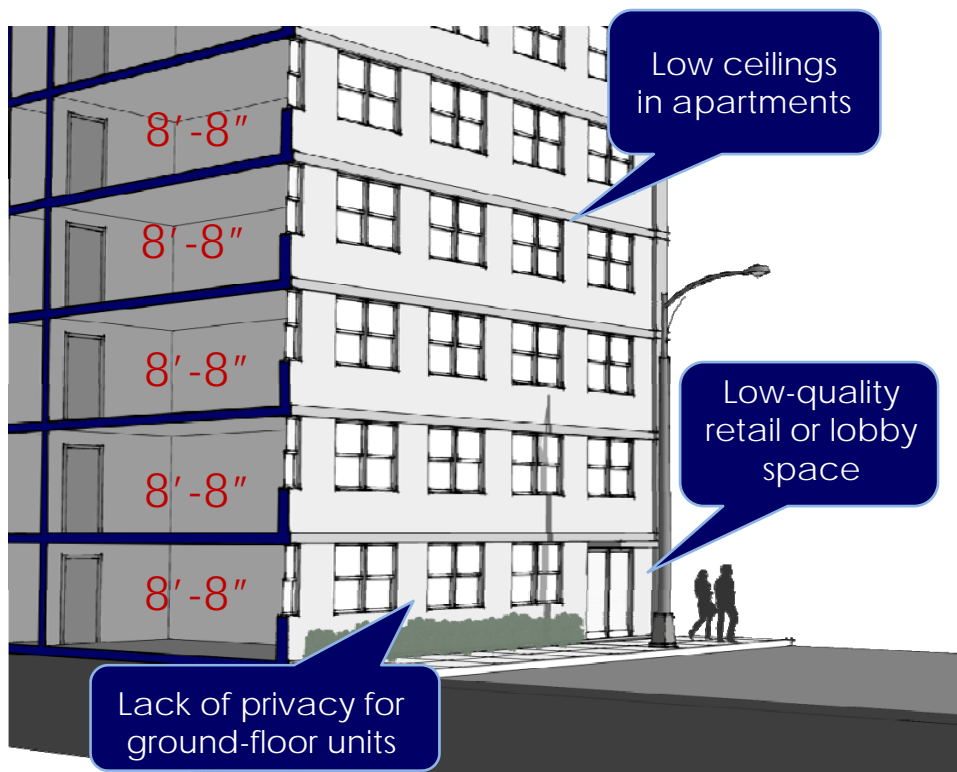
## OPTIONS MIXED SENIOR LONG TERM CARE



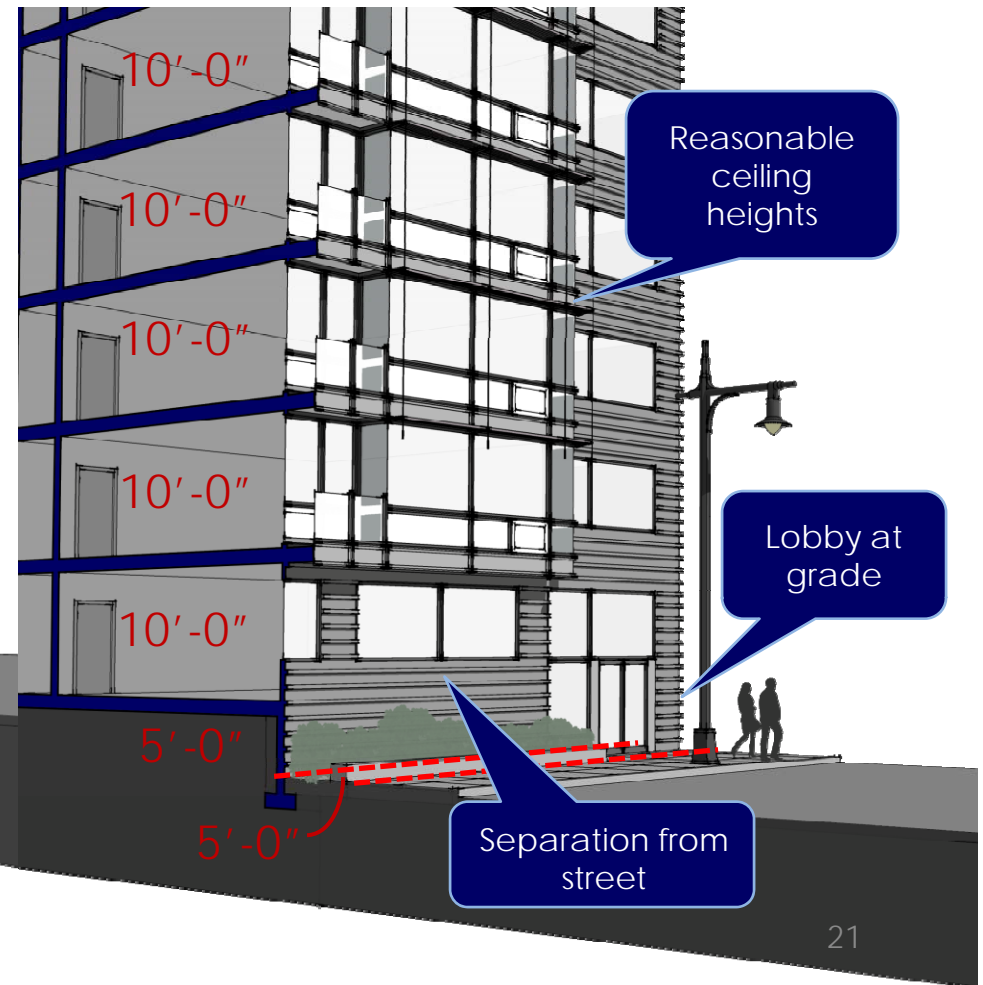
# Modernizing Rules that Shape Buildings

Accommodate improved exterior and interior building design

1987 Prototypical  
'Contextual Zoning' Building



Prototypical Best Practice Building



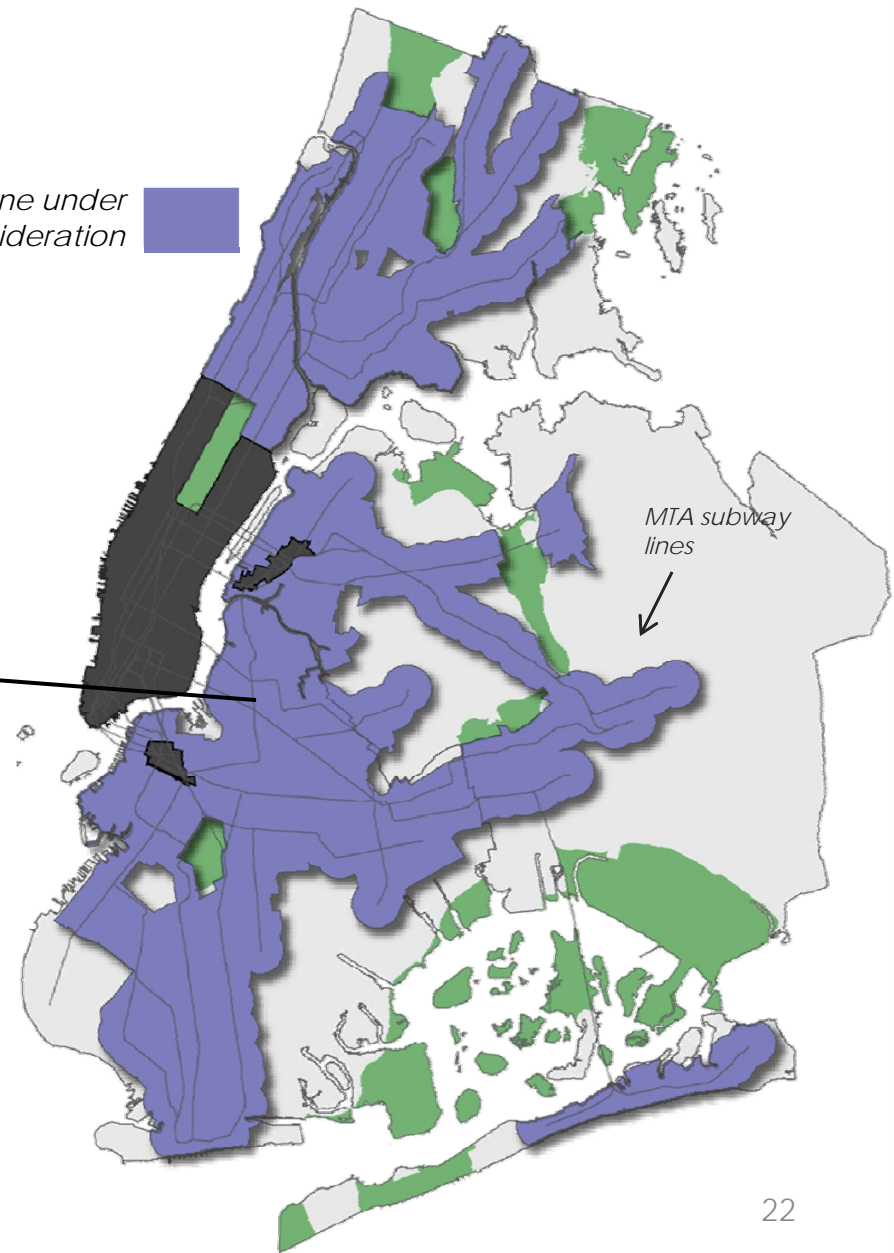
# Reduce Unnecessary Parking Requirements NYCPLANNING

Eliminate parking requirements for affordable housing near transit



330 Union Avenue, Brooklyn, built in 1991  
59 dwelling units with 15 parking spaces.

Transit Zone under consideration



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