

Protect Bronx Neighborhoods from Overdevelopment

City of Yes Myths

1. The City's Zoning has not changed since 1961.

Fact: The last citywide zoning text change, Zoning for Quality and Affordability (ZQA) and Mandatory Inclusion for Housing (MIH), were enacted by previous Mayor de Blasio's administration in 2016. Those zoning amendments were modified by the City Council to add *affordable and equitable changes* that are not as profitable for developers. More time is necessary to properly evaluate impacts of recent zoning changes before passing new ones.

2. City of Yes will solve our AFFORDABLE housing crisis.

Fact. City of Yes does not promote affordable housing. It promotes fair market and luxury housing, offering a terrific boon for developers. Developers will receive a 20% bonus in Floor Area Ratio (FAR) if they include a small number of so-called affordable units. Basically, this is similar to current city policy and zoning codes.

3. NYC does not have enough housing.

Fact. Current zoning can accommodate at least an additional 8.8 million residents today.¹ According to DCP's data 74,000 new housing construction projects have been permitted in the past 14 years under current zoning laws.² Shortages of affordable housing are created by landlords, wealthy individuals, and city neglect, not zoning. NYC HPD estimates that landlords have kept 89,000 affordable units off the market by choice.³ A Columbia University report documents the loss of units due to apartment consolidation in some neighborhoods.⁴ NYCHA has thousands of empty apartments.

4: City of Yes will NOT harm the Environment.

Fact: COY ignores accepted **Climate Change** projections, outcomes, and federal mandates. The cost in dollars to the city's taxpayers will be catastrophic. NYC is already experiencing more severe rain events due to climate change. Increasing building construction and density via implementing Transit Oriented Development, Town Center Zones, and reducing open space by adding ADUs, reducing lot sizes, widths, setbacks, and eliminating planting areas will dramatically increase impervious surfaces. These actions will severely reduce the ability of storm water to infiltrate the ground. Flooding and erosion will increase exponentially. Adding more concrete will raise our temperature.

Critically, NYC is under a **federal and state mandate** to reduce Combined Sewer Overflow (CSO). This occurs when our sewer and storm systems are overwhelmed by rain events that result in raw sewerage being released into our local water bodies. The only way to meet this mandate and avoid fines (as well as damaging flooding and toxic pollution) is to update our antiquated sewer and water systems and expedite a comprehensive Storm Water Management Plan. These actions must occur prior to enacting zoning changes that exacerbate climate change issues.

¹ <https://buildingtheskyline.org/floor-area-ratio-4/> "The theoretical maximum population that the city could hold—in terms of housing units—has increased from about 11.9 million in 1961 to 16.6 million today—an increase of 1.4 billion square feet (130 km²) of residential space. [ii] From this perspective, one could say that changes in the zoning codes have allowed the city—in theory—to nearly double its current population of 8.8 million."

² ArcGIS Housing Database file contains all NYC Department of Buildings (DOB) - approved housing construction and demolition jobs filed or completed in NYC since January 1, 2010.

³ <https://www.nyc.gov/assets/hpd/downloads/pdfs/services/2021-nychvs-selected-initial-findings.pdf>

⁴ <https://www.documentcloud.org/documents/23925294-bigger-houses-fewer-homes-dwelling-unit-consolidation-in-new-york-city>