

Fiscal Impact Statement Prepared By New York City Mayor's Office of Management and Budget



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Disclaimer: This fiscal impact statement is a preliminary estimate and subject to change based upon further data analysis or changes in bill text. This legislation is summarized as understood by the administration as of the date this statement was prepared and does not include or consider subsequent text changes. This fiscal impact statement is not legally binding on the administration. "Total" columns represent the respective sum over a four-year period; note that fiscal impacts continue after year four. Unless otherwise stated, information used in the preparation of this Fiscal Impact Statement is sourced from the agencies impacted and the NYC Mayor's Office of Management and Budget.

Proposed Intro No. / Title: *Int. 1433 / Citywide percentage of rental units in projects receiving city financial assistance that must be 2- and 3-bedroom units.*

Sponsors: Dinowitz, Louis, Ayala, Stevens, Gennaro, Brooks-Powers, Feliz, Fariás, Brewer and Avilés

Committee: Land Use

Summary of Legislation: This legislation requires the Department of Housing Preservation and Development to ensure that the aggregate number of units in all covered projects (projects receiving city financial assistance to construct or rehabilitate a rental unit) adhere to certain guidelines. The guidelines include ensuring the percentage of 2-bedroom dwelling units are not less than the citywide percentage of households in occupied dwelling units that have 3 or 4 members. The number of 3-bedroom dwelling units shall be no less than the citywide percentage of households in occupied dwelling units that have 5 or more members.

Effective Date: Immediately upon enactment

First Fiscal Year Legislation Takes Effect: Fiscal Year 2026

First Fiscal Year with Full Impact: Fiscal Year 2026

Agencies Impacted: Department of Housing Preservation and Development

Fiscal Impact Analysis

A. Total Impact (Expense and Revenue)

	Fiscal Year 1	Fiscal Year 2	Fiscal Year 3	Fiscal Year 4	Total
Expense	0	0	0	0	0
Revenue	0	0	0	0	0
Total	0	0	0	0	0

B. Expense

	Fiscal Year 1	Fiscal Year 2	Fiscal Year 3	Fiscal Year 4	Total
Expenditures	0	0	0	0	0

Impact on Expenditures (Expense):

There is no anticipated impact on expenses.

C. Revenue

	Fiscal Year 1	Fiscal Year 2	Fiscal Year 3	Fiscal Year 4	Total
Revenue	0	0	0	0	0

Impact on Revenue:

There is no anticipated impact on revenue.

D. Capital

	Fiscal Year 1	Fiscal Year 2	Fiscal Year 3	Fiscal Year 4	Total
Expenditures	0	0	0	0	0

Impact on Expenditures (Capital):

The size of a project and financing tool could increase cost by approximately \$16, 0000 per development unit. This cost premium would also decrease new construction unit production by approximately 15% (each impact project would lose 5% to 6% of units).