



NEW YORK STATE BUILDERS ASSOCIATION, INC.

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Building on Gov. Hochul's Pro Housing Program To Address New York's Housing Crisis

Create a "Platinum" Pro-Housing Communities designation

- Housing production must increase significantly to adequately address New York's housing crisis
- Increasing density and shortening the approval process must be the goal if housing production is to increase rapidly
- Municipalities that are serious about increasing housing production need to take action to reform their zoning to achieve their desired result: **more housing that is affordable and attainable**
- Housing density allows greater affordability and attainability

Governor Hochul's "Pro-Housing Community Program" Has Committed \$650 Million Towards Incentivizing Municipalities to Increase Their Housing Production

Current Pro-Housing Community Requirements

There are two ways to achieve certification:

- 1) First, if your municipality can show through the permitting documentation that they have approved either:
 - a) Permits increasing their housing stock by 1% (downstate) or 0.33% (upstate) over the past year or
 - b) Permits increasing their housing stock by 3% (downstate) or 1% (upstate) over the past THREE years

OR:

- 2) For localities that have not seen housing growth, they can still be certified as a **"Platinum"** Pro-Housing Community by taking action on Zoning Reform.

Required action for “Platinum” Pro-Housing Communities that fail to achieve their Housing Production Targets as outlined in Point #1 Above

NYSBA recommends that a “Platinum” Pro-Housing Community can maintain this designation for a five-year period if it adopts a minimum of five of the zoning reforms or other measures listed below:

1. Change the use chart to allow one- to four-family homes **As of Right** in all zones that allow housing.
2. Change by 50% the number of areas on Use Chart where housing requires a Special Use Permit to Permitted as of Right.
3. Allow one- to two-family housing in all areas where single-family homes are currently allowed.
4. Reduce lot size requirements for one- and two-family homes by 50%.
5. Reduce per-dwelling-unit lot square footage requirements for three-unit or greater developments by 50%.
6. Reduce frontage requirements for housing to 20 feet.
7. Reduce off-street parking requirements by 50% or if not possible, eliminate them completely.
8. Combine multifamily (more than 4 units) and single-family development in 25% of areas that are currently limited to single-family use.
9. Reduce front, side and rear yard setback requirements by 50%.
10. Allow total lot area/square footage to be used in density calculations. The entire lot would be used in the calculation with no exclusions.
11. Increase density by increasing the lot coverage percentage by 50%.
12. Simplify and accelerate the approval process by reducing the number of projects requiring SEQRA review by 50%.
13. Eliminate site plan review requirements for small housing projects (20 units or smaller).
14. Change the review process for small housing projects (20 units or smaller) from planning board review to administrative review with objective criteria.
15. Increase density by incorporating cluster regulations (Town Law Section 278) into at least 50% of the area that currently allows housing.
16. Allow accessory dwelling units (ADUs) as of right in all areas that allow housing.
17. Small rural communities that eliminate zoning or remain unzoned keep their Platinum Pro-Housing designation by remaining unzoned.