

Chair Dan Garodnick
City Planning Commission
120 Broadway
New York, NY 10271

October 17, 2023

RE: Support for City of Yes for Housing Opportunity Citywide Zoning Proposal

Dear Chair Garodnick,

American Institute of Architects New York (AIANY) writes to express our support for Mayor Eric Adams' proposed citywide zoning text amendment, *City of Yes for Housing Opportunity*.

The proposal is a historic effort to tackle New York City's housing shortage and affordability crisis by making several small changes to the city's outdated zoning resolution to support the creation of affordable housing in every neighborhood of the city. The need for these changes cannot be overstated as New Yorkers struggle from the persistent burden of the housing and affordability crises.

AIANY has been a long-time advocate of many of the proposals included in *City of Yes for Housing Opportunity*. We are particularly supportive of the proposals to make office to residential conversions easier, encourage transit-oriented development, incentivize affordable housing with the Universal Affordability Preference, legalize housing above businesses on commercial streets to encourage mixed-use communities, eliminate parking mandates, and allow for accessory dwelling units. These proposals are common sense changes to the city's zoning-based housing challenges and are sensible solutions to promote the creation of quality housing across our city.

In recent decades, housing production has been dramatically low, and the cost of housing has risen faster than wages. The *City of Yes for Housing Opportunity* proposal will not only create an opportunity for the production of 100,000 housing units in the next 15 years, but it will also generate around 260,000 temporary jobs and 6,300 permanent jobs.

The *City of Yes for Housing Opportunity* proposal is an ambitious and meaningful approach to addressing the city's housing needs, and AIANY looks forward to continuing to be an advocate for the proposal and a resource to provide insight and expertise wherever possible to ensure these consequential proposals are achieved.

We applaud DCP's leadership and staff for bringing forth the proposals within *City of Yes for Housing Opportunity*. We hope that the Community Boards, Borough Presidents, Planning Commission, and City Council vote to approve this zoning text amendment that enables New York City to modernize regulations to support a more dynamic economy.

Sincerely,

Matthew Bremer, President of AIA New York; Founder, Architecture in Formation