



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

- 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 Pro-Housing Community by having the municipal governing body pass a Pro-Housing Resolution.

Additional Requirements Are Needed For Pro-Housing Communities That Fail to Achieve Their Housing Production Targets As Outlined in Point #1 Above

NYSBA Recommends a Pro-Housing Community can maintain their designation for a 3-year period if they adapt 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 Uses 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 units lot square footage requirements for three unit or greater by 50%.
6. Reducing frontage requirements for housing to 20 feet.
7. Reduce off-street parking requirements by 50% or if not possible, eliminate 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 setbacks requirements by 50%.
10. Allow total lot area/square footage to be used in density calculations.
Entire lot would be used in calculation with no exclusions.
11. Increase density by increasing lot coverage percentage by 50%.
12. Simplify and accelerate 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 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 (ADU) as of right in all areas that allow housing.
17. Small rural communities that eliminate zoning or remain un-zoned keep their Pro-Housing designation by remaining un-zoned.

Other Measures That Will Increase Housing Production

1. Incentivize Housing by offering automatic 10 year phased in tax abatement for all new housing and major residential improvements (greater than \$75,000)
2. Change Septic regulations and simplify the use of package sewer plants, to allow for greater density.
3. Allow 50% greater density with I/A septic systems
4. Expand public sewer to land areas that are suitable for housing
5. Expand public water to land areas that are suitable for housing
6. Use only DEC standards to determine if a SWPPP stormwater pollution prevention plan is required. (Do not supersede State standards)
7. Small rural communities eliminate zoning completely to incentivize housing.
8. Communities that currently do not have zoning keep their Pro-Housing designation by remaining un-zoned.

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