



City for All Commitments

The following summarizes some of the \$5 billion in commitments towards [*City for All*](#) investments secured by the Council, as part of its final modifications to the ZHO citywide text amendment proposals. The Council released its *City for All* housing plan with many of these commitments after receiving input from stakeholders during the public review process for the Zoning for Housing Opportunity citywide text amendment. The final modifications of the text amendment were approved by the Subcommittee on Zoning and Franchises and Committee on Land Use at their November 21, 2024 meetings.

Deepen Affordability and Preserve Affordable Housing

- \$2 billion secured in additional housing capital investments to finance affordable housing development and preservation, support Mitchell-Lama developments, the New York City Housing Authority (NYCHA), and HDFCs
- \$200 million to strengthen NYCHA's Vacant Unit Readiness Program to prepare vacant units for move-ins to reduce NYCHA's overall apartment vacancy rate, and to conduct critical repairs of Section 9 apartments for residents
- Larger projects that take advantage of the Universal Affordability Preference (UAP) program with 10,000 or more square feet of UAP floor area will be required to deliver 20% of their total income-restricted units at 40% area median income (AMI) or below to deliver deeply affordable housing
- For the first time in New York City's zoning code, affordability requirements in low-density zoning districts will be established to enact inclusionary zoning citywide
 - Town Center, Transit Oriented Development, and community facility developments with 50,000 or more square feet of permitted floor area will be required to provide permanently affordable housing at an average of 80 AMI
- The MIH Option 3 deep affordability option that requires the delivery of 20% of income-restricted housing at 40% AMI deep affordability will become a stand-alone option allowing new opportunities for deeply affordable housing through the MIH program.
- Establish a study of the City's zoning tools and affordable housing financing programs to ensure their use is most effectively generating affordable housing that meets the needs of New Yorkers
- Dedicate \$1 million to provide technical assistance for faith-based organizations and community-based organizations to ensure they can maximize the new opportunities from the zoning text amendment to produce housing on their land
- Increase funding by \$1.5 million to support and strengthen community land trusts (CLTs) advancement of alternative housing ownership models

Support Affordable Homeownership

- Double funding for the [HomeFirst Down Payment Assistance Program](#) with \$41 million and expand its eligibility to more moderate-income New Yorkers up to 120% AMI to increase homeownership opportunities.
- Expand [HomeFix 2.0](#) which supports working-class homeowners' ability to maintain their homes with a commitment of \$27.7 million.
- Increase funding of legal services for homeowners through the [Homeowner Help Desk](#) by \$25.6 million to protect and support existing homeowners.
- Provide financial support to help homeowners who wish to add accessory dwelling units (ADUs) permitted through the zoning text amendment with property tax relief up to \$200,000 off the increase in market value attributable to a newly created ADU. The 10-year tax exemption for eligible homeowners could result in up to \$400 million per decade in property tax relief for them.
- Develop new resources to help homeowners who wish to add an ADU partner with a community-based provider to provide technical assistance and create a central hub of ADU resources with a commitment of over \$5.7 million.
- In addition to the funding commitments to support Mitchell-Lama developments, a joint City-State Mitchell-Lama Action Group will be established to improve and stabilize Mitchell-Lama developments that have accumulated billions of dollars in deferred maintenance.
- Allocate \$22 million to support outreach, counseling and assistance services for homeowners related to property tax and water costs.
- Work with the Council to pass a renewed J-51 program that can offset the cost of major capital improvements in lower-cost residential buildings that otherwise struggle to fund them, ensuring that residents in low-cost housing can live in safe, quality, and energy efficient buildings.

Invest in Infrastructure, Including Parks and Open Space, to Support Growth

- Dedicate \$2 billion for infrastructure investments, including stormwater and drainage systems, street improvements, open space, flood mitigation, and sewer upgrades.
- Allocate \$3 million to assist the Department of Environmental Protection (DEP) in designing new flood maps that guide where flood mitigation measures are required.
- Commit \$608,000 to DEP for the development of a new Surface Flood Sensor Program that detects and assesses flooding events in real time.
- Improve bus service that improves their speed and frequency in coordination with the MTA.

Protecting Tenants and Bolstering Utilization of Housing Vouchers

- Add \$215 million in funding for CityFHEPS vouchers across FY25 and FY26
- Increase funding by \$187 million for CityFHEPS rental assistance for the rehabilitation and conversion of homeless housing to create permanent affordable homes for New Yorkers in the shelter system over ten years
- Invest \$10 million to help renovate chronically vacant rent-stabilized units and connect them with New Yorkers with CityFHEPS vouchers.
- Dedicate \$150 million to cover NYCHA rental arrears for eligible resident households, in addition to \$35 million in state funding and \$160 million of assistance distributed through the Emergency Rental Assistance Program.

- Commitment to resolve issues related to Justice Involved Supportive Housing and the 15/15 Supportive Housing program with \$137 million in capital funding
- Create a new unit in CCHR with new attorney positions to support enforcement against violations of NYC’s Human Rights Law, including source-of-income discrimination.
- Restore \$7.6 million in baselined funding for the Anti-Harassment Tenant Protection program in FY2025 and beyond.
- Add annual investment of \$1.41 million to the [Partners in Preservation](#) program to support the organizing of tenants and connecting them with legal services to prevent tenant harassment in rent-regulated buildings. This will bring the total investment in the program up to \$49.6, expanding it to 9 additional community districts.

Funding Agency Capacity

- Add 200 new staff positions to strengthen the capacity of housing agencies to combat the housing crisis.
 - Staff for the Department of Housing Preservation and Development to support a range of development, planning, and enforcement functions across the agency.
 - Staff for the Department of Buildings to bolster the enforcement, inspection, and examination of buildings, including ADUs and basement and cellar apartments.
- Allocate \$50 million for HPD to support critical technology needs, including a new project management system to standardize and consolidate tasks in the affordable housing finance and development process.
- Add \$5.9 million to support the Department of City Planning’s (DCP) capacity to advance neighborhood plans across the five boroughs.

Neighborhood Planning and Public Sites

- Initiate new DCP neighborhood planning studies for Coney Island Avenue in Brooklyn Community Boards 12 and 14, East Flatbush in Brooklyn Community Board 17, Harlem River North in Bronx Community Board 7, and White Plains Road in Bronx Community Board 12. Public engagement will begin in 2025, and these studies could result in rezoning actions that deliver thousands of housing units, including affordable housing.
- Commitment for DCP to review potential densities in the Park Avenue area of the Bronx, with an eye toward a neighborhood plan that increases housing capacity, including homeownership.
- Commitment to working with the Speaker and Council to accelerate redevelopment of appropriate library properties into new state-of-the-art libraries co-located with residential housing that Speaker Adams advocated for in her [State of the City address](#).
- Commitment to work with the Council to explore the Speaker’s [State of the City](#) proposal to redevelop new Section 9 apartments as part of mixed-income buildings on NYCHA land.
- Commitment to work with the Council to develop a vision for creating new community health, wellness and recreation centers in districts with health and safety challenges. These centers could feature access to health and mental health services, community and recreation spaces. As part of this effort, the Administration will work closely with pertinent Council members and the public to advance resulting projects.